

September 19, 2017

VIA ELECTRONIC AND HAND DELIVERY

Jennifer Steingasser
Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

Re: Application of NASH-Roadside 3900 Wisconsin LLC (the “Applicant”) to the District of Columbia Office Planning for Large Tract Review (the “Application”) for the property located at 3900 Wisconsin Avenue, NW in Square 1238, Lot 801 (the “Property”)

Dear Ms. Steingasser:

Enclosed on behalf of the Applicant, the owner of the Property, we hereby submit this Application for Large Tract Review (“LTR”) pursuant to Title 10, Chapter 23 of the District of Columbia Code of Municipal Regulations (“LTR Regulations”). The Applicant proposes to renovate and incorporate portions of the existing “Equitable Life/Fannie Mae” building along with constructing additional structures to create a vibrant project containing a wide variety of retail, service, commercial, residential, and other uses, along with associated landscaping and public space improvements (collectively, the “Project”) at the Property. The Property is located in the MU-5A zone in Ward 3 of the District.

LTR is required for this Project because the Project will contain more than 50,000 square feet of commercial gross floor area and is not otherwise exempt from LTR. In accordance with Section 2301.3 of the LTR Regulations, this Application includes eight (8) copies of following:

- (a) A completed certification form, attached as Exhibit A to the statement of the Applicant (“**Statement**”);
- (b) The name, address and signature of the owner, and address of property included in the area to be developed and written evidence of agent authorization, attached as Exhibit B;
- (c) The name and address of all owners of property within 200 feet of the Project (along with two sets of mailing labels to such owners), attached as Exhibit C;
- (d) A statement indicating the contribution of the Project toward implementing City and community goals and policies, included in the Statement;
- (e) A statement indicating the relationship of the proposed development to the objectives of the District Elements of the Comprehensive Plan, included in the Statement;

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- (f) A general site and development plan, indicating the proposed use, location, dimensions, number of stories and height of the Project and a map showing the location and zoning of the Property, attached as part of Exhibit D;
 - (g) A general circulation plan, including the location of vehicular and pedestrian access ways, other public space and the location of off-street parking and loading facilities, attached as part of Exhibits D and E;
 - (h) A typical floor plan, attached as part of Exhibit D;
 - (i) A general statement of the approximate schedule of building construction, included in the Statement;
 - (j) Vehicular trip generation, trip assignment and before and after capacity analysis and level of service at critical intersections, attached as Exhibit E;
 - (k) Copies of the Comprehensive Plan Future Land Use and General Policy Maps showing the Property, attached as Exhibit F; and
 - (l) Other information needed to fully understand the final building proposed for the site, included in the Statement.

The Applicant requests that the Office of Planning commence its review of the Project under the LTR Regulations and refer this Application to all relevant District government agencies and departments.

Please feel free to contact the undersigned at (202) 721-1132 if you have any questions regarding this Application. We look forward to working with the Office of Planning on this matter.

Sincerely,



Jeff C. Utz

Enclosures

cc: ANC 3C
Angela Bradbery – ANC 3C06

**STATEMENT IN SUPPORT OF
APPLICATION FOR LARGE TRACT REVIEW**



**FOR DEVELOPMENT OF
3900 WISCONSIN AVENUE NW
ON SQUARE 1823, LOT 801 BY
NASH – ROADSIDE 3900 WISCONSIN LLC**

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DEVELOPMENT TEAM

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ARCHITECT:	Shalom Baranes Associates 1010 Wisconsin Avenue, NW Suite 900 Washington, DC 20007
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TRANSPORTATION ENGINEER:	Gorove / Slade Associates, Inc. 1140 Connecticut Avenue, NW Suite 600 Washington, DC 20036
CIVIL ENGINEER:	VIKA Capitol, LLC 4910 Massachusetts Avenue, NW Suite 214 Washington, DC 20016
LAND USE COUNSEL:	Goulston & Storrs, PC 1999 K Street, NW, 5 th Floor Washington, DC 20006

I. Summary

This statement and the attachments hereto comprise the application (the “**Application**”) of NASH-Roadside 3900 Wisconsin LLC (the “**Applicant**”) for Large Tract Review (“**LTR**”) by the District of Columbia Office of Planning (“**OP**”) for renovation and incorporation of portions of the existing “Equitable Life/Fannie Mae” building along with construction of additional structures, together comprising approximately 1,088,000 square feet of Gross Floor Area (“**GFA**”) and containing a wide variety of retail, service, commercial, residential, and other uses, along with associated landscaping and approximately 1,400 below-grade parking spaces (the “**Project**”) at the property with an address of 3900 Wisconsin Avenue, NW (Square 1823, Lot 801) (the “**Property**”). The Property is located in the MU-5A zone and in Ward 3. The Property is comprised of approximately 423,192 square feet of land area.

The Project will replace the existing headquarters of Federal National Mortgage Association (“**Fannie Mae**”) with a mixed-use development containing a Wegmans grocery store, multi-family residences, a theater, a health club, restaurants, offices, and a hotel, as well as below-grade parking.

II. Jurisdiction, Scope of Review, and Compliance with Filing Requirements

The Project is subject to LTR because it will contain more than 50,000 square feet of commercial gross floor area, as shown on the plans attached as Exhibit D (the “**Plans**”) and is not otherwise exempt from LTR. *See* 10 DCMR §§ 2300.1(a), 2304 (10 DCMR § 2300, et seq. are hereby referred to as the “**LTR Regulations**”). The scope of review for this Application is limited to consistency with District laws, regulations, and the Comprehensive Plan for the National Capital (“**Comprehensive Plan**”) and traffic, neighborhood and design, quality of life, and environmental impact. *Id.* § 2302.1. The Project is consistent with all applicable District laws and regulations (including without limitation the District of Columbia Zoning Regulations (“**Zoning**

Regulations”)) and is consistent with applicable elements of the Comprehensive Plan. None of the Project’s impacts, as described herein, are adverse to the surrounding neighborhood or the District as a whole. Accordingly, the Project satisfies the review criteria of Section 2302.1 of the LTR Regulations.

Attached hereto are the following exhibits in satisfaction of the filing requirements of Section 2301.3 of the LTR Regulations:

- A completed certification form, in accordance with Section 2301.3(a), is attached as Exhibit A;
- The name, address and signature of the owner, and the address of property included in the area to be developed and written evidence of agent authorization, in accordance with Section 2301.3(b), is attached as Exhibit B;
- A list of all property owners within 200 feet of the Property is attached as Exhibit C;
- A map showing location of the proposed Project and the existing zoning of the site, in accordance with Section 2301.3(c), is included in the Plans attached as Exhibit D;
- A statement indicating the contribution of the Project toward implementing City and community goals and policies, in accordance with Section 2301.3(d), is provided in Section V below;
- A statement indicating the relationship of the proposed development to the objectives of the District Elements of the Comprehensive Plan, in accordance with Section 2301.3(e), is provided in Section V below;
- A general site and development plan, indicating the proposed use, location, dimensions, number of stories and height of building, in accordance with Section 2301.3(f), is included in the Plans attached as Exhibit D;
- A general circulation plan, including the location of vehicular and pedestrian access ways, other public space and the location of off-street parking and loading facilities, in accordance with Section 2301.3(g), is included in the Plans attached as Exhibit D and the Comprehensive Transportation Report attached as Exhibit E;
- Typical floor plans, in accordance with Section 2301.3(h), are included in the Plans attached as Exhibit D;
- A general statement of the approximate schedule of building construction, in accordance with Section 2301.3(i), is discussed in Section IV below;

- Vehicular trip generation, trip assignment and before and after capacity analysis and level of service at critical intersections, in accordance with Section 2301.3(j), is included in the attached Exhibit E; and
- Copies of the Comprehensive Plan Future Land Use and General Policy Maps showing the Property, attached as Exhibit F.

Accordingly, upon review of this statement and the enclosed materials, the Applicant requests that OP finds that this Application satisfies the requirements of LTR.

III. Description of the Property and Surrounding Neighborhood

The building on the Property was originally built in phases, with the first phase completed between 1956-1958 as the headquarters of the Equitable Life Insurance Company of Washington, DC. From 1975 through today it served as the headquarters for Fannie Mae. The ten (10) acre site is currently occupied by an approximately 228,000 square foot office building, consisting of a main block with two connectors (built between 1956-1958), two side wings (1963), and a rear addition connected to both the central block and the wings by hyphens (1978). There is an existing 458-space parking garage, comprising an additional approximately 123,400 square feet, on the western portion of the site.

The Property is located in the MU-5A zone in Ward 3 adjacent to Wisconsin Avenue, NW. The Property is within the boundaries of Advisory Neighborhood Commission 3C (the “ANC”) and in Single-Member District 3C06. The Tenleytown-AU Metrorail station is approximately one-half of a mile from the Property. The areas surrounding the Property are a mix of residential properties in residentially zoned districts, with commercial uses in the MU-5A and MU-4 zone directly to the north. The Property is also located adjacent to the McLean Gardens community and across the street from the Sidwell Friends School, and is nearby to the Washington Home.

IV. Description of the Project

The Applicant proposes to develop the Property with a vibrant mixed-use and transit-oriented project with below-grade parking. More specifically, the use mix will include grocery, multi-family residential, hotel, office, health club, theater, and other uses, all as shown on the Plans.

The Project is designed to satisfy all of the applicable requirements of the Zoning Regulations and to be constructed as a matter-of-right. Therefore, the Project is consistent with the Zoning Regulations of the District. The Project is also designed to be consistent with the Construction Code as well as environmental and other applicable laws and regulations of the District. Accordingly, this Application satisfies Section 2302.1(a) of the LTR Regulations.

The Project will combine new construction with the adaptive reuse of the existing 1956-58 and 1963 office wings, as well as maintain and reprogram a landscaped front lawn setback from Wisconsin Avenue. While the site currently functions as a single-use campus, the proposed development will be organized around a pedestrian-oriented street grid with multiple buildings and uses. Parking and service areas are located in a below grade structure. The Project also contemplates a breadth of open spaces, including the activation of the front lawn, a village plaza area with restaurants and cafes, multiple courtyards and pocket parks, and a potential connection to Glover-Archbold Park.

The Project includes nine (9) mixed-use structures comprising approximately 1,088,000 square feet of Gross Floor Area (“**GFA**”) and containing approximately 700 residential units¹.

¹ The Applicant notes that the Project’s listed GFA and, therefore, FAR is likely higher than the actual GFA and FAR resulting from the Project in order to be conservative. The Applicant has not removed square footage from the GFA and FAR totals by utilizing the “perimeter wall method” for floors partially located below grade due to topography.

Such square footage amounts to a Floor Area Ratio (“**FAR**”) of approximately 2.66, including a residential FAR of approximately 1.67 and a commercial FAR of approximately 0.98. The Project will have a maximum building height of 70 feet.

The Project is comprised of the following use components:

- Residential uses – approximately 685,000 square feet of GFA (comprising approximately 700 residential units);
- Retail and service uses – approximately 200,000 square feet of GFA;
- Office and cultural/arts uses – approximately 68,000 square feet of GFA; and
- Hotel uses – approximately 125,000 (comprising approximately 140 to 150 rooms).

The Project will include approximately 1,400 below-ground parking spaces and will also include all required loading and bike parking facilities. Over approximately 710 parking spaces will be required along with approximately 300 long term bike spaces and 100 short term bike spaces and approximately nine (9) loading berths/platforms and three (3) loading spaces.

The Applicant has submitted an application to the Historic Preservation Review Board (“**HPRB**”) to nominate the original portion of the Fannie Mae Headquarters building (originally the Equitable Life building) as a historic landmark. As such, the Applicant proposes to retain the 1956-58 and 1963 portions of the building shown on Page 6 of Exhibit D. The Applicant will integrate the new elements of the Project with these original components of the building to deliver one cohesive, well-planned community.

Construction is anticipated to commence in the fourth quarter of 2018. The Applicant anticipates that construction will conclude in approximately third quarter of 2022. The Applicant anticipates being able to deliver certain buildings sooner than the anticipated completion date for the entire Project, so portions of the Project will receive their certificates of occupancy prior to such date.

V. Relationship of Project to the Comprehensive Plan

Pursuant to Section 2301.3(e) of the LTR Regulations, this Section V includes a statement indicating the relationship of the proposed Project and the objectives of the District Elements of the Comprehensive Plan. The Project is consistent with the Comprehensive Plan and therefore satisfies Section 2302.1(a) of the LTR Regulations.

a. Future Land Use Map and Generalized Policy Map

The Project is consistent with the designation for the Property on the Comprehensive Plan's maps. The Comprehensive Plan's Future Land Use Map places the Property in the Low Density Commercial and Moderate Density Residential land use categories, as shown on Exhibit F. The Low Density Commercial FLUM designation is typically characterized by retail, office, and service uses and typically contains "small business districts that draw primarily from the surrounding neighborhoods to larger business districts uses that draw from a broader market area." The Moderate Density Residential FLUM designation is typically characterized by a mix of residential uses including apartment buildings. Consequently, a mixed use development with a grocery store and multi-family dwelling units that conforms to the zoning are consistent with the Plan.

The Property is designated as Federal Lands on the Comprehensive Plan Generalized Policy Map, as shown on Exhibit F as a result of the Property's use by Fannie Mae at the time of the creation of such Policy Map. The Applicant now owns this parcel in fee.

b. District Elements of the Comprehensive Plan

The Project directly advances relevant District Elements of the Comprehensive Plan. Identified below is the Project's relationship to policy objectives of the Comprehensive Plan.

1. Land Use Element

The Project advances the following policies of the Land Use Element:

- *Policy LU-1.2.2: Mix of Uses of Large Sites*
- *Policy LU- 1.2.7: Protecting Existing Assets on Large Sites*
- *Policy LU-1.3.2: Development Around Metrorail Stations*
- *Policy LU-1.3.3: Housing Around Metrorail Stations*
- *Policy LU-1.3.4: Design To Encourage Transit Use*

The Project is a fantastic example of a mix-use development since it will contain housing, hospitality, restaurant and retail, office, and service uses, along with a unique highly-sought grocery store user. The Project distributes such uses throughout the site in a manner that uses the site's configuration optimally. Perhaps most importantly the Project will act as an anchor along Wisconsin Avenue to enhance activity at this site and stimulate activity along this important corridor. At the same time, the Project is replacing a large office user and, in part, allowing for the relocation of Fannie Mae which will remove approximately 3,200 people from this neighborhood (and over 1,000 people from the Property itself).

The inclusion of a substantial residential component in the Project will ensure that the Project and nearby commercial uses are patronized and grown.

As mentioned above, the Applicant has submitted an application to nominate the original Equitable Life headquarter building as a historic landmark. Such landmark application is pending before the HPRB. The Applicant has designed the Project to retain the original building and sensitively integrate new elements around it, while breathing new life into the site and making it accessible to the surrounding community. The most noticeable aspect of the protection of the existing asset on the site is the retention of the expansive open landscaped area at the front of the Project, which will not only be retained but will be restored and opened for community use for the first time.

The Project will deliver a significant housing component – approximately 700 units – to a site that is well-located near transit. The site is less than one-half mile from the Tenleytown-AU

Metrorail station. Further, the site is located on the Wisconsin Avenue corridor which is well serviced by bus lines including the 30N, 30S, 31, 33, 37, D32, 96, H3, and H4 Metrobus routes. As such, the development will encourage transit use.

- *Policy LU-1.4.1: Infill Development*

The Project is a thoughtful development on the site to allow for the retention of the original Equitable Life building while delivering new components of residential, retail, office, and hotel uses on the substantial open space on the Property. The Property currently contains significant unbuilt area in an inefficient configuration, including a large parking garage and paved areas. The Project will allow for the construction of buildings in a more efficient manner throughout the Property. Further, the Applicant has designed the Project in a manner that will complement the surrounding neighborhood, and has been particularly sensitive to the location of McLean Gardens to the south.

- *Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods*
- *Policy LU 2.1.10: Multi-Family Neighborhoods*
- *Policy LU-2.1.11: Residential Parking Requirements*

The Project achieves the twin goals of increasing housing supply and supporting neighborhood-scale commerce by adding multi-family residential use to a site that has long been used as a single-user office building with no interaction with the neighborhood. Instead, the Project will provide active and engaging uses and more physical connections between the Property and the surrounding neighborhood to access those uses. Further, the residents the Project brings to the site will patronize and stimulate other commercial endeavors along Wisconsin Avenue and throughout this neighborhood while the commercial uses the Project will deliver will stimulate and enhance further similar activity in the immediately surrounding environs.

Additionally, the Project will satisfy the parking requirements under the Zoning Regulations. The Project's parking garage will provide ample parking for the residential component of the Project such that residents and guests need not park on nearby streets.

- *Policy LU-2.4.5: Encouraging Nodal Development*
- *Policy LU-2.4.6: Scale and Design of New Commercial Uses*

The Project introduces an important node of development along the major corridor of Wisconsin Avenue, NW. By including a robust array of uses at sizes that capitalize on the size of the Property, the Project unlocks the potential of the site to act a re-energizing hub for this community. Further, it will stimulate activity along a stretch of Wisconsin Avenue that has long been in need of engagement.

The Project's proposed envelope and scale allow for its buildings to harmoniously co-exist with its surrounding context. As mentioned above, the Project was designed to step down to the McLean Gardens residential buildings to the south of the Property. In addition, for a similar reason, a greater degree of open space was introduced along such boundary. As a result, in the words of the Comprehensive Plan, the Project's "height, mass, and scale of development [. . .] respects the integrity and character of surrounding residential areas."

- *Policy LU-2.4.8: Addressing Commercial Parking Impacts*
- *Policy LU-2.4.10: Use of Public Space within Commercial Centers*

The Project will include an underground parking garage that provides ample parking for the anticipated demand for the commercial uses on site. As above with regard to the residential parking, the Project's parking will mean that commercial users will not need to park on surrounding streets.

Additionally, the Project will include several open spaces, courtyards, and pedestrian plazas to create "an attractive and accessible environment for shoppers." Of particular note, the

Project will include the substantial open green area at the front of the site and a town square area within the site to allow for public gathering and recreation. The green at the front of the site will be programmed with community-facing and similar events. The town center will act as a gathering spot within the new buildings on the site for pedestrians and visitors.

2. Transportation Element

The Project's transit orientation advances the following specific objectives of the Transportation Element of the Comprehensive Plan:

- *Policy T-1.1.4: Transit-Oriented Development*

The Project is a transit-oriented development by virtue of its half-mile proximity to the Tenleytown-AU Metrorail station and the 30N, 30S, 31, 33, 37, D32, 96, H3, and H4 Metrobus routes along Wisconsin Avenue, NW. As mentioned above, the Project will be integrated with the Wisconsin Avenue corridor and will encourage the pedestrian use of this important conduit.

- *Policy T-1.3.1: Transit-Accessible Employment*

By providing transit-accessible employment to the employees of the planned grocery store, hotel, offices, and theater on the Property, the Project advances this policy of the Transportation Element.

- *Policy T-3.2.1: Parking Duration in Commercial Areas*

The Project will provide ample parking for the uses at the Property, which will enable customers and employees (and residents) to park safely and efficiently at the site.

3. Housing Element

The Project's provision of new housing units in a mixed-use, infill development is consistent with specific objectives of the Housing Element of the Comprehensive Plan. More particularly, the Project advances the following policies:

- *H-1.1 Expanding Housing Supply*

The Project advances the overall goal of Section H-1.1 of expanding the District's housing supply. The Project adds approximately 700 new residential units to a site where there are currently no residential uses. Importantly, the residential component will also contain a substantial affordable housing component in compliance with the District's Inclusionary Zoning requirements.

- *Policy H-1.1.1: Private Sector Support*

Consistent with the overarching policy of housing production, the Project is a private-sector initiative to add housing to a site currently dedicated to a one-user office building. The Project's provision of new housing is accomplished in a manner consistent with the other land use and policy objectives of the Comprehensive Plan. As mentioned above, the Project will also include a substantial component of affordable housing as well.

- *Policy H-1.1.4: Mixed Use Development*

The Project "promotes mixed use development, including housing, on commercially zoned land, particularly in neighborhood commercial centers and around appropriate Metrorail stations." As mentioned above, the Project will feature a rich mixture of uses on the site, including the substantial residential component and the hotel, office, retail and restaurant and services uses. Perhaps most importantly, the retail component will feature a highly-sought grocery store operator. It is also anticipated that the Project's commercial uses will include a boutique arthouse movie theater and a health club to further amenitize the site for the surrounding community.

- *Policy H-1.2.3: Mixed Income Housing*

By complying with the District’s Inclusionary Zoning regulations, the Project includes a mix of market-rate and affordable units.

- *Policy H-1.3.:1 Housing for Families*

The Project will include a mix of housing types in compliance with this policy objective, including rental housing and opportunities for homeownership. The housing component of the Project will provide options for a broad range of households, including young professionals, families, and older residents who desire to age-in-place in an amenity-rich neighborhood location.

4. Environmental Element

The Project advances certain sustainable building policies of the Environmental Element of the Comprehensive Plan. Specifically:

- *Policy E-1.1.3: Landscaping*
- *Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff*

The Project’s landscaping, courtyards and roofs will “beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity”. The Project will include significant ground level landscaping as well as green roofs. The ground level landscaping will involve a large open lawn at the front of the building, along with enhanced plantings throughout the Property, particularly tree planting and replanting, to provide shade and a comfortable and attractive space for all users. As part of such efforts, the Applicant intends to invest significant resources to preserve and transplant several existing large trees on the Property to the Project’s front lawn.

To give a sense of the scale of the front lawn, such open area has approximately the same square footage as the Smithsonian Sculpture Garden on the National Mall and Cooper Union in

New York City. It is a significant area of greenery and recreation. By providing such a significant degree of landscaping and green roofs, the Project will reduce stormwater runoff.

The Applicant notes that it is working closely with noted landscape architect Michael Vergason to incorporate a higher level of focus and design throughout the Project's landscaping. The Applicant believes that the Property offers a unique opportunity to integrate not just the large front lawn into a project's design but the entirety of the site's open space into a design theme.

- *Policy E-2.2.5: Energy Efficient Building and Site Planning*

Of significant note, the Applicant is intending to design and implement an on-site alternative energy generator to power the Project and to allow for power to be generated for interested adjacent users. More specifically, the Applicant is working with partners and consultants to explore an alternative energy solution that would utilize waste components generated by the site to power the facilities. Obviously, in addition to lowering or eliminating the Project's dependence on traditionally-available power, largely generated by fossil-fuel sources, this approach would also significantly reduce the amount of waste requiring removal from the Project. Such approach takes advantage of the larger size of the Property, which allows for the location of the infrastructure necessary for this solution, although the design and implementation of such will be costly.

The Project will also comply with all stormwater management requirements and the Green Area Ratio ("GAR"), along with all other sustainable design requirements. Stormwater management controls will be designed meet DOEE's standard design criteria and may be provided by a combination of: extensive and intensive green roofs, stormwater planters, surface and curb-side bioretention, permeable pavement, rainwater harvesting/cisterns for reuse, tree planting, and

detention vaults. GAR requirements will be met by a combination of green roofs, stormwater planters, bioretention planting, open space and landscaping, and tree planting.

The Project is drawing from best practices in sustainable design from a variety of certification programs such as LEED, Living Building Challenge, and WELL.

5. Economic Development Element

Retail options and neighborhood-serving commercial activity are the primary aspects of the Project that advance specific policies of the Economic Development Element of the Comprehensive Plan. In particular, the Project is consistent with the following objectives:

- *Policy ED-2.2.3: Neighborhood Shopping*
- *Policy ED-2.2.5: Business Mix*
- *Policy ED-2.2.6: Grocery Stores and Supermarkets*
- *Policy ED-2.2.7: Planning For Retail*
- *Policy ED- 2.3.4: Lodging and Accommodation*

As described above, the Project provides a rich mix of uses that achieve a number of important goals and policies of the Comprehensive Plan. The Project will include a wide mix of businesses that will include a highly-sought grocery store and significant retail. The Applicant is highly attune to the need to curate retail to allow it to flourish and has approached the Project planning in such light. As a result, the Project provides an important retail outlet for all manner of goods and services, particularly foodstuffs, for the surrounding community.

In addition to retail and grocery uses mentioned above, the Project will also include a theater, office, and a health club. Further, as mentioned above, the Project will feature a hotel use on the Property that will introduce lodging beyond the central portion of the city, in an area that does not currently have many accommodation options.

In total, the expected increase in retail gross sales associated with the introduction of the Project's retail and hotel offerings will generate significant additional annual tax revenues for the District.

- *Policy ED-3.1.1: Neighborhood Commercial Vitality*
- *Policy ED-3.1.2: Targeting Commercial Revitalization*

The Project helps reinforce Wisconsin Avenue as a vital neighborhood-serving commercial corridor. Specifically, the provision of a significant housing component will allow the commercial uses along Wisconsin Avenue to be patronized. Also, the provision of a significant degree of retail and service uses on site will have a symbiotic effect on other similar commercial uses along the Wisconsin Avenue corridor. These enhancements to the corridor will occur on a stretch of Wisconsin Avenue currently devoid of any similar activity. The result, particularly when combined with the redevelopment of the property at 4000 Wisconsin Avenue, NW, will be that there will be targeted economic development along this important stretch of Wisconsin Avenue.

6. Urban Design Element

The Project advances the following objectives of the Urban Design Element of the Comprehensive Plan:

- *Policy UD-1.4.3: Avenue/Boulevard Vistas and View Corridors*
- *Policy UD-1.4.5: Priority Avenues/Boulevards*

The Project will involve landscaping and other aesthetic improvements on the Property, which fronts Wisconsin Avenue, NW, a major corridor. As shown on Exhibit D and described above, the Project is particularly focusing on the enhancement and activation of the open space in front of the Project to allow for a “great lawn” along Wisconsin Avenue. Such enhancements will greatly improve the views along the corridor for pedestrians and drivers. Further, the Project will retain and enhance the existing Equitable Life building and ensure that the architectural

significance of the building is celebrated and integrated into the Project's identity, along with that of the adjacent stretch of Wisconsin Avenue.

- *Policy UD- 2.2.1: Neighborhood Character and Identity*
- *Policy UD- 2.2.2: Areas of Strong Architectural Character*
- *Policy UD- 2.2.5: Creating Attractive Facades*
- *Policy UD- 2.2.7: Infill Development*
- *Policy UD- 2.2.8: Large Site Development*
- *Policy UD -2.2.11: Parking Structures*

The Project will preserve the neighborhood character and identity as well as create attractive façades, in furtherance of the objectives of the Urban Design Element. The Project will maintain the notable presence and character of the original Equitable Life building, while scaling a development appropriate to the surrounding neighborhood. At the same time, the Project will transition between the major corridor of Wisconsin Avenue and the larger commercial/residential development to the north on one hand and the adjacent residential neighborhood on the other. The Project will connect to all surrounding properties and Wisconsin Avenue through a series of roads and pedestrian accessways. The development of the Property will involve multiple buildings of varying sizes interspersed with pedestrian plazas and landscaping, which will break up the massing of the development and ensure that the Project is in accordance with the Comprehensive Plan's language "that new developments on parcels that are larger than the prevailing neighborhood lot size are carefully integrated with adjacent sites."

The Applicant has thoughtfully programmed the ten (10) acre site. As mentioned above, the Project will deliver logically-organized structures throughout the parcel that is currently underutilized. Moreover, many of these structures will replace the large above-grade parking garage and parking lots that characterize the rear of the site, allowing such land to offer an opportunity for productive infill development. In addition to retaining and restoring the Equitable Life building and adaptively reusing it with updated, excited users, the Applicant has configured

the site to operate with its own circulatory street pattern. The configuration of the site allows for easy pedestrian access and ambulation while permitting the logical distribution of right-sized structures throughout the Property.

Additionally, the Project will eliminate the expansive parking structure currently existing at the rear of the Property. Instead, the Applicant will invest a great deal to bury the Project's parking (and loading) in the Project's subgrade space. Such location will enhance the usability of the Property at-grade, along with enhancing the Project's appearance and boosting its sustainable features such as stormwater management.

- *Policy UD- 2.3.3: Design Context for Planning Large Sites*
- *Policy UD- 2.3.5: Incorporating Existing Assets in Large Site Design*

As described above, the Project has been sensitively designed to comport with its surrounding context. As a result, the Applicant is able to activate a large site with difficult access characteristics due to its location behind a large historic building with building sizes and scales appropriate for their context.

Moreover, the design of the Project will “incorporate existing assets such as historic buildings” by maintaining the original Equitable Life building and its expansive front lawn as a focal point of the large site. Additionally, the Project will provide ample parking to support its varied uses and will therefore minimize, if not eliminate, adverse parking impacts on the surrounding neighborhood.

- *Policy UD- 3.1.7: Improving the Street Environment*
- *Policy UD- 3.1.8: Neighborhood Public Space*

The redevelopment of the Property will introduce pedestrian plazas, attractive landscaping, outdoor seating, and other publicly-accessible gathering areas which will offer Project and neighborhood residents, visitors and guests a pleasant streetscape environment. Such

improvements to the streetscape and publicly-accessible areas of the Project is a key component to bringing patrons and guests onto the Property as they will encourage pedestrian circulation and enjoyment of the Project. The various green spaces and courtyards on the Property will also function as “areas that stimulate vibrant pedestrian street life and provide a focus for community activities” in furtherance of the policy objective of the Urban Design Element. It is the Applicant’s intent that the Property will become a true neighborhood gathering space, and a place of unique civic functions, and thereby fill a void that currently exists in the neighborhood.

7. Arts and Culture Element

- *Policy AC-1.1.2: Development of New Cultural Facilities*
- *Policy AC- 1.1.5: Siting of Facilities*
- *Policy AC 1.1.6: Performance and Events in Non-Traditional Settings*

The Project will support the objectives of the Arts and Culture Element of the Comprehensive Plan in a variety of ways. As a primary concept, the Applicant is intending to include space within the Project to allow for the inclusion of local arts or similar organizations, such as arts- and culture-related non-profits. Further, the Project plan includes a boutique arthouse movie theater.

The Applicant is also planning to program the “front lawn” of the Project with unique civic components such that cultural offerings such as plays, musical performances or other similar events could occur on a regular basis. The location of such events on such an extensive landscaped area would allow for unique, and easily accessible, venue to increase accessibility to such facilities.

The location of these facilities in a mixed use development with ample parking and nearby to public transportation directly also supports the goal of the Arts and Culture Element by “giv[ing] preference to locations near public transit, or sites where shared parking facilities are available.”

Furthermore, locating these facilities in a mixed use development containing residential uses will provide an opportunity for residents to more directly access the arts in a community setting.

c. Contribution of Project to City and Community Goals and Policies

The Property is located in the Rock Creek West Area of the Comprehensive Plan, and is within the boundaries of the Wisconsin Avenue Corridor Policy Focus Area. The Project contributes to the community goals and policies of Rock Creek West and the Wisconsin Avenue Corridor as described below.

- *Policy RCW- 1.1.3: Conserving Neighborhood Commercial Centers*

The Project represents a significant upgrade to the Property in that it modifies an inaccessible single-user office building to a significant neighborhood-serving commercial node, including a robust grocery store user. Such use mix is precisely the type that should be located along the Wisconsin Avenue corridor at this location. Additionally, the Project will include new multi-family housing offerings that will both patronize the new commercial at the Property and stimulate and support similar commercial activities along the Wisconsin Avenue corridor and its surroundings.

- *Policy RCW- 1.1.5: Preference for Local-Serving Retail*

The Area Element encourages the development of retail that serves the surrounding local neighborhood. The Project will include an array of retail and service offerings that will be designed to serve the surrounding community and the Project itself. Specifically, the grocery store is intended to provide a unique and desirable everyday shopping experience for the local neighborhoods.

- *Policy RCW 1.1.9: Protecting Common Open Space*

As described above, the Applicant has integrated open spaces into the core design approach for the Project itself. First and foremost, the Project will maintain and enhance the “front yard” of the Equitable Life building in a manner that will stimulate public usage of such space. As part of such efforts, the Applicant will preserve and transplant several existing large trees on the Property to the Project’s front lawn. Similarly, the Applicant will introduce an attractive and pedestrian friendly town center within the Property, which will be connected by a series of pedestrian walkways and additional open spaces throughout the Property. The Project will maintain the courtyards at the rear of the existing Equitable Life building.

The Project’s introduction of well-organized and landscaped open space together with its maintenance and improvement of existing open space on the Property will further the policy focus of the Rock Creek West Area Element.

- *Policy RCW – 1.2.1: Urban Design Focus*

The Project advances the goal of development along major avenues and will design and integrate new buildings and uses that serve the surrounding neighborhood, as well as preserve the existing historical aspects of the Equitable Life building. Further, the Project is designed to be “right sized” for this location and is particularly sensitive to its immediate context as it steps down from the higher density development to its north to the lower density McLean Garden to its south.

- *Policy RCW – 2.2.1: Housing Opportunities*

The Project will add a significant multi-family residential component consisting of approximately 700 housing units to the housing stock of the Rock Creek West Area, which is currently facing high demand for housing. The Project will do so through infill development on an

underutilized property without removing or dislocating any existing residents. Further, the Project will include ample affordable housing in compliance with the Inclusionary Zoning requirements.

- *Policy RCW – 2.2.5: Land Use Compatibility Along Wisconsin Avenue*

The Project will introduce uses that are compatible with the surrounding neighborhood and suitable for the Property's location along Wisconsin Avenue. The Project will blend the commercial and residential uses in an appropriate scale for the site, in a manner that will be sensibly integrated with the Equitable Life building.

VI. Project Impacts

Section 2302.1(b), (c) of LTR Regulations requires OP and the other District departments and agencies engaging in the LTR process to review the Project's potential traffic, neighborhood, design, quality of life, and environmental impact. The Project will not have such adverse impacts.

a. Traffic Impact

As concluded in the Applicant's Comprehensive Transportation Review ("**CTR**"), attached as Exhibit E, the Project will not have a detrimental effect on traffic in the surrounding neighborhood. The Project is located approximately one half mile from the Tenleytown-AU Metrorail station, and several major bus lines run along Wisconsin Avenue adjacent to the Property including the 30N, 30S, 31, 33, 37, D32, 96, H3, and H4 routes.

Parking and Loading Impacts. The Project will satisfy the requirements for off-street parking spaces, bicycle parking, and loading required by the Zoning Regulations. The Project will include approximately 1,400 parking spaces which satisfies the minimum number of parking spaces required for the proposed use mix. Similarly, the Project will provide ample bike parking, which will be distributed throughout the site. The Project will also provide the required loading throughout the site, in below grade loading system. Therefore, the Project provides adequate parking to meet the needs of the residents and retail customers without creating any adverse

parking impact on the surrounding area. Further, the unique, enhanced loading and parking approach, allows all such activities to occur out of view.

Vehicle Trips and Traffic. The Property's proximity to the Tenleytown-AU Metrorail station and the existing bus stops along Wisconsin Avenue, NW will provide the Project's residents transit alternatives to vehicle travel.

Pedestrian Impacts. The Project will enhance the pedestrian environment surrounding the Property, by creating comfortable and walkable green spaces and plazas for neighborhood residents and patrons of the retail establishments of the Project.

Mitigation. The Applicant's transportation consultant, Gorove / Slade, sets forth recommended mitigations within its CTR, including improving signal timings and peak parking restrictions at certain locations, implementing a Transportation Demand Management Plan, and installing a new traffic signal along Wisconsin Avenue.

b. Neighborhood, Design, and Quality of Life Impact

The Project will have positive impacts on the surrounding neighborhood and its quality of life with respect to the addition of housing and the addition of neighborhood-serving retail.

Housing Impacts. The Project will add approximately 700 new residential units, including new affordable housing units to the neighborhood. The District faces a shortage of virtually every type of housing, especially affordable housing, and the need is particularly severe for additional housing with strong transit access. The Project provides such transit-accessible housing. The Project's additional housing will add residents to patronize neighborhood shops and services, along with enhancing to the vitality of the surrounding community.

Public Space Impact. The Project will introduce a significant "front lawn", several courtyards, open spaces, and pedestrian oriented walkways. While each of these will be privately

owned, they will be usable by the public and enhance the pedestrian experience on and surrounding the Property. Existing and new residents will benefit from these enhancements.

Urban Design and Architecture Impact. The Project's massing and modulation respect the scale and height of surrounding buildings while protecting the significance of the Equitable Life building.

Quality of Life Impact. The Project minimizes adverse impacts that may arise from the daily commercial operations. First and foremost, the parking and loading for the commercial operations on site have been located below grade. Once trucks and vehicles enter the Property from the street network, they will be out of sight and not heard by adjacent residents. In addition, the retail and similar uses have been distributed throughout the site to avoid any over-concentration. No noise, light or other adverse effect will occur as the result of the Project.

The Project's use mix of residential, office, hotel, grocery, and retail/service uses creates convenience for District residents, employment opportunities, and increased sales tax revenues for the District. The co-location of retail, particularly a grocery store, and residential uses consolidates trips made by residents of the Project and eliminates some need for vehicle trips.

Outreach. In order to identify and respond to potential neighborhood, design, and quality of life impacts and solicit input in desired uses and programming/design concepts, the Applicant has been engaging with neighborhood stakeholders and ANC 3C. The Applicant has presented at neighborhood and ANC meetings and will continue to do so throughout the design and development of the Project.

c. Environmental Impact

The Project will not create adverse environmental impacts on the Property or the adjacent properties and surrounding neighborhood. As mentioned above, the Project will include significant ground level landscaping as well as green roofs. Stormwater management controls will

be designed meet DOEE's standard design criteria and may be provided by a combination of: extensive and intensive green roofs, stormwater planters, surface and curb-side bioretention, permeable pavement, rainwater harvesting/cisterns for reuse, tree planting, and detention vaults. GAR requirements will be met by a combination of green roofs, stormwater planters, bioretention planting, open space and landscaping, and tree planting. By providing such a significant degree of landscaping and green roofs, the Project will reduce stormwater runoff.

Further, the Applicant is evaluating the feasibility of an on-site alternative energy generator to power the Project and to allow for power to be generated for interested adjacent users. Such power sourcing would lower or eliminate the Project's dependence on traditionally-available power (likely generated primarily by fossil-fuels) and significantly reduce the amount of waste requiring removal from the Project.

The Project is drawing from best practices in sustainable design from a variety of certification programs such as LEED, Living Building Challenge, and WELL.

VII. Community Outreach

The Applicant is committed to listening to ideas and addressing concerns of the neighbors regarding the Project. As stated above, the Applicant has been meeting with neighbors, the ANC, and other stakeholders and will continue to do so throughout the development of the Project.

VIII. List of Exhibits

Attached hereto are the following Exhibits in support of this Application:

- A. Application Form;
- B. Authorization Letter and Name and Address of the Applicant and Address of the Subject Premises;
- C. List of Property Owners within 200 feet of the Property;

- D. Site Context and Location Analyses; Zoning Map and Information; Site Plans; Existing Site Photographs; Connectivity and Circulation Plan; Floor Plans; Renderings and Illustrative Views, among other similar diagrams and information;
- E. Comprehensive Transportation Review; and
- F. Comprehensive Plan Maps

IX. Conclusion

For the reasons stated herein, the proposed Project satisfies the requirements of the LTR Regulations, and the Applicant requests affirmation from OP of such satisfaction.

Respectfully Submitted,

GOULSTON & STORRS PC



Jeffrey C. Utz

Exhibit A



Large Tract Review Certification Form Part A: Developer's Application

1. Project Name	3900 Wisconsin Avenue NW		
Developer	NASH-Roadside 3900 Wisconsin LLC		
Address	c/o Roadside Development, LLC, 1730 Rhode Island Avenue, NW, Suite 512		
City	Washington	State	DC Zip 20036
Phone	202-375-7965	Fax	N/A
E-mail	rwolcheski@roadsidelc.com		

If Developer does not own subject property, please provide the following information regarding the property owner:

Owner(s)			
Address			
City		State	Zip
Phone		Fax	
E-mail			

2. Property Address	3900 Wisconsin Avenue NW		
City	Washington	State	DC Zip 20016
Ward	3	ANC(s)	3C Square(s) 1823 Parcel/Lot No. (s) 801

3. Current Use(s): (place X where applicable)

Residential	<input type="checkbox"/>	Retail/Office	<input checked="" type="checkbox"/>	Industrial	<input type="checkbox"/>	Open Space/Undeveloped	<input type="checkbox"/>
Public/Institutional	<input type="checkbox"/>	Other	<input type="checkbox"/>				

*Maximum Height of Existing Improvement (ft.) ~55 ft.

* Total Gross Floor Area (GFA) of Existing Improvements (sq. ft.): ~351,400 sq. ft. (office + garage)

* If Property is Undeveloped or Cleared, Enter "N/A".

**Note: Refer to definition of GFA in
Section 199 of the D.C. Zoning
Regulations**

4. Current Zoning:

	Zoning	Land Area (sq. ft.)	M.O.R. Far*	Permitted Height (ft.)
1.	MU-5A	~423,192	4.2	70
2.				
3.				
4.				
5.				

*Matter-Of-Right Floor Area Ratio

4. Proposed Zoning:

	Zoning	Land Area (sq. ft.)	M.O.R. Far*	Permitted Height (ft.)
1.	MU-5A	~423,192	4.2	70
2.				
3.				
4.				
5.				

*Matter-Of-Right Floor Area Ratio

5. Estimated Project Completion Date (mo./yr.) ~3Q 2022

Type of Development (place X where applicable)

New ☒Rehab/Historic Preservation ☒Addition ☒

Existing Jobs Retained and/or New Jobs Created by Project:

Temporary/Construction ~700

Permanent ~790

6. Gross Floor Area (GFA) by Use:

	GFA (sq. ft.)
Residential	~685,000
Retail	~200,000
Office	~68,000
Hotel	~125,000
Industrial	N/A
Other	~10,000
Total GFA	~1,088,000

For Residential Space Only:


No. of Single-Family Units	N/A
No. of Multi-Family Units:	~700
Estimated Development Cost:	TBD
Land Cost	~\$86 MM
Construction Cost	TBD
Other Cost	TBD
Total Project Cost	TBD

7. Public Contribution:

UDAG	<input type="text" value="None"/>
EDA	<input type="text" value="None"/>
D.C. Revenue Bonds	<input type="text" value="None"/>
CDBG	<input type="text" value="None"/>
Urban Renewal	<input type="text" value="None"/>
HODAG	<input type="text" value="None"/>
Other	<input type="text" value="None"/>

8. Residential/Business Displacement Due to Project: ***If not applicable or no displacement expected, enter "0"***

Number of Households Displaced	<input type="text" value="0"/>
Number of Businesses Displaced	<input type="text" value="0"/>

Authorized Signatures		Date	<u>3/18/17</u>
	_____	Date	_____
	_____	Date	_____

FOR OP USE ONLY – DO NOT WRITE BELOW LINE

Project No.

Date Received by OP / /

OP Recommendation
For (check one):

Approval ☐ Disapproval ☐

Date of Final Action / /

Exhibit B



ROADSIDE
DEVELOPMENT

September 18, 2017

Jennifer Steingasser
Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

Re: Application of NASH-Roadside 3900 Wisconsin, LLC (the “**Applicant**”) to the District of Columbia Office Planning for Large Tract Review of the multi-use project (the “**Application**”) for the property located at 3900 Wisconsin Avenue, NW (Square 1823, Lot 801) (the “**Property**”)

Dear Ms. Steingasser:

On behalf of the Applicant, which is the owner of the Property, I hereby authorize the law firm of Goulston & Storrs to represent the Applicant in the above-referenced Application and in connection with all relevant proceedings.

NASH-ROADSIDE 3900 WISCONSIN, LLC

By: 3900 Wisconsin LLC

By: 3900 Wisconsin Holding LLC

By: Roadside Management LLC

By: 

Name: Richard Lake

Title: Member

Exhibit C

NAME AND MAILING ADDRESS OF THE OWNERS OF ALL PROPERTY WITHIN 200
FEET IN ALL DIRECTIONS FROM ALL BOUNDARIES OF THE PROPERTY INVOLVED
IN THE APPLICATION

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
PAR 304	1	NW	Mr. Peter May
PAR 304	2	NW	National Park Service
PAR 304	12	Massachusetts Avenue NW	United States of America
1798	12	NW	1100 Ohio Drive SW
1825	817	4005 Wisconsin Avenue NW	Washington DC 20242
1798	2139- 2174	3850 39 th Street NW	President/Director Condominium Association 3850 39 th Street NW Washington DC 20018-2828
1821	2001	3800 Rodman Street NW, Unit 1	Atur Patel 3800 Rodman Street NW, Apt. 1 Washington DC 20016-2860
1821	2002	3800 Rodman Street NW, Unit 2	Vaughan McLean LLC
1821	2004	3800 Rodman Street NW, Unit 4	Capital Properties
1821	2005	3800 Rodman Street NW, Unit 5	115 Broadway, Floor 21
1821	2006	3800 Rodman Street NW, Unit 6	New York NY 10006-1622
1821	2007	3800 Rodman Street NW, Unit 7	
1821	2011	3800 Rodman Street NW, Unit 11	
1821	2012	3800 Rodman Street NW, Unit 12	
1821	2013	3800 Rodman Street NW, Unit 13	
1821	2014	3800 Rodman Street NW, Unit 14	
1821	2015	3800 Rodman Street NW, Unit 15	
1821	2018	3800 Rodman Street NW, Unit 18	
1821	2019	3800 Rodman Street NW, Unit 19	
1821	2020	3800 Rodman Street NW, Unit 20	
1821	2003	3800 Rodman Street NW, Unit 3	Manuel J. Olina 3800 Rodman Street NW, Apt. 201 Washington DC 20016-2860
1821	2008	3800 Rodman Street NW, Unit 8	Marilyn Crane 3800 Rodman Street NW, Apt. 302 Washington DC 20016-2860

1821	2009	3802 Rodman Street NW, Unit 9	Daniel H. Stokes 3802 Rodman Street NW, Apt. 101 Washington DC 20016-2861
1821	2010	3802 Rodman Street NW, Unit 102	PMT NPL Financing 2015-I 3043 Townsgate Road Westlake Village CA 91361-3027
1821	2016	3802 Rodman Street NW, Unit 16	XIE Rebecca Ching Trustee 1080 Wisconsin Avenue, Apt. 1004 Washington DC 20007-6080
1821	2017	3804 Rodman Street NW, Unit 17	James Egan 3804 Rodman Street NW Washington DC 20016-2862
1821	2021	3804 Rodman Street NW, Unit 21	Cary Gibson 3804 Rodman Street NW, Apt. 303 Washington DC 20016-2862
1821	2022	3804 Rodman Street NW, Unit 22	Jennifer Chang 3804 Rodman Street NW, Unit 304 Washington DC 20016-3862
1821	2023	3804 Rodman Street NW, Unit 23	Misty L. Dennis 3804 Rodman Street NW, Unit 301 Washington DC 20016-2862
1821	2024	3804 Rodman Street NW, Unit 24	James C. Bailey 3804 Rodman Street NW Washington DC 20016-2862
1823	9	4000 Wisconsin Avenue NW	Jan K. Evans King Trustee Donohoe Real Estate Services 7101 Wisconsin Avenue, Suite 700 Bethesda MD 20814-4814
1823	2001-2030	3801-3831 Rodman Street NW	President/Director Condominium Association 3801 Rodman Street NW Washington DC 20016-2814
1823	2031	3871 Rodman Street NW, Unit A55	Kathleen E. Lluberes 3871 Rodman Street NW, Apt. 55 Washington DC 20016-2838

1823	2032	3871 Rodman Street NW, Unit B56	Tracy Delauro 10112 Tate Court Oakton VA 22124-2647
1823	2033	3871 Rodman Street NW, Unit C57	Barbara H. Badian 3871 Rodman Street NW, Apt. C57 Washington DC 20016-2838
1823	2034	3871 Rodman Street NW, Unit D58	The James Bartlett Tetlow Trust 3871 Rodman Street NW, Apt. D58 Washington DC 20016-2838
1823	2035	3871 Rodman Street NW, Unit E59	Eamon E. Bobowski 3871 Rodman Street NW, Apt. E59 Washington DC 20016-2838
1823	2036	3871 Rodman Street NW, Unit F60	Brooke D. Rizzo 3871 Rodman Street NW, Apt. F60 Washington DC 20016-2838
1823	2037	3879 Rodman Street NW, Unit A61	Jeffrey M. Quinton 3879 Rodman Street NW, Apt. A61 Washington DC 20016-2822
1823	2038	3879 Rodman Street NW, Unit B62	Michael G. Franc 3879 Rodman Street NW, Apt. 62 Washington DC 20016-2822
1823	2039	3879 Rodman Street NW, Unit C63	Bradley J. Hinkle 3879 Rodman Street NW, Apt. C63 Washington DC 20016-2822
1823	2040	3879 Rodman Street NW, Unit D64	Monika Siulyte 3541 39 th Street NW, Apt. E509 Washington DC 20016-3073
1823	2041	3879 Rodman Street NW, Unit E65	Payton T. Kulina 3879 Rodman Street NW, Apt. E65 Washington DC 20016-2822
1823	2042	3879 Rodman Street NW, Unit F66	Zoltan M. Jakab 3879 Rodman Street NW, Apt. F66 Washington DC 20016-2822