



## ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN

AMERICAN UNIVERSITY PARK

FRIENDSHIP HEIGHTS

CHEVY CHASE

WAKEFIELD

FORT GAINES

c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015

<https://anc3e.org>

### Resolution Regarding District Department of Transportation (DDOT) Public Space Application 403715 regarding public space at 5151 Wisconsin Avenue NW

**Whereas**, on February 9, 2022, ANC 3E unanimously voted to support<sup>1</sup> a proposal from Donohoe Development Company (the applicant) to re-develop 5101 Wisconsin Avenue NW (the project) into a mixed use project. ANC 3E at the same meeting formally executed a Memorandum of Understanding (MOU)<sup>2</sup> with the applicant. The Board of Zoning Adjustment subsequently approved the project and incorporated the MOU into its written order;

**Whereas**, one component of this project that ANC 3E asked for and which was included in the MOU was 1,700 square feet of gross floor area dedicated to retail, service, and/or eating and drinking establishment uses, space that was to be located on the ground floor;

**Whereas**, although the applicant presented architectural drawings for the entire project including the surface areas around the site known as public space and public parking all such uses of public space are subject to review by DDOT's Public Space Commission (PSC);

**Whereas**, the applicant, after consultations with DDOT and ANC 3E has finalized its plans for the public spaces around this project and is now seeking approval from the PSC. These plans feature among other things landscaping and plantings, sidewalk treatments, tree removals and new tree plantings, benches, paving materials, retaining walls, steps and fences;

**Whereas**, ANC 3E has reviewed the proposal and believes it is consistent with the design aspirations expressed during the public planning process;

**Whereas**, ANC 3E respectfully requests that the PSC require the applicant to adhere to section 3.4.7 of the DDOT Public Realm Design Manual<sup>3</sup> which states:

*Driveways shall be paved so that they are distinguishable from the sidewalk and the street (DCMR 24-1105.8);*

so that where the private alley crosses the sidewalk on Harrison Street at the eastern edge of the project area there will be a clear visual demarcation between the sidewalk and alley.

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<sup>1</sup> <https://anc3e.org/wp-content/uploads/5151-Wisconsin-Ave-Special-Exception-Resolution-Final.pdf>

<sup>2</sup> [https://anc3e.org/wp-content/uploads/MOU\\_Harrison\\_Owner\\_LLC\\_ANC3E\\_5151\\_Wisconsin\\_FINAL\\_changes-accepted-signed.pdf](https://anc3e.org/wp-content/uploads/MOU_Harrison_Owner_LLC_ANC3E_5151_Wisconsin_FINAL_changes-accepted-signed.pdf)

<sup>3</sup> <https://ddot.dc.gov/PublicRealmDesignManual>

**Now therefore be it resolved,** ANC 3E supports this public space application and believes the proposed public space improvements will enhance both this project by making it more attractive and will enhance the value of the required retail component of the project and its likelihood of success by appropriately integrating it into the streetscape around the project. ANC 3E also believes this project will more broadly benefit the neighborhood and city by encouraging a safe and lively street environment.

ANC 3E approved this resolution at its meeting on June 15, 2023, which was properly noticed and at which a quorum was present. The resolution was approved by a vote of 0-0-0. Commissioners Jonathan Bender, Diego Carney, Matthew Cohen, Jeffrey Denny, Ali Gianinno Rohin Ghosh, Amy Hall and Tom Quinn were present.

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ANC 3E  
By Jonathan Bender, Chairperson