

To: Office of Zoning
Zoning Commission for the District of Columbia

From: Pennsylvania Avenue East Economic Development Committee
Stephen Downing, Chair

Notice of Public Hearing, Monday, October 2, 2017 @ 6:30pm
Jerry R. Kress Memorial Hearing Room
441 4th Street, NW, Suite 220, Washington, DC 20002

Re: Case No.17-11 (3200 Penn Ave PJV, LLC – Map Amendment @ Square 5539, Lots 835, 383, 839, and 840)

The Pennsylvania Avenue East Economic Development Committee submits written testimony to support the petition submitted by 3200 Penn Ave PJV, LLC seeking a map amendment to rezone the Property from MU-3/R-1-B to MU-4 to make it consistent with the Low-Density Commercial land use designation of the Comprehensive Plan. The general purpose of MU zones is, among other things, to provide for mixed-use developments that permit a broad range of uses at varying densities consisting of housing, shopping, and business needs, including residential, office, service, and employment centers. The MU-4 zone is intended to be located in low-to moderate-density residential areas with access to main roadways or rapid transit stops, and permit mixed-use development providing facilities for shopping, office, and housing. As a matter-of-right, the MU-4 zone permits a maximum building height of 50 feet; a maximum density of 2.5 FAR (3.0 FAR with Inclusionary Zoning) of which no more than 1.5 FAR can be devoted to non-residential uses; and a maximum permitted lot occupancy of 60% for residential uses (75% with Inclusionary Zoning).

Our committee was formed in 2016 to focus on sustainable development of the Pennsylvania Ave East corridor and consists of members from every neighboring community (Hillcrest, Penn Branch, Dupont Park, Fairfax Village, and Fort Dupont Park) that touches Pennsylvania Ave. The property at 3200 Pennsylvania Avenue, SE was our first focus since it is the biggest and most visible opportunity to bring long overdue development and revitalization to our community. The property which is located at the intersection of Pennsylvania Avenue and Branch Avenue in southeast Washington, DC, previously known as the Penn Branch Shopping Center and now rebranded by owner Jair Lynch as Penn Hill is conveniently situated close to prime areas of the city including Capitol Hill and Downtown. The shopping center has a variety of underutilized retail and office space and only attracts a portion of the significant foot traffic from neighborhood residents and daily commuters that stands to be realized with a remaking of the site. The more than 50-year-old development is in crucial need of repair and updating. In its current state it woefully lacks amenities the community has voiced that it desires.

In 2008 the Pennsylvania Avenue SE Corridor Land Development Plan (Small Area Development Plan), a product of an 18-month public planning process initiated in September 2006 by the Office of Planning, in collaboration with residents, community stakeholders, and District government agencies, to develop a coordinated and comprehensive revitalization strategy for the Pennsylvania Avenue SE corridor, was approved by the City Council. Penn Hill was identified as the prime opportunity site along the corridor identified for strategic redevelopment due to its

potential to act as catalyzing anchor that could leverage expanded transit and mobility options, inject diversified housing choices, new highly desirable retail, and design that would improve pedestrian and vehicle safety. Unfortunately for the community, no action was ever taken by the City Council to implement the plan regarding the Shopping Center. It should be noted that the petition presented by the owner of Penn Hill is in compliance with the Small Area Development Plan and the community has been waiting for years for redevelopment of this shopping center.

It is past time for action.

We believe that the changes proposed in the petition will:

1. Promote mixed used housing
2. Create opportunities through jobs, education, training and human services
3. Create a community anchor (recreational space, store, restaurant)
4. Create a much desired community gathering space accessible by all neighborhood residents, that's visible from Pennsylvania Avenue
5. Improve access to amenities common to other developed neighborhoods across the city
6. Build an attractive, welcoming shopping center for the neighborhood
7. Increase value from new economic development in the community
8. Provide much needed and long sought after retail to the area, providing convenience for area residents where it is sorely lacking.

The District of Columbia has experienced a revitalization that has been evident in many parts of the city; however, the once vibrant stretch of Pennsylvania Avenue East has not kept pace with the rest of the city. The petition submitted by the owners of Penn Hill starts the process to give our DC Income and Property Tax paying residents who live along the Pennsylvania Avenue East corridor equal or similar amenities which they are entitled to and that are enjoyed by DC residents in other areas of the city.

We recommend that the Commission approves the petition so our neighborhoods can see the remaking of a neighborhood hub and begin to enjoy the benefits of economic development occurring elsewhere across the city.

Respectfully Submitted By:
Stephen Downing, Chair
Pennsylvania Avenue East Economic Development Committee

Contact Information:
3925 Alabama Avenue SE
Washington, DC 20020
202-421-3429

NAYLOR DUPONT

Advisory Neighborhood Commission 7B

District of Columbia Government
3200 S Street, S.E.,
Washington, DC. 20020
email: anc7b@earthlink.net
web: www.anc7b.com
phone: (202) 584-3400 fax: (202) 584-3420

September 12, 2017

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA NOTICE OF PUBLIC HEARING

TIME AND PLACE: Monday, October 2, 2017, @ 6:30 p.m.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 17-11 (3200 Penn Ave PJV, LLC – Map Amendment @ Square 5539, Lots 835, 838, 839, and 840)

THIS CASE IS OF INTEREST TO ANC 7B

On May 26, 2017, the Office of Zoning received a petition from 3200 Penn Ave PJV, LLC (the "Petitioner") requesting approval of a Zoning Map amendment to rezone the property consisting of Lots 835, 838, 839, and 840 in Square 5539 (the "Property"). On June 16, 2017, the Office of Planning submitted a report in support of setting the petition down for a public hearing, and the Zoning Commission voted to set down the petition for a public hearing on June 26, 2017. The Petitioner submitted its prehearing statement on July 6, 2017.

The Property, which consists of approximately 155,643 square feet (approximately 3.6 acres) of land area, is located at the northeast corner of the intersection of Pennsylvania Avenue, S.E. and Branch Avenue, S.E., and is currently improved with the Penn Branch Shopping Center and associated accessory surface parking. The Property is currently split-zoned, with Lots 838 and 839 zoned MU-3, and Lots 835 and 840 zoned R-1-B. The Property is located in the Low-Density Commercial land use category on the Future Land Use Map of the District of Columbia Comprehensive Plan.

The Petitioner seeks a map amendment to rezone the Property from MU-3/R-1-B to MU-4 to make it consistent with the Low-Density Commercial land use designation of the Comprehensive Plan. The general purpose of MU zones is, among other things, to provide for mixed-use developments that permit a broad range of uses at varying densities consisting of housing, shopping, and business needs, including residential, office, service, and employment centers. The MU-4 zone is intended to be located in low- to moderate-density residential areas with access to main roadways or rapid transit stops, and permit mixed-use development providing facilities for shopping, office, and housing. As a matter-of-right, the MU-4 zone permits a maximum building height of 50 feet; a maximum density of 2.5 FAR (3.0 FAR with Inclusionary Zoning), of which no more than 1.5 FAR can be devoted to non-residential uses; and a maximum permitted lot occupancy of 60% for residential uses (75% with Inclusionary Zoning).

The Zoning Commission has determined that this public hearing will be conducted in accordance with the rulemaking case provisions of the Zoning Commission's Rules of Practice and Procedure, 11-Z DCMR Chapter 5.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

Time limits.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning of their intent to testify prior to the hearing date. Therefore, their testimony must be sent to the Office of Zoning by September 25, 2017. This can be done by mail sent to the address stated below, email (donna.hanousek@dc.gov), or by calling (202) 727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- | | | |
|----|---------------|----------------|
| 1. | Organizations | 5 minutes each |
| 2. | Individuals | 3 minutes each |

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <https://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to zcsubmissions@dc.gov; or by fax to (202) 727-6072. Please include the case number on your submission.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ANTHONY J. HOOD, ROBERT E. MILLER, PETER SHAPIRO, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.

Thanks,

Commissioner Phillip Hammond