



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20004

VINCENT C. GRAY
Ward 7 Councilmember
Chair, Committee on Health

Committee Member
Business and Economic Development
Finance and Revenue
Judiciary and Public Safety

June 21, 2017

DC Office of Zoning
Zoning Commission
441 4th Street, NW
Suite 200S
Washington, DC 20001

Re: Letter of Support – ZC Case #17-11, Petition for Map Amendment for 3200 Pennsylvania Ave., SE

Dear Chairman Hood and Members of the Commission:

As the Ward 7 Councilmember, I join ANC7B in writing to express my support of the proposed Zoning Map Amendment for the Shops at Penn Hill (formerly Penn Branch Shopping Center) located at 3200 Pennsylvania Ave., SE, submitted by Jair Lynch Real Estate Partners of behalf of 3200 Penn Ave PJV, LLC.

The Shops at Penn Hill site has long been a key neighborhood retail center for Ward 7 but has significant untapped potential. Various plans for the re-development of the site over the years have stalled for a variety of reasons, yet this site remains a key opportunity to provide much needed quality retail, job opportunities, and living options for our residents.

The re-development of this site has been contemplated for over a decade in both the 2006 DC Comprehensive Plan and the 2008 Pennsylvania Ave SE Corridor Small Area Plan. The proposed Map Amendment will help in removing barriers to the realization of that vision. The development team from Jair Lynch Real Estate Partners has made numerous presentations and has received overwhelming support for the project from the community. The development team has created an opportunity for revitalization within this corridor of Pennsylvania Avenue and respects the rich diversity of the residents who currently reside in the neighboring area.

As current Councilmember for Ward 7, former Chairperson of the Council, former Mayor, and a neighbor to the Shops at Penn Hill, I am pleased that this project is consistent with the overall vision for Ward 7 and I continue to express my enthusiastic support. I ask that the Commission consider these factors in its decision-making. Please let me know if there is any assistance my office can provide to further the success of this important project.

Sincerely,

Vincent C. Gray