



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	17-11	Case Name:	THE SHOPS @ PENN HILL 3200 PENN. AVE PTY, LLC.
Address or Square/Lot(s) of Property:	SQ 5539, LOTS 835, 838, 839 and 840		
Relief Requested:	MAP AMENDMENT CHANGE OF SITE FROM MU-3/R-1-B TO MU-4		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	15	1	0	6	1	1	7	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	A PAPER NOTICE WAS DISTRIBUTED AT THE PENN BRANCH COMMUNITY MEETING ON 9-12-2017 AND THE SAME NOTICE WAS DISTRIBUTED AT THE DUPONT PARK COMMUNITY MEETING ON 9-19-2017											
Number of members that constitutes a quorum:	4				Number of members present at the meeting:	6						

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

(SEE ATTACHMENT)

2017 SEP 22 PM 2:00

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

THE ANC 7B COMMISSION RECOMMENDS THAT THE APPLICANT'S REQUEST FOR THE MAP AMENDMENT CHANGE BE APPROVED.

(SEE RESOLUTION)

AUTHORIZATION

ANC	7B	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	5-1-0	
Name of the person authorized by the ANC to present the report:	Phillip J. Hammond, ANC Commissioner 7B04			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Robin A. Marshall, Chair ANC 7B			
Signature of Chairperson/ Vice-Chairperson:			Date:	9-20-17

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.

ZONING COMMISSION
District of Columbia
CASE NO. 17-11
EXHIBIT NO. 23

ATTACHMENT - ANC MEETING INFORMATION

Date of ANC MEETING: June 15, 2017

Was Proper Notice Given: Yes

Description of Proper Notice: CLARIFICATION

1. Notice was given at the May 18, 2017 public ANC MONTHLY COMMUNITY meeting and the ANC Website, of JAILYNCH's PRESENTATION FOR THE June 15, 2017 MEETING.
2. Notices were distributed for the OCTOBER 22, 2017 PUBLIC HEARING AT THE OFFICE OF ZONING AT THE PENN Branch Community meeting 9/12/2017 and Dupont Park civic meeting 9/19/2017.

2017 SEP 22 PM 2:30

SEPTEMBER 23, 2017 (MATERIAL SUBSTANCE)

THE SHOPS@PENN HILL - 3200 PENN. AVE., PJV, LLC.

CASE: 17-11

THE ANC 9B COMMISSION REQUEST THAT THE APPLICANT JAR LYNCH AND HIS TEAM BE REQUIRED TO BE HELD ACCOUNTABLE FOR MEETING THE STANDARDS OF THE ZONING REGULATIONS WITH DEVIATION AS RELATED TO HIS MAP AMENDMENT REQUEST.

SPECIFICALLY, THE 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).

Advisory Neighborhood Commission 7B

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

RESOLUTION

This resolution is at the request of Jair Lynch Real Estate Partners's (on behalf of 3200 Penn Ave PJV, LLC, the "Applicant's") for Zoning Map Amendment of the Shops at Penn Hill; Square 5539, Lots 835, 838, 839, and 840; Zoning Case # 17-11

WHEREAS, The Shops at Penn Hill (previously known as Penn Branch Shopping Center), located at 3200 Pennsylvania Ave SE (Square 5539 Lots 835, 838, 839, and 840), Washington, DC (the "Site"), is an existing retail center containing approximately 89,000 square feet of gross floor area on approximately 3.57 acres of land;

WHEREAS, 3200 Penn Ave PJV, LLC, an affiliate of Jair Lynch Real Estate Partners, purchased the Site in October 2016;

WHEREAS, The Site is currently split zoned. Lots 838 and 839 fronting on Pennsylvania Avenue SE, comprised of approximately 1.6 acres of land combined (including the land on which the existing retail center sits), are zoned MU-3. Lots 835 and 840 fronting on Branch Avenue SE, comprised of approximately 1.97 acres of land currently used as surface parking, are zoned R-1-B;

WHEREAS, the Comprehensive Plan for the National Capital ("Comp Plan"), Future Land Use Map ("FLUM") designates the Site as Mixed-Use: Low Density Commercial / Moderate Density Residential;

WHEREAS, the 2008 Pennsylvania Avenue SE Corridor Land Development Plan noted that the "[site] represents the best opportunity for new retail in the corridor. It will be anchored by a newly redeveloped Penn Branch Shopping Center, which will consist of visually attractive architecture and landscaping, and provide high-quality, modern retail and office space, as well as mixed-income housing." It further notes that, "Analysis shows that the current split zoning ...may create an impediment to redevelopment.";

WHEREAS, 3200 Penn Ave PJV, LLC has petitioned the Zoning Commission for a Map Amendment to change the zoning of the Site from MU-3/R-1-B to MU-4;

WHEREAS, the petition to rezone the Site to MU-4 is not inconsistent with the Comp Plan, including the Site's Mixed-Use: Low Density Commercial / Moderate Density Residential designation on the FLUM.

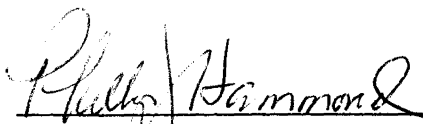
WHEREAS, 3200 Penn Ave PJV, LLC met with the ANC and various civic associations
Informally several times prior to filing the petition to rezone the Site;

WHEREAS, the ANC 7B supports redevelopment of the site, if the developer provides high-quality,
modern retail and office space, as well as mixed-income housing with attractive architecture and
landscaping;

WHEREAS, on 6-15-2017, Jair Lynch Real Estate Partners formally presented the proposed petition
to rezone the Site to ANC 7B;

WHEREAS, ANC 7B is composed of 6 voting commissioners such that 4 constitute a
quorum, we hereby certify that this resolution to be true.

NOW THEREFORE, be it RESOLVED, on this 15 day of JUNE, 2017 that ANC 7B, at a duly
noticed public meeting, and a quorum present, voted on the petition to rezone the Site from
MU-3/R-1-B to MU-4(Z.C. Case No. 17-11) by a vote of 5 in favor, 1 opposed, 0 recused;
with 6 members present, ANC 7B vote to adopt this resolution and to forward it to the Zoning
Commission of the District of Columbia.


Phillip J. Hammond, Treasurer, ANC 7B-04

6-15-2017
Date


Robin Marlin, Chair, ANC 7B

6-15-17
Date

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

Minutes ANC 7B Community Meeting June 15, 2017

Call to order at 7pm.

Roll Call by Commissioner Hammond:

Commissioner Walker- present
Commissioner Brown ---absent (arrived late)
Commissioner Hammond --present
Commissioner Marlin -- present
Commissioner Anderson -- present
Commissioner Humphrey -- present
Quorum established.

Approval of the agenda. Motion made by Commissioner Walker and 2nd by Commissioner Humphrey.

Approval of minutes for April 20th and May 18th. Motion made by CM Humphrey and 2nd by Commissioner Walker.

Treasurers Report:

Balance forwarded of 12, 715.08; no deposits. See copy of the June treasure report attached. Anderson asked why is he copier charges "so much" Hammond replied fee is for 2 months. Humphrey made a motion to accept the report as read. Commissioner Walker 2nd. Unanimous vote.

PSA Reports: given by Lt Jameson.

Community Concerns: It was mentioned, on 28th Street there is a ^{MENTAL} metal person that needs attention; the car wash on Minnesota Avenue is still a problem and is spilling over to the park land in the area. The commissioner asked the audience if there community concerns. None were stated.

Speakers: Jair Lynch Real Estate Partners: including Jair Lynch, Founder; Rob Tate, Development Associate; Anthony Start, Investment manager; and Brett Greene, Consultant. The group presented the map amendment proposal and answered constituent concerns. Timeline for 1st phase I to exiting building (located on Pa Avenue) to start within a month. Phase II with the map amendment approval from zoning, work to begin next year the end of 2018.

Audience question: will the existing tenant stay? Response: yes.

Not sure on the number of units in the mixed use nor the height of the building. There will be underground parking. Have not solicited new tenants for the mixed use building.

Commissioner Hammond made a motion on the Resolution to support the developers map amendment proposal, Commissioner Anderson 2nd the motion. Vote: 5 to 1 in favor of supporting the map amendment. (The votes were polled: Marlin-yes; Hammond-yes; Anderson-yes; Walker-yes; Brown-yes and Humphrey-no.)

Special Committee Reports: No updates were submitted by the committee chairpersons.

Commissioner Round Table: Commissioner voted to table the roundtable due to the lateness of the evening.

No Announcements;

Adjourn at 9:45pm

Submitted: Commissioner Robin Hammond Marlin