

Re: Case #17-11(3200 Penn Avenue PJV, LLC- Map Amendment @Square 5539, Lots 835, 383, 839 and 840)

My name is Donovan Anderson and I am an ANC Commissioner for ANC 7B06. I am here today to testify in my capacity representing my single member District 7B06. At our ANC meeting on June 15, 2017 I joined 4 members of ANC 7B to Vote 5-1 to issue a resolution to support the Map amendment.

I have lived in the Hillcrest section of Southeast DC for the past 15 years. I have seen the development that has occurred in other sections of the city and I am here wondering when Ward 7 will be able to participate in the development of the city. I fully support the project for the following reasons:

- Speed

The map amendment process is substantially faster than a PUD. This means that we can get retailers to commit to the site faster (PUD can take multiple years to get approval).

- Flexibility

Any change during or after a PUD process can be lengthy. Modifications to any part of the design or the development plan require close to a re-start of the entire process. With a map amendment process, the development can be nimble in response to market and tenant demands rather than requiring extensive PUD alterations for any moving part. This goes along with the speed and ability to get commitment from retailers and expedite their arrival to the community.

- Certainty

Map Amendments are not subject to the same appeals process as a PUD. Projects throughout the city that are currently seeking a zoning change through the PUD process have been delayed and have not allowed for those developments to hit the market within the community (such as Skyland). Retail and anchor tenants within some of those developments have unfortunately decided against those

locations due to those delays. Retailers that are paying attention to the Penn-Hill site are interested because of the certainty of approval that the map amendment process provides. The speed and flexibility of this process is key for these prospective tenants to hit the market makes this site more attractive. With this the developer, has already announced that Planet Fitness gym has already committed to be a tenant in the project. The residents are very excited to having a gym in the neighborhood and we look forward to other such amenities in our neighborhood.

The developer has also actively engaged the community and I am in full support of the amendment to allow this section of DC to participate in the rapid redevelopment of the District.