

NAYLOR DUPONT

Advisory Neighborhood Commission 7B

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June 27, 2008

Harriet Tregoning, Director
D.C. Office of Planning
801 North Capitol Street, N.E., Suite 4000
Washington, D.C. 20002

Re: *“Pennsylvania Avenue SE Corridor Land Development Plan” (Small Area Plan – Penn Branch Shopping Center Site)*

Ms. Tregoning, I want to thank Ms. Geraldine Gardner, the Associate Director for Neighborhood Planning, D.C. Office of Planning for attending the special meeting of ANC 7B on June 25, 2008 regarding the Pennsylvania Avenue SE Corridor Land Development Plan (Small Area Plan), and the future development of the Penn Branch Shopping Center site.

Ms. Gardner was a true professional, who patiently walked through her verbal presentation after experiencing technical problems with her computer, which she had planned to use for her powerpoint presentation.

We appreciate Ms. Gardner's desire and participation with the Commissioners and audience to reach a consensus regarding the language of the Small Area Plan.

Consequently, in the absence of a Commission quorum, the following amendment to the Small Area Plan was made by Laura Richards, and seconded by Richard Hawkins, and adopted by the body. The motion reads as follows:

remove all wording making reference to “moderate” and retain the word low as it relates to density of any future development; and, remove all references to “a maximum height of 65 feet” and replace with maximum height of 50 feet, including any and all roof structures and similar appurtenances including any and all development bonuses mandated, claimed or awarded pursuant to any Mandatory Inclusionary Zoning law or regulation; and, “the lowest existing elevation shall be the point of reference when establishing the maximum height to guide this development”.

P. 2 “*Pennsylvania Avenue SE Corridor Land Development Plan*” (*Small Area Plan – Penn Branch Shopping Center Site*)

After thorough discussion, the motion passed by a show of hands with 29 for; and, 4 abstentions.

ANC 7B believes, that the motion accurately reflects the sense of the community and the Commission, who believe that the Penn Branch Site should remain, a ***low density development***.

Therefore, ANC 7B respectfully requests that the Office of Planning revise the language in the “Small Area Plan” of the Penn Branch Site to reflect the language of the motion offered by our ANC 7B ***constituents***.

Thank you for your consideration. The ANC 7B Commission looks forward to working with you.

Respectfully submitted,

Phillip J. Hammond,
Chairman
ANC 7B Commission