



## The Shops at Penn Branch

Project Update & BZA Special Exception Presentation

ANC 7B

October 21, 2021





## Agenda

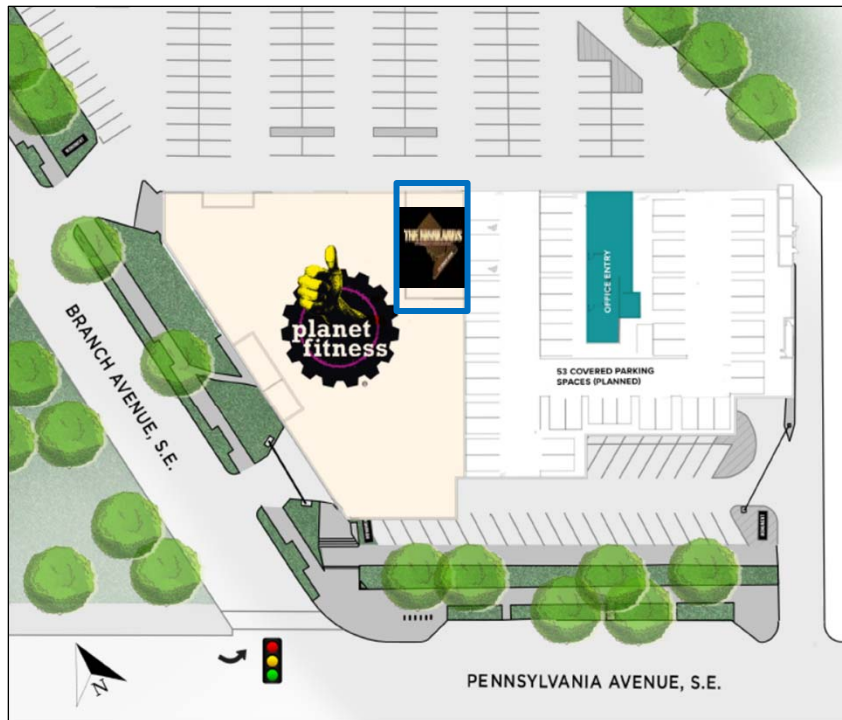
- ❖ Project update
  - Upcoming Restaurant/Retail Openings
  - Office Leasing
  - Parcel 2 (rear parking lot)
  
- ❖ Request for Special Exception for Fast Food Use – Pizza Hut





## Upcoming Restaurant/Retail Openings

- ❖ The Highlands (<http://highlandsdc.com/>)
  - Target opening – December 2021
  - Full-service café/restaurant featuring a coffee bar and full breakfast, lunch, and dinner menu.
  - 2<sup>nd</sup> Location in DC – existing café on 14<sup>th</sup> Street NW
  - Branch Ave level – adjacent to Planet Fitness





## Upcoming Restaurant/Retail Openings

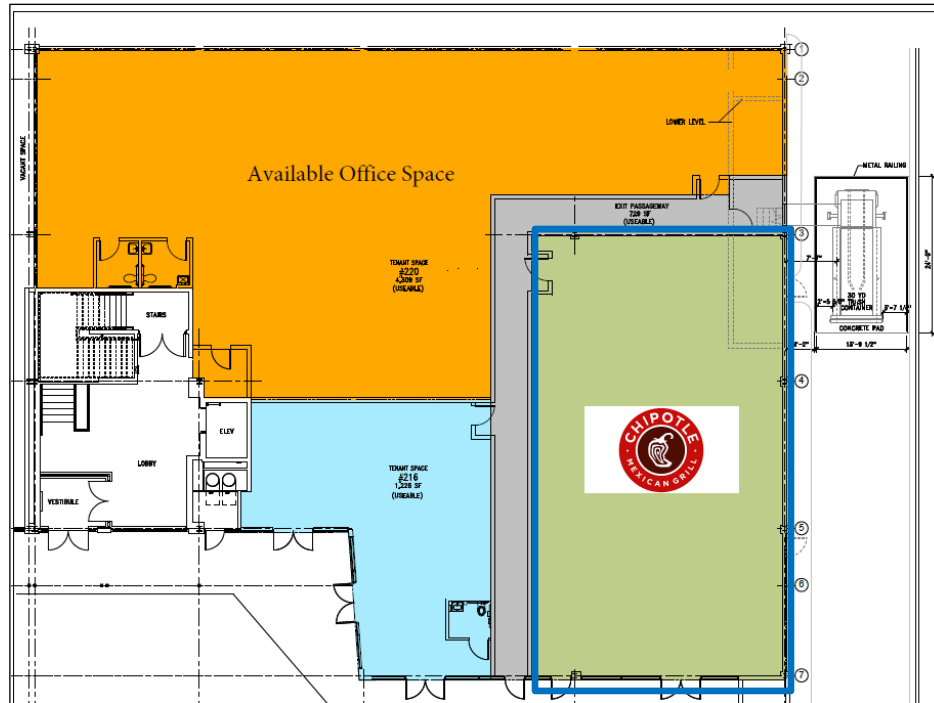
- ❖ Sharks Fish and Chicken (<https://www.sharksfishchickenwashington.com>)
  - Target opening – December 2021
  - Fast-casual seafood, sandwiches, burgers
  - Purchased business from operator of Star Pizza – grandfathered under existing C of O, thus no zoning approvals required.





## Upcoming Restaurant/Retail Openings

- ❖ Chipotle (<https://www.chipotle.com>)
  - Target opening – Summer 2022
  - Fast casual tacos, burritos, and bowls
  - BZA Approved “Special Exception” for fast-food use
  - “End Cap” of former CVS space





## Upcoming Restaurant/Retail Openings

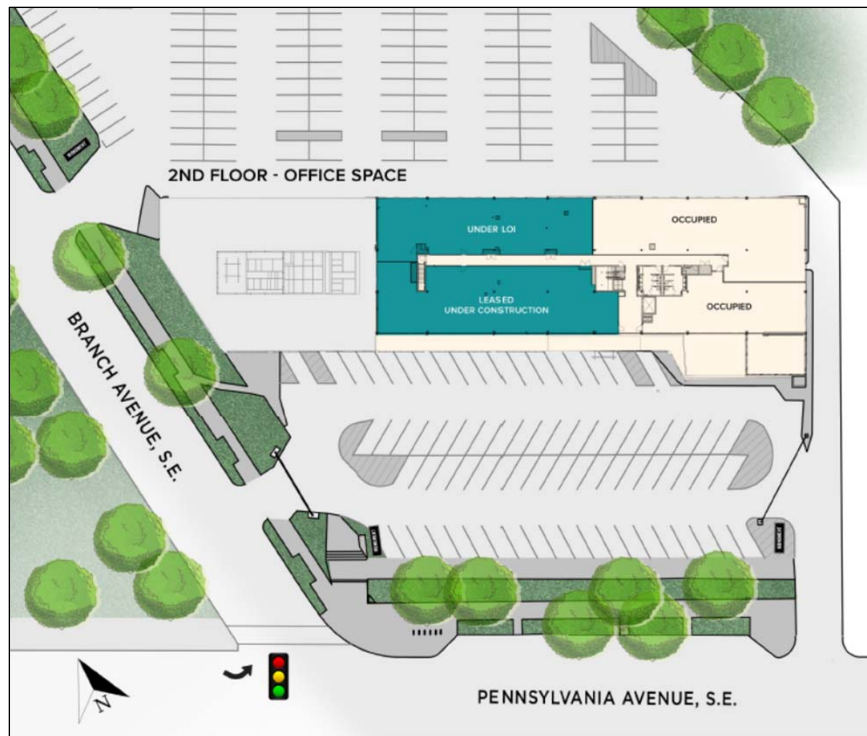
- ❖ Miss Toya's Creole House (<https://www.misstoyascreolehouse.com>)
  - Target opening – Late Summer 2022
  - Full-service, sit-down creole restaurant from DC base Miskiri Hospitality Group (Po Boy Jim, Creole on 14<sup>th</sup>, Suga + Spice)
  - Penn Ave level – former H&R Block + adjacent space





## Office Leasing

- ❖ DC Office of the State Superintendent of Education ([www.osse.dc.gov](http://www.osse.dc.gov)) – Ward 7 “Head Start” program headquarters. Build-out complete and occupied
- ❖ KBEC ([www.kbecgroup.com](http://www.kbecgroup.com)) – Non-profit headquarters space. Build-out complete and occupied
- ❖ Blue Rock Care ([www.bluerock.care](http://www.bluerock.care)) – Primary care health center. Build-out complete and occupied
- ❖ North Capitol Collaborative (<https://www.northcapinc.org>) - Non-profit headquarters space. Build-out complete and occupied



OSSE – completed office build-out



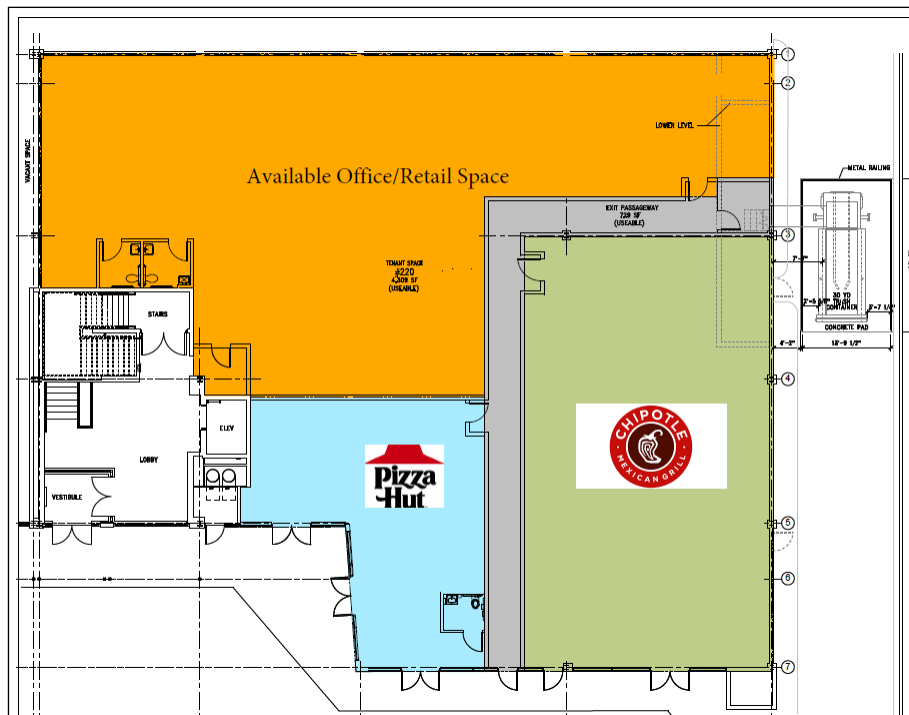
## **Special Exception Request from the Board of Zoning Adjustment**

- ❖ DC Zoning Regulations do not differentiate between “fast-food” (e.g., McDonald’s, Burger King, Taco Bell, etc.) and “fast-casual” (e.g., Chipotle, Cava, Panera, etc.)
- ❖ All of these are considered “fast food” but not “restaurant”.
- ❖ Penn Branch is zoned MU-3A which only allows “fast food” by Special Exception from the Board of Zoning Adjustment (“BZA”). Restaurants are allowed as matter-of-right.
- ❖ A Special Exception is a use that is permitted provided certain specific and conditions are met to ensure that certain negative impacts will not occur.
- ❖ As with all zoning cases, the BZA seeks input and support from the local ANC.



## Special Exception Request from the BZA (con't)

- ❖ Lease executed with Pizza Hut to occupy a portion of the former CVS space beginning in 2022 for approximately 1,275 square feet.
- ❖ The DC Office of Zoning considers Pizza Hut to be a “fast food” use, thus requires a Special Exception.
- ❖ Special Exception application will be submitted in October 2021.
- ❖ BZA Hearing – Date TBD
  - ❖ All are encouraged to attend and/or submit written testimony to the BZA
  - ❖ Full application materials are available at [www.dcoz.dc.gov](http://www.dcoz.dc.gov)





**Special Exception Request from the BZA (con't)**

Conditions for Fast-Food is MU-3A Zones (per Zoning Regulations)	Pizza Hut at Penn Branch	Comments
Located in a-multi-tenant shopping center	✓	
No more than 30% of gross floor area occupied by fast-food use	✓	Pizza Hut is less than 2% of the gross floor area. All "fast-food" establishments combined are less than 8% of gross floor area.
Refuse or dumpsters housed in 3-sided brick enclosure	✓	New dumpster enclosure serving all tenants at Penn Branch to be installed.
No drive-through	✓	
Design/operated to avoid impacts to neighboring properties	✓	Retail faces Pennsylvania Ave SE which minimizes impacts to single family homes on O Street SE and other nearby streets.
Sufficient off-street parking	✓	Penn Branch far exceeds zoning minimum parking requirements.
Design/operated to avoid objectionable traffic conditions	✓	Pizza Hut will be located in an existing retail space - no new traffic impacts.



## Parcel 2 (Parking Lot Re-Development):

- ❖ Pursuing mixed-income/workforce housing development with optional retail.
- ❖ Formal presentation later this fall





Questions?

