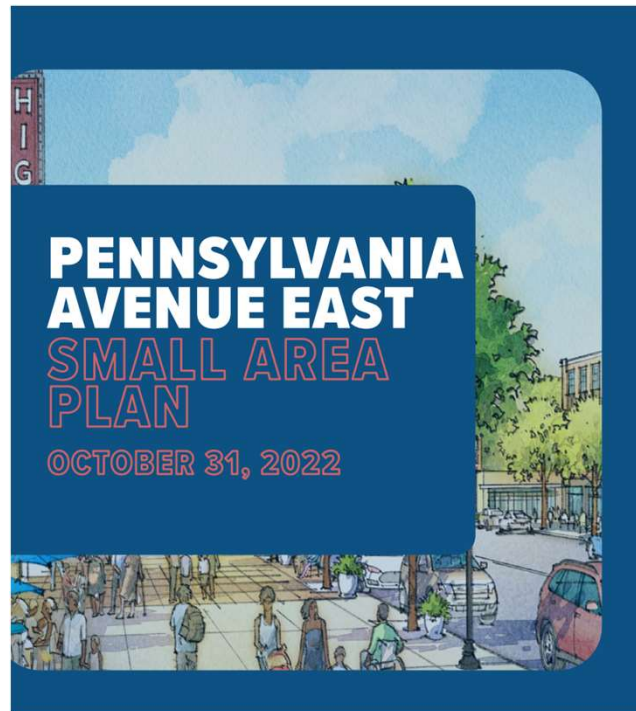
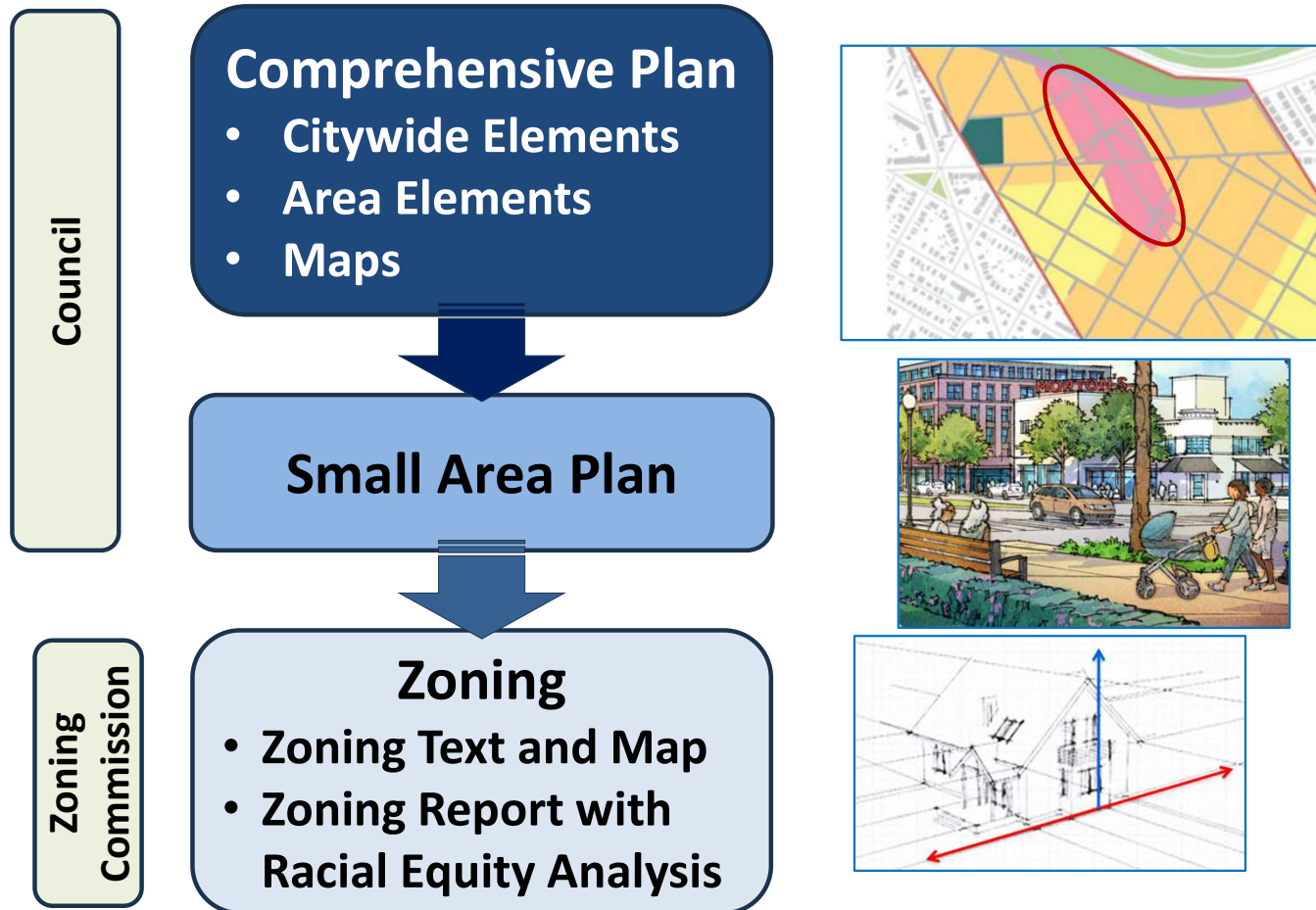


New Pennsylvania Avenue East Zone



June 20, 2024
Office of Planning Presentation to ANC 7B

Comprehensive Plan to New Zone



Zoning Process to Date



2021

Council Approved Comprehensive Plan

2023

Council Approved Pennsylvania Ave. East Small Area Plan

Spring 2024

OP starts translating the Penn Ave East Plan into a new zone

ANC 7B Sub-Committee Meeting

Twining Community Meeting

Summer 2024

ANC 7B Meeting

Community Outreach

Zoning Commission Set Down

Fall 2024

Zoning Commission Public Hearing

Zoning Commission Decision

Winter 2024

New Zone Published





Comprehensive Plan

Future Land Use Map recommends
Moderate Density Commercial

Future Land Use Map



Zoning Map

MU-4 Zone

Zoning Map



Pennsylvania Ave. East Small Area Plan: Land Use recommendations



- Increase potential for more commercial space could increase retail and business ownership opportunities
- More housing will bring new residents to support local businesses
- Attract fresh food grocery options to the corridor
- Allow for a mixed-income community that includes market-rate and dedicated affordable housing.



Pennsylvania Ave. East Small Area Plan

Design Guidelines & Streetscape Improvements



Guiding Principles:

- Create a destination
- Put pedestrians first
- Shape an inviting streetscape
- Preserve historic interest
- Maintain diversity, variety, and choice



URBAN DESIGN



The Vision: A community anchored destination located at the intersection of Pennsylvania Avenue SE and Minnesota Avenue SE

More Housing & Mixed-Use Development



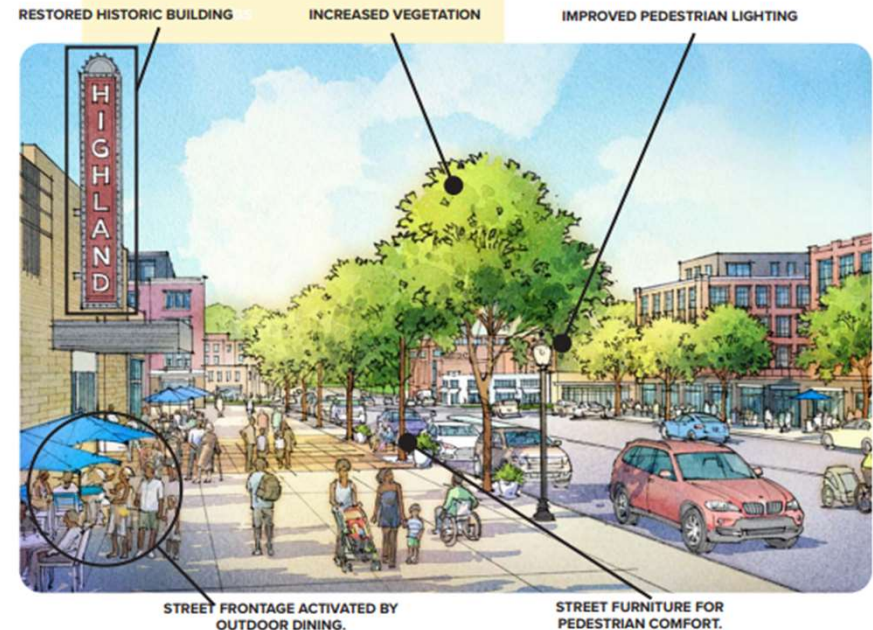
- Require new development along Pennsylvania Ave to be mixed-use and have ground floor retail.
- Encourage ground floor uses that complement the adjacent Highland Theater through live-work spaces for artists or performers
- Require larger development sites to space their retail storefronts and entrances frequently along a block, which is typically every 25 to 40 feet. (This should help to promote visual interest for pedestrians and better encourage street life and activation.)
- Encourage more family-sized housing, multi-generational housing and senior housing.
- Use zoning to attract fresh food grocery options to the corridor

Pedestrian Safety & Enjoyment

- Locate parking and loading entrances on alleys or secondary streets, to minimize curb cuts along Pennsylvania Avenue SE.
- No new driveways will be permitted on Pennsylvania Ave. SE.
- New building's will be built up to the street and sidewalk
- Ground floor retail uses on Pennsylvania Avenue SE will be required to have large show windows to support retail and streetscape activation.



EXAMPLE OF A REIMAGINED PUBLIC REALM:
2500 BLOCK OF PENNSYLVANIA AVENUE SE



PROPOSED ZONING SUMMARY



	MU-4 (Existing)	MU-5A (possible base zone)	MU-7A (possible base zone)
Building Mass Floor-Area- Ratio(FAR)	2.5 / 3.0 (IZ+)	3.5 / 4.2 (IZ+)	4/4.8 (IZ+)
Height max.	50 ft.	65 ft. / 70 ft. (IZ+)	65ft.
Penthouse Height, max. (1 to 1 setback)	15 ft. total (12 ft. habitable space)	18ft. 6in total (12 ft. habitable space)	18ft. 6in total (12 ft. habitable space)

2323 Pennsylvania Ave. SE



FAR- 3.0
Height- 59ft.

QUESTIONS?



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