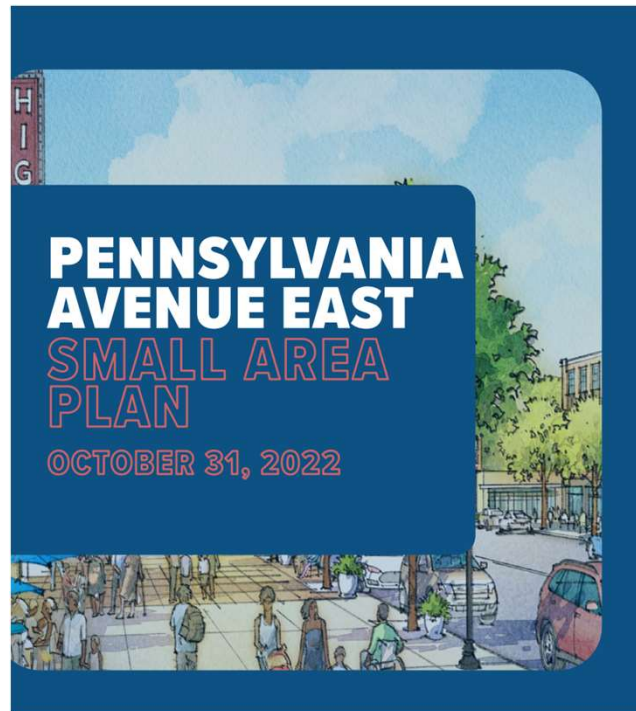


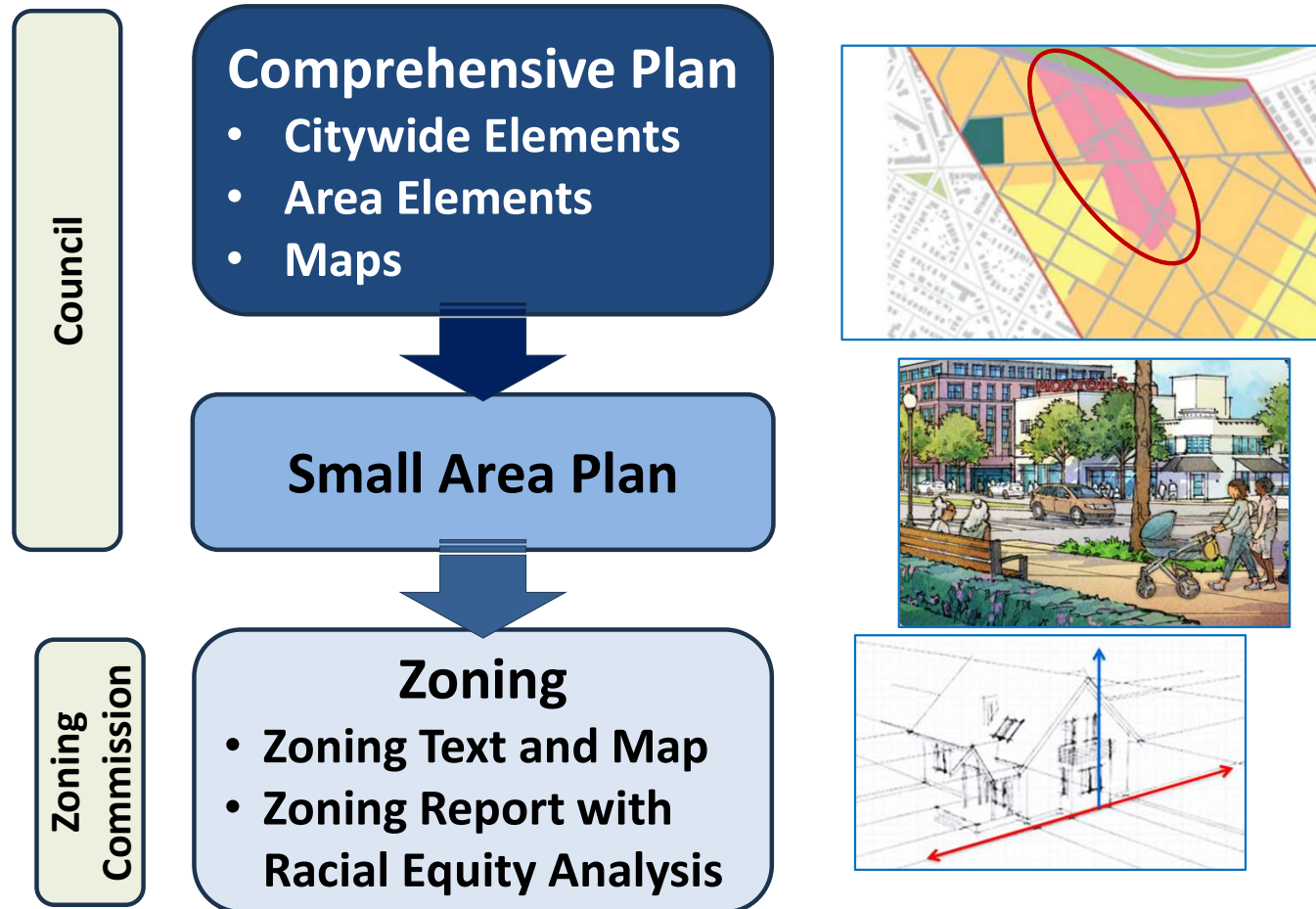
New Pennsylvania Avenue East Zone



May 30, 2024

Office of Planning Presentation to ANC 7B Committee on Economic Development

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

Summer 2024

ANC 7B Meeting

Community Outreach

Draft Zoning Proposal

Fall 2024

Zoning Commission Review Process w/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



- Increasing potential for more commercial space could provide additional retail and business ownership opportunities
- More housing will bring new residents to support local businesses
- Ground floor retail along Pennsylvania Ave.
- Attract fresh food grocery options to the corridor
- Increase housing supply and encourage 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

- Encourage ground floor uses that complement the adjacent Highland Theater through live-work spaces for artists or performers, with high transparency windows or large openings to support retail and streetscape activation.
- Parking and loading entrances should be located on alleys or secondary streets to minimize curb cuts along Pennsylvania Avenue SE and to promote an uninterrupted pedestrian path.
- Building setbacks in the form of open space, landscaped buffers, and courtyards should be employed on the rear of new buildings where they transition to lower scale residential uses.

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

RESTORED HISTORIC BUILDING

INCREASED VEGETATION

IMPROVED PEDESTRIAN LIGHTING



STREET FRONTAGE ACTIVATED BY
OUTDOOR DINING.

STREET FURNITURE FOR
PEDESTRIAN COMFORT.



PROPOSED ZONING SUMMARY



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

2323 Pennsylvania Ave. NW



FAR- 3.0
Height- 59ft.

QUESTIONS?



Contact Information:

Crystal Myers

Phone: 202.442.7607

Email: crystal.myers@dc.gov

Ron Barron

Phone: 202.442.8806

Email: ron.barron1@dc.gov

Joel Lawson

Phone: 202.442.8802

Email: joel.lawson@dc.gov