

# Advisory Neighborhood Commission 7B

Hillcrest  
Greenway  
Penn Branch  
Fairfax Village  
Randle Highlands



Twining  
Fairlawn  
Fort Davis  
Dupont Park  
Naylor Gardens

January 16, 2025

District of Columbia Zoning Commission  
441 4th Street NW, Suite 200S  
Washington, DC 20001

## Re: Support for the Proposed NMU-5A/PAE Zoning Change on Pennsylvania Avenue, SE (ZC 24-10)

Dear Members of the D.C. Zoning Commission,

On behalf of Advisory Neighborhood Commission 7B, we write to express our strong support for the proposed zoning text and map amendments to establish the Pennsylvania Avenue East Neighborhood Mixed Use zone (NMU-5A/PAE). This zoning change, covering properties along Pennsylvania Avenue, SE between Fairlawn Avenue SE and 27th Street SE, represents a crucial step toward implementing the vision laid out in the Comprehensive Plan and the Pennsylvania Avenue East Small Area Plan (PAE SAP).

We believe that the proposed NMU-5A/PAE zone aligns with the District's long-term planning efforts and will bring much-needed density and economic growth to this important corridor. The existing MU-4 zoning does not provide the level of density required to fulfill the Comprehensive Plan's vision for moderate-density commercial and residential development. By transitioning to NMU-5A/PAE, this area will be better positioned to attract responsible investment, support new housing opportunities, and enhance the retail and service offerings available to our community.

ANC 7B believes that this zoning change, in conjunction with the Small Area Plan will help to:

- Spur economic development while ensuring responsible and community-focused growth.
- Increase residential density, bringing new residents to our neighborhood and supporting a thriving commercial corridor.
- Enhance pedestrian and vehicular safety by encouraging thoughtful urban design and improving the public realm.
- Promote inclusionary zoning, ensuring that up to 20% of new residential units are affordable, in line with the District's commitment to equitable development.
- Provide a framework for high-quality retail and neighborhood services that will benefit both current and future residents.



**Advisory Neighborhood Commission 7B**  
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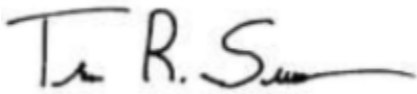
**ZONING COMMISSION**  
District of Columbia  
CASE NO. 24-10  
EXHIBIT NO. 10

Through extensive community engagement, the Pennsylvania Avenue East Small Area Plan has outlined a clear pathway for economic revitalization, and the proposed NMU-5A/PAE zone is a critical component of its implementation. This zoning change represents an opportunity to transform underutilized properties, reduce the dominance of vehicle service stations along the corridor, and create a more vibrant, pedestrian-friendly environment.

We urge the Zoning Commission to move forward with approving the NMU-5A/PAE zoning designation proposal. This change will bring significant benefits to ANC 7B and the broader Ward 7 community, and we look forward to working with all stakeholders to ensure its successful implementation.

Thank you for your consideration. Please do not hesitate to reach out should you require any additional information or further discussion.

Sincerely,



Travis R. Swanson

*Chairperson*

*Advisory Neighborhood Commission 7B*

*This letter of support was unanimously approved at a public meeting of ANC 7B on January 16, 2025, with a quorum present.*

