

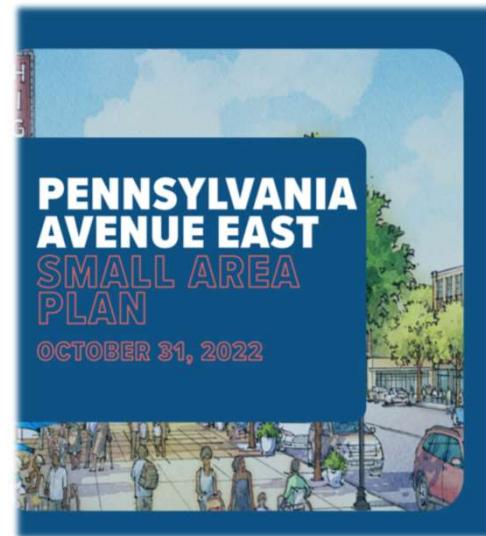


Pennsylvania Avenue East Neighborhood Mixed-Use Zone

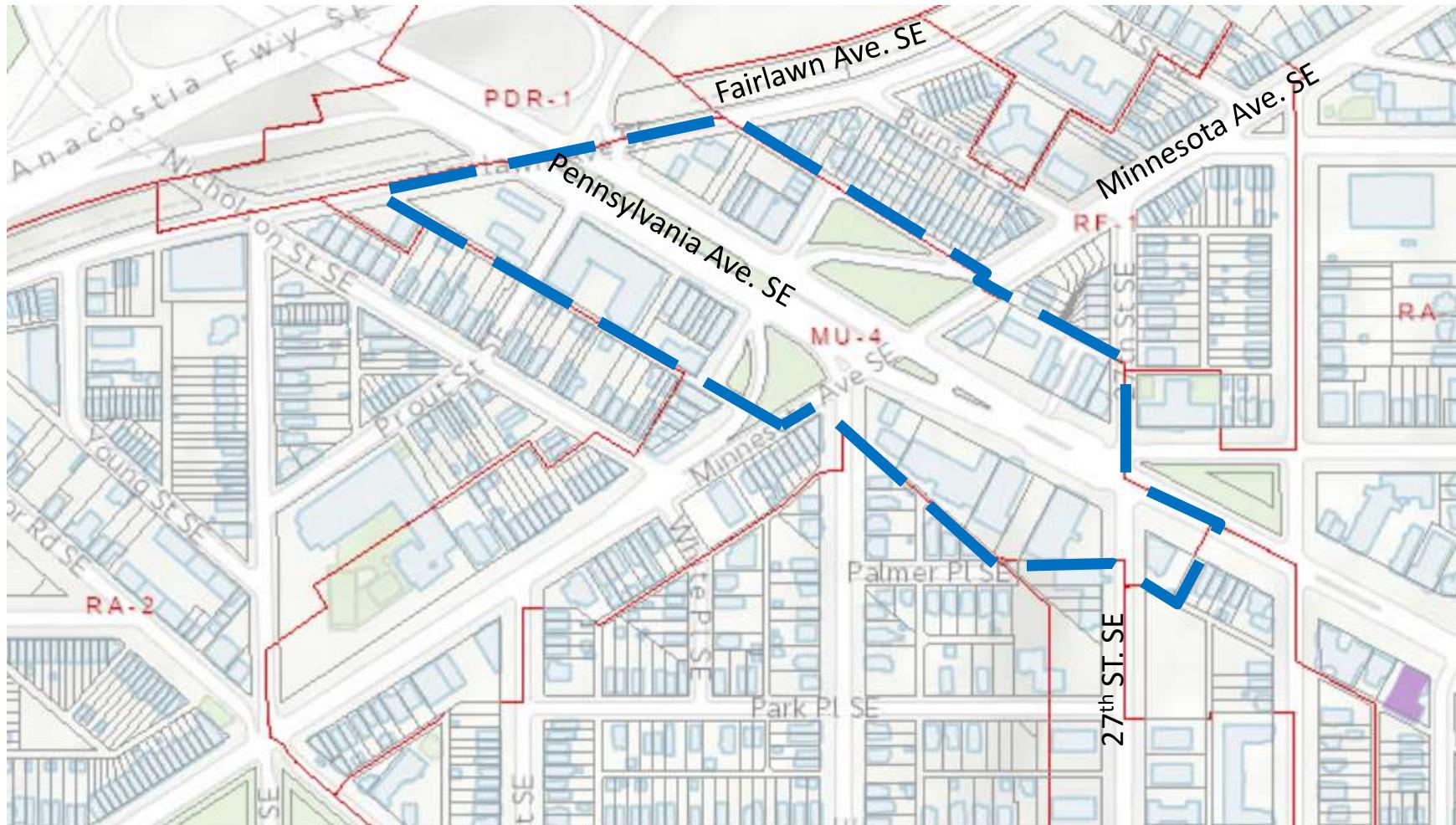
Text and Map Amendment

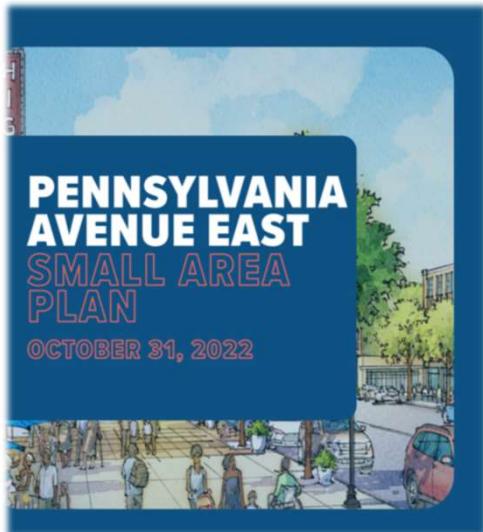
(NMU-5A/PAE Zone)

Zoning Commission Case 24-10



Zoning Map





To implement relevant recommendations for the Anacostia Gateway area, a new zone should be created for the mixed-use sites at the intersection of Pennsylvania Avenue SE and Minnesota Avenue SE that reflects the height and density established in the 2021 Comprehensive Plan update and incorporates the Urban Design Guidelines specific to this location. Consistent with Inclusionary Zoning Plus, the zone would require up to 20% of the building's residential square footage be dedicated affordable units. The creation of a new zone modeled from a planning effort like the PAESAP is typically drafted by OP and would be achieved through a public process and hearing before the Zoning Commission.

Comprehensive Plan Maps



Future Land Use Map (FLUM)

Moderate Density Commercial



Generalized Policy Map (GPM)

Main Street Mixed Use Corridor



Neighborhood Mixed Use Zone



- Provide for a mix of residential, employment, retail, service, and other related uses in the area;
- Preserve and enhance neighborhood shopping areas; encourage a general compatibility in scale between new and older buildings; and
- Identify designated areas within which ground floor use restriction can apply.
- There are many other Neighborhood Mixed Use Zones around the District

Summary of NMU-5A/PAE Zone



	Existing MU-4	Proposed NMU-5A/PAE
Maximum FAR	2.5 3.0 (IZ)	3.5 4.2(IZ) 0.5 bonus for grocery store
Maximum Non-Residential FAR	1.5	1.5
Building Height	50 ft.	65 feet; 70 feet (IZ) maximum
Maximum Penthouse Height	12 feet except 15 feet for penthouse mechanical space	12 feet except 18 feet 6in. for penthouse mechanical space
Minimum Rear Yard	15 ft min. from rear lot line, except From centerline of alley for height of building below 20 ft.	15 ft min. from rear lot line, except From centerline of alley for height of building below 20 ft.
Rear Step-Back	none	1:1 step-back above 25 ft.
Minimum Side Yard	None required; 5 feet minimum if provided.	None required. 5 feet minimum if provided
Green Area Ratio	0.3	0.3



Highlights from the New Zone

- At least 50 percent of the ground floor of a new building will have retail, entertainment, restaurant, etc. uses.
- Includes IZ Plus
- 0.5 FAR bonus to attract grocery stores to the corridor
- New buildings will have to face Pennsylvania Avenue
- New buildings will have to be stepped back from residential neighborhoods
- Ground floor retail uses on Pennsylvania Avenue will have large show windows



A Vision of Pennsylvania Avenue, SE at Twining Square looking towards the Sousa Bridge

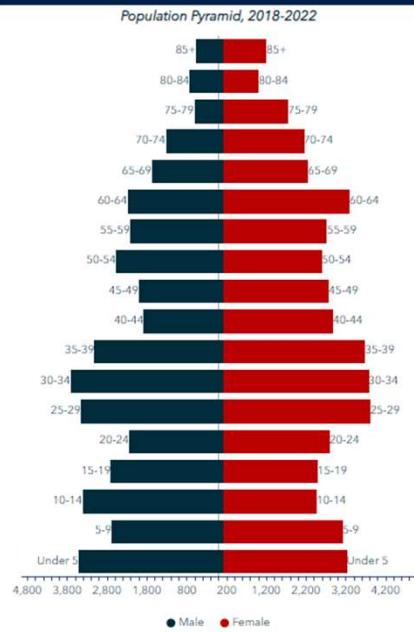
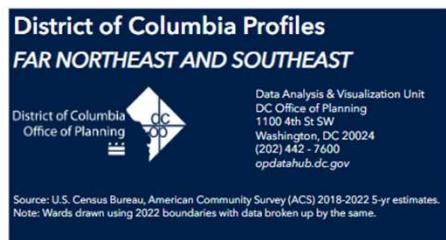


Changes Since Set Down



- Streamlined the text for the grocery store bonus by referring to the grocery store definition in Subtitle B
- Removed the addition of the Entertainment and Arts use in the NMU-Use Group B Matter of Right section because the use group is already permitted.

Racial Equity Analysis



Community Outreach & Response



- January 16, 2025: OP presented to the ANC 7B at a public ANC meeting
- January 14, 2025: OP emailed civic groups, property owners, and ANC SMDs
- December 2024: OP emailed ANCs 7B and 8A and offered to present to them
- June 20, 2024: OP presented to ANC 7B at a public ANC meeting
- June 18, 2024: OP emailed civic groups, property owners, and ANC SMDs
- June 15, 2024: OP presented to the Twining Community Group
- May 30, 2024: OP presented to ANC 7B Economic Subcommittee
- April 2021-July 2022: Pennsylvania Avenue East Small Area Plan Outreach Efforts

Feedback :

- Support for Mixed-Use Development with more housing and retail
- Interested in seeing pedestrian improvements to Pennsylvania Avenue
- Desire for more affordable housing
- Desire for a neighborhood grocery store
- Excited to see the new zone approved and in place as soon as possible