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Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 24-10

April 4, 2025

Zoning Commission of the District of Columbia
2nd Floor
Suite 210
441 4th Street, NW
Washington, DC 20001

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission, I found that the proposed New Pennsylvania Avenue East Neighborhood Mixed Use Zone Text and Map Amendments located at 2500 Pennsylvania Avenue, SE, Washington, DC is not inconsistent with the *Comprehensive Plan for the National Capital* and would not adversely impact any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed and available online at www.ncpc.gov/review/archive/2025/4/ as part of the April 2025 meeting materials.

Sincerely,



Marcel Acosta
Executive Director

Enclosures

cc: Anita Cozart, Director, DC Office of Planning



Delegated Action of the Executive Director

PROJECT	NCPC FILE NUMBER
Text and Map Amendments to Create a New Pennsylvania Avenue East Neighborhood Mixed Use Zone	ZC 24-10
2500 Pennsylvania Avenue, SE Washington, DC	NCPC MAP FILE NUMBER 82.00(06.00)45984
SUBMITTED BY	ACTION TAKEN
Zoning Commission of the District of Columbia	Approval of report to the Zoning Commission
	REVIEW AUTHORITY
	Advisory Per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has referred proposed text and map amendments to create a new Pennsylvania Avenue East (PAE) Neighborhood Mixed Use Zone for review and comment. The area subject to the amendments is currently developed with a variety of retail, surface parking, and public uses. The new zone is proposed for properties generally fronting on Pennsylvania Avenue, SE between Fairlawn Avenue, SE and 27th Street, SE. NCPC has an advisory role in the review of text and map amendments.

As part of the 2021 update of the District Elements of the Comprehensive Plan, the Future Land Use Map (FLUM) designation for the area around the Pennsylvania Avenue, SE and Minnesota Avenue, SE intersection was changed from low density commercial to moderate density commercial. In addition, area stakeholders requested to have a small area plan prepared for the area. The small area plan was approved by the District Council in 2023.

According to the applicant, the current MU-4 zoning does not provide the level of density necessary to support additional housing and retail envisioned by the Comprehensive Plan and small area plan recommendations. The new PAE zone is based on the MU-5A zone. Neighborhood Mixed-Use zones are applied to many neighborhood commercial corridors and are intended to, among other things:

- 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.

NCPC previously approved the transfer of jurisdiction of lands from the Department of Interior, National Park Service (NPS) to the District Department of Transportation (DDOT) for the area around the Pennsylvania and Minnesota Avenues, SE intersection, specifically U.S. Reservation 487 (Twining Square) and five small park parcels (U.S. Reservations 487A, B, C, D, and E),

totaling approximately 1.44 acres. The transfer was intended to facilitate improvements to pedestrian and vehicular safety; create a consolidated, usable park space; improve multimodal connectivity and access; and support improved land use and community needs. The proposed text and map amendments are not inconsistent with the intent of the transfer or the proposed intersection improvements.

No other federal interests have been identified with the potential for impacts. The project is located outside the L'Enfant Plan Boundary, and any future development would comply with Height Act. Federal properties are also not subject to local zoning. Therefore, staff finds the proposed text and map amendments do not appear to be inconsistent with the policies set forth in the Federal Elements of the *Comprehensive Plan for the National Capital* nor would they impact any other identified federal interest.

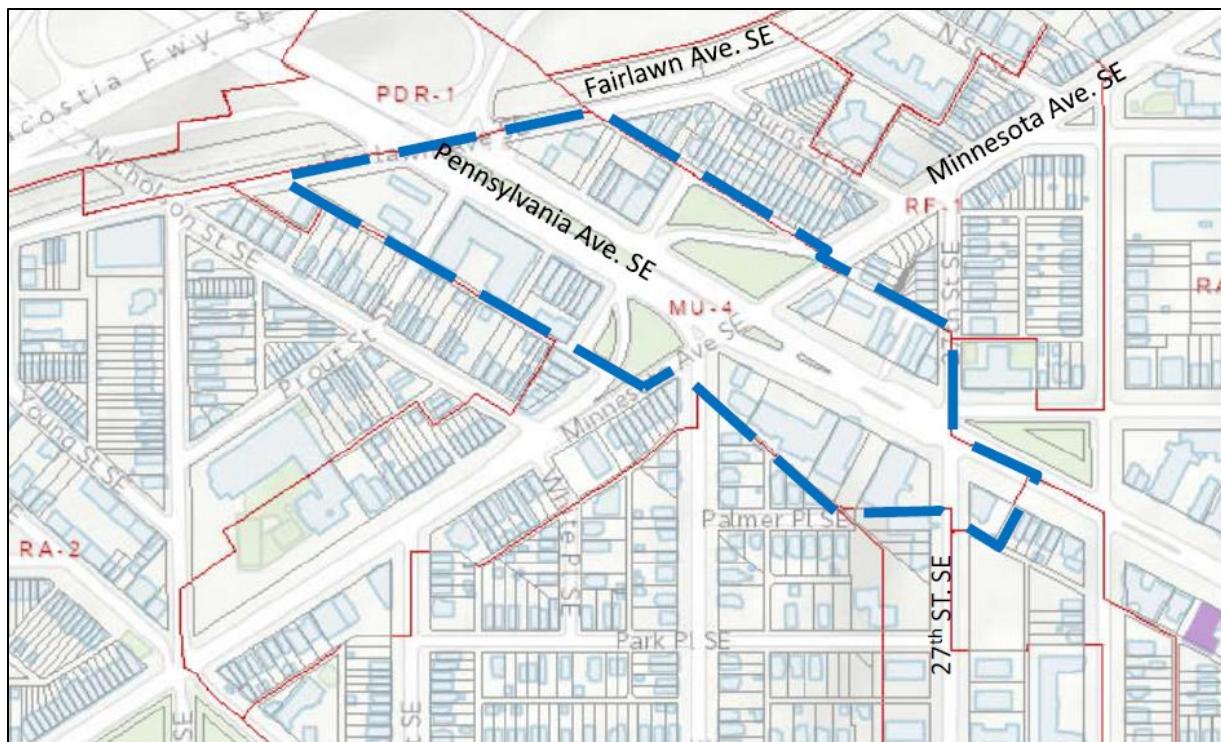


Figure 1: Proposed area of map amendment.

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Pursuant to delegations of authority adopted by the Commission on April 1, 2021 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Text and Map Amendments to Create a

New Pennsylvania Avenue East Neighborhood Mixed Use Zone would not be inconsistent with the policies set forth in the Federal Elements of the *Comprehensive Plan for the National Capital*, nor would it adversely impact any other identified federal interests.



March 26, 2025

Marcel Acosta
Executive Director

Date