

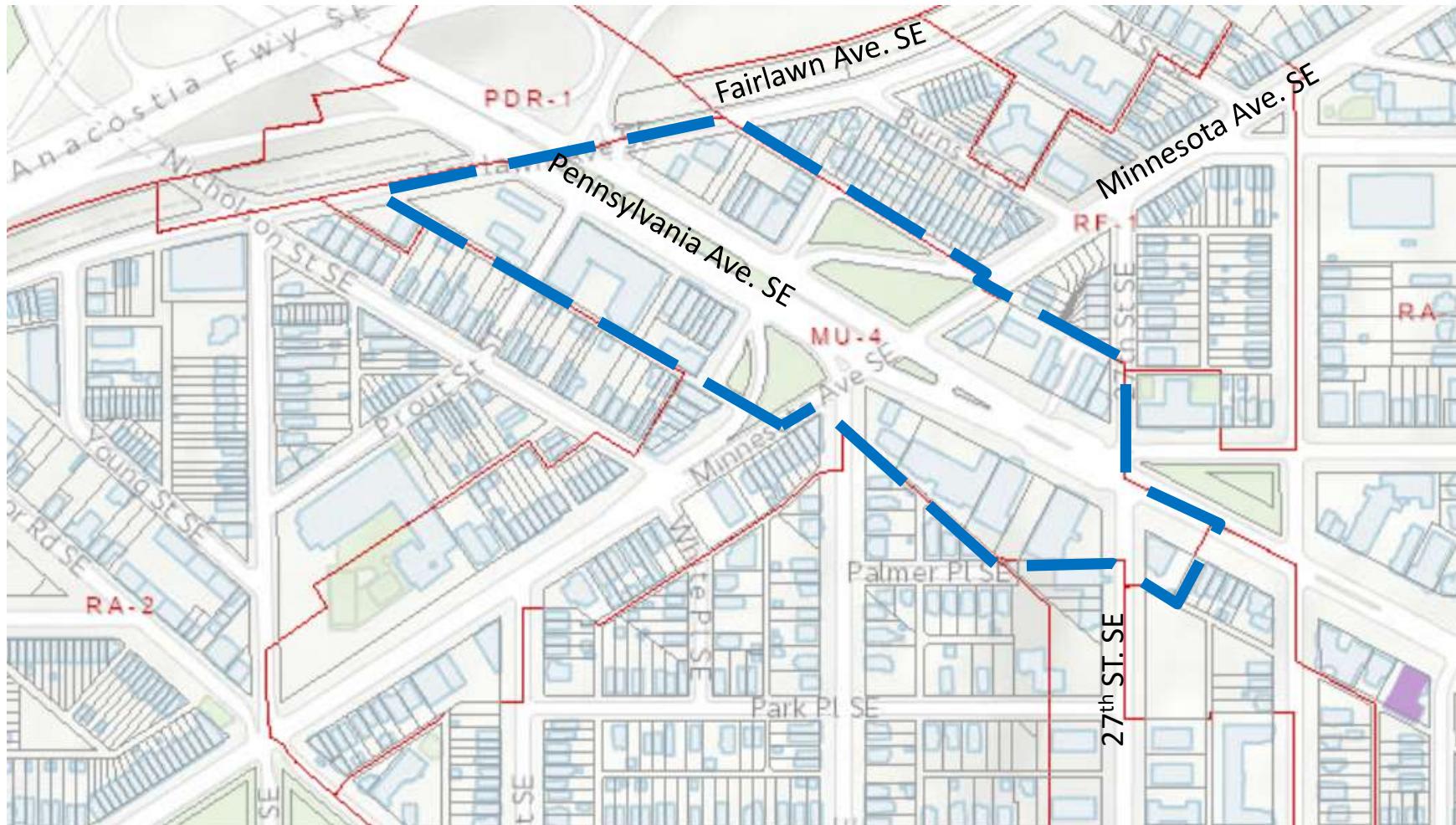
# Pennsylvania Avenue East Text and Map Amendment (NMU-5A/PAE Zone)



## Zoning Commission Case 24-10



# Zoning Map





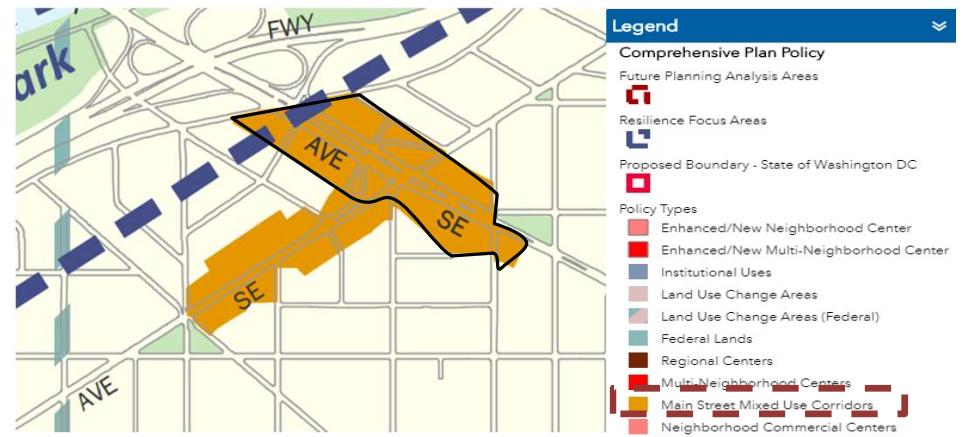
## Future Land Use Map (FLUM)

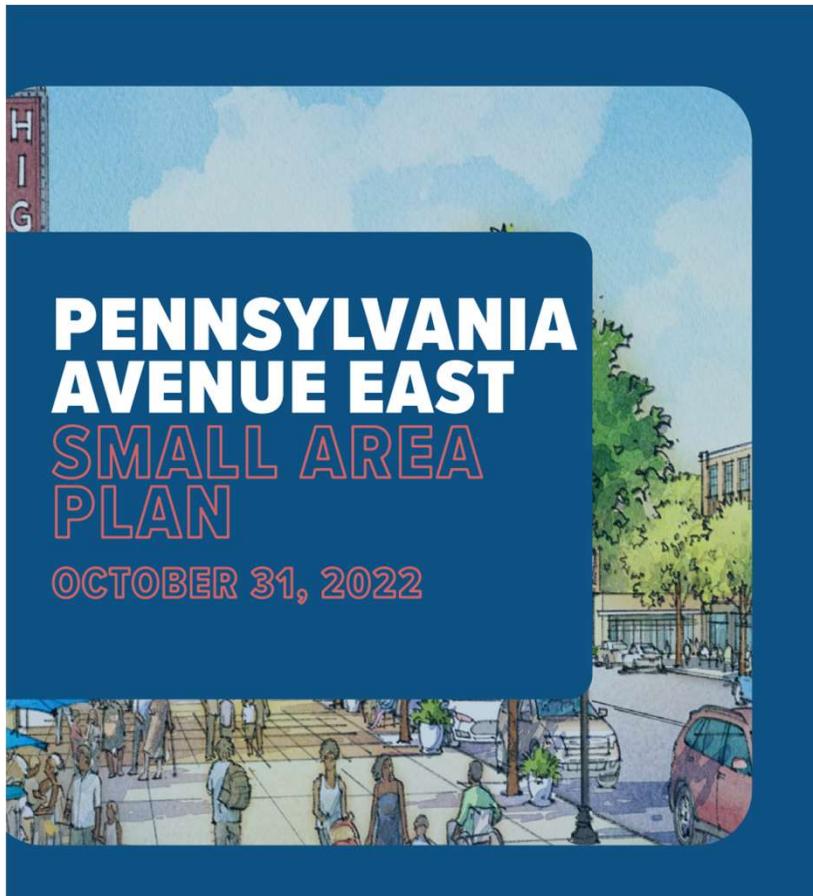
Moderate Density Commercial



## Generalized Policy Map (GPM)

Main Street Mixed Use Corridor





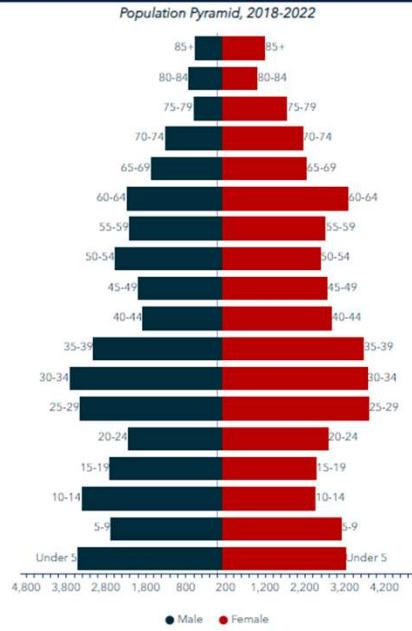
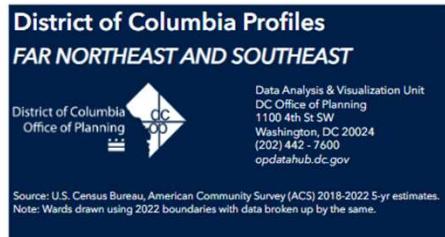
To implement relevant recommendations for the Anacostia Gateway area, a new zone should be created for the mixed-use sites at the intersection of Pennsylvania Avenue SE and Minnesota Avenue SE that reflects the height and density established in the 2021 Comprehensive Plan update and incorporates the 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.

# Summary of NMU-5A/PAE Zone



	Existing MU-4	Proposed NMU-5A/PAE
<b>Maximum FAR</b>	2.5 3.0 (IZ)	3.5 4.2(IZ) 0.5 bonus for grocery store
<b>Maximum Non-Residential FAR</b>	1.5	1.5
<b>Building Height</b>	50 ft.	65 feet; 70 feet (IZ) maximum
<b>Maximum Penthouse Height</b>	12 feet except 15 feet for penthouse mechanical space	12 feet except 18 feet 6in. for penthouse mechanical space
<b>Minimum Rear Yard</b>	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.
<b>Rear Step-Back</b>	none	1:1 step-back above 25 ft.
<b>Minimum Side Yard</b>	None required; 5 feet minimum if provided.	None required. 5 feet minimum if provided
<b>GAR</b>	0.3	0.3

# Racial Equity Analysis



# Community Outreach & Response



- April 2021-July 2022: Pennsylvania Avenue East Small Area Plan Outreach Efforts
- Starting in May 2024: NMU-5A/PAE Zone Outreach Efforts
- Feedback So Far:
  - Support for Mixed-Use Development with more housing and retail
  - Interested in seeing pedestrian improvements to Pennsylvania Avenue
  - Desire for more affordable housing
  - Excited to see the new zone approved and in place as soon as possible