

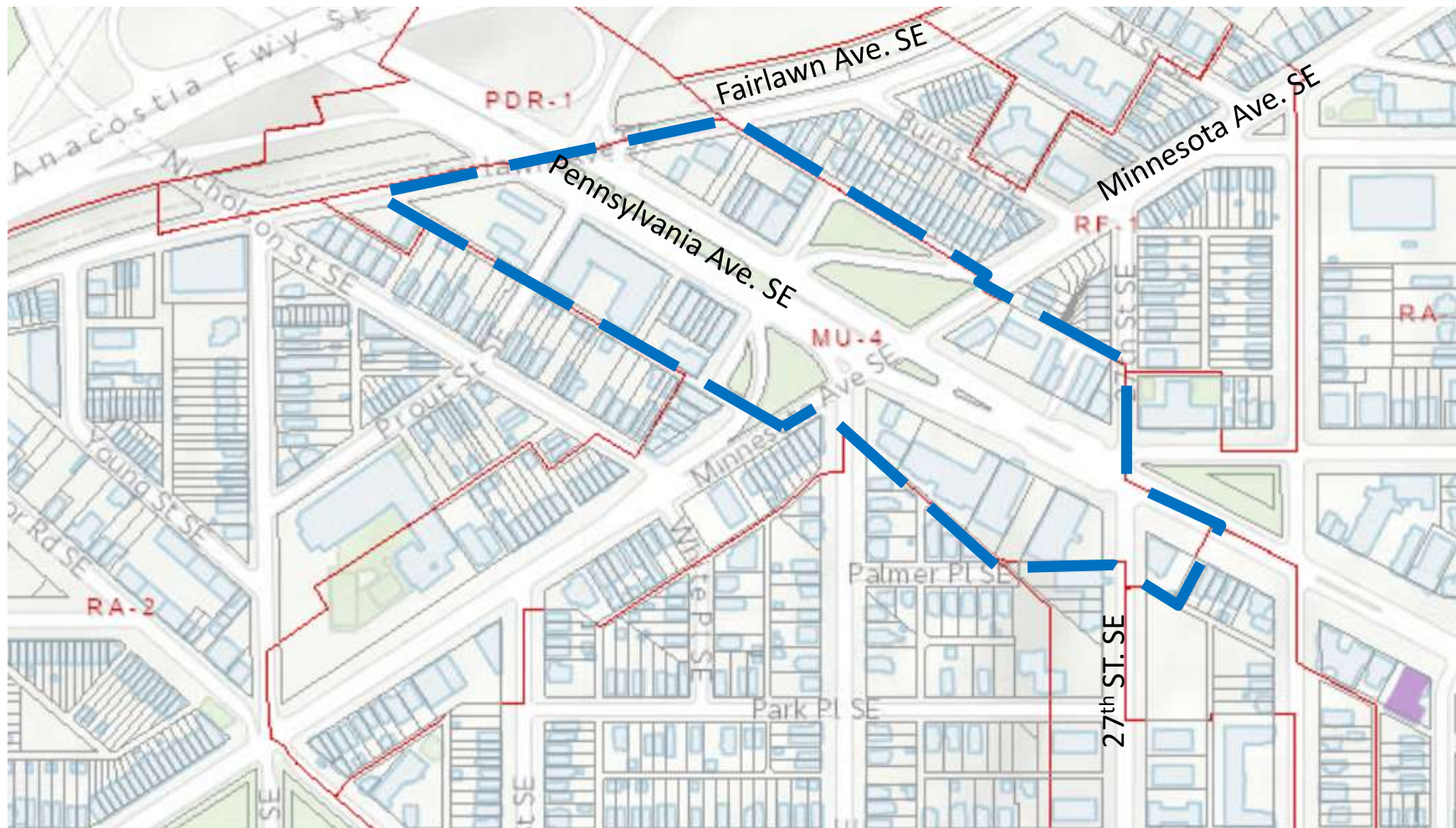
Pennsylvania Avenue East Text and Map Amendment (NMU-5A/PAE Zone)



Zoning Commission Case 24-10

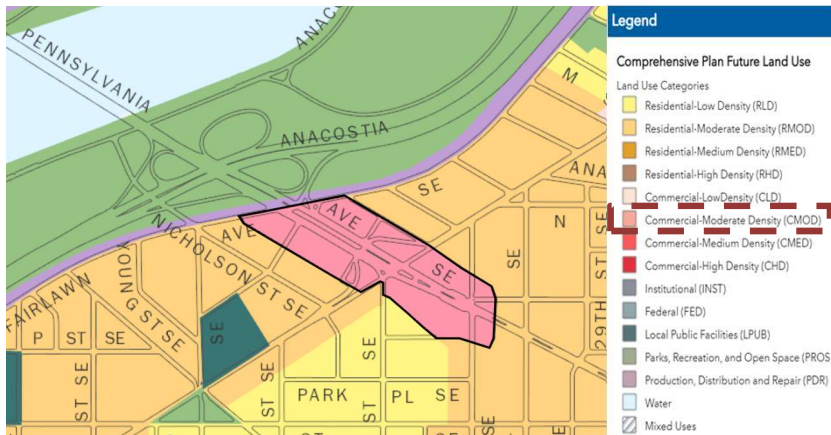


Zoning Map



Future Land Use Map (FLUM)

Moderate Density Commercial



Generalized Policy Map (GPM)

Main Street Mixed Use Corridor





PENNSYLVANIA AVENUE EAST SMALL AREA PLAN

OCTOBER 31, 2022



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
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
GAR	0.3	0.3

Racial Equity Analysis



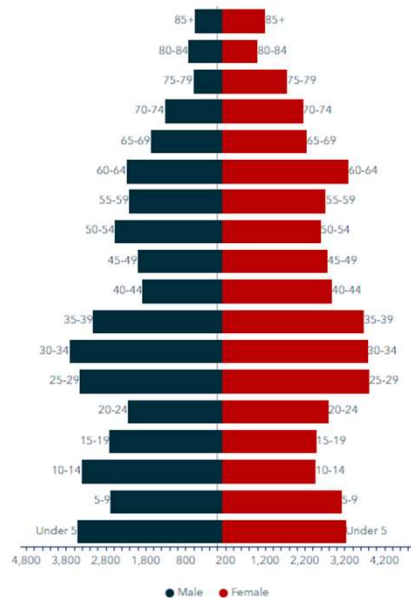
District of Columbia Profiles
FAR NORTHEAST AND SOUTHEAST

District of Columbia
 Office of Planning

Data Analysis & Visualization Unit
 DC Office of Planning
 1100 4th St SW
 Washington, DC 20024
 (202) 442 - 7600
 opdatahub.dc.gov

Source: U.S. Census Bureau, American Community Survey (ACS) 2018-2022 5-yr estimates.
 Note: Wards drawn using 2022 boundaries with data broken up by the same.

Population Pyramid, 2018-2022



Key Indicators



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