

**AN AMENDMENT (#2)**  
Bill 24-1, "Comprehensive Plan Amendment Act of 2021"  
(Committee Print Version)  
April 20, 2021

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Section 2(b) is amended by adding a new paragraph (44) to read as follows:

"(44) The area bounded by W Street SE, Pleasant Street SE, 13th Street SE, and east of the area designated for mixed use Medium Density Residential/Medium Density Commercial, is changed from Moderate Density Residential to Medium Density Residential /Low Density Commercial."



**Rationale:** This amendment is for roughly two-thirds of a Square the bulk of which is owned by Union Temple Baptist Church. The church would like to develop the Square with senior housing and smaller support/office uses that wouldn't ordinarily fall within a residential zone. These services might be offered by an outside provider that leases space in the site, and could include skills development, financial planning classes, and community health services. These uses would not have a substantial presence on the site. The medium density residential allows more housing units than the current moderate density; the low density commercial would permit the described non-residential uses. It is understood that while this FLUM change does allow a bit more density, given that any development is subject to compatibility with the Anacostia Historic District (on a site that includes multiple contributing structures), the actual potential to fully achieve the additional FLUM density is reduced.