

**COUNCIL OF THE DISTRICT OF COLUMBIA  
COMMITTEE OF THE WHOLE  
COMMITTEE REPORT**

1350 Pennsylvania Avenue, NW, Washington, DC 20004

DRAFT

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**TO:** All Councilmembers  
**FROM:** Chairman Phil Mendelson  
Committee of the Whole  
**DATE:** February 7, 2023  
**SUBJECT:** Report on PR 25-48, “Pennsylvania Avenue East Small Area Plan Approval Resolution of 2023”

The Committee of the Whole, to which PR 25-48, the “Pennsylvania Avenue East Small Area Plan Approval Resolution of 2023”<sup>1</sup> was referred, reports favorably thereon and recommends approval by the Council.

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**I. BACKGROUND AND NEED**

The purpose of Proposed Resolution 25-48, the “Pennsylvania Avenue East Small Area Plan Approval Resolution of 2023,” is to approve the proposed Pennsylvania Avenue East Small Area Plan (SAP) which was prepared by the D.C. Office of Planning in furtherance of the Comprehensive Plan. This measure was submitted to the Council on November 28, 2022 and will be deemed approved on February 16, 2023 unless the Council affirmatively acts sooner.

The Pennsylvania Avenue East study area is located in Ward 7 and is comprised of the 1½ mile long, half-mile wide corridor centered on Pennsylvania Avenue, S.E. between the Sousa Bridge and Southern Avenue, S.E. The Pennsylvania Avenue East SAP is organized along four

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<sup>1</sup> Originally introduced as PR 24-1088, the “Pennsylvania Avenue East Small Area Plan Approval Resolution of 2022”

themes: Economic Development and Retail Opportunity; Transportation Access and Connectivity; Housing Opportunities and Affordability; and Vibrant Public Realm and Urban Design.<sup>2</sup>

Small area plans are required to be prepared by the Mayor for select areas of the city that necessitate specific, locally-targeted planning and land use analysis.<sup>3</sup> The law requires that the Mayor make copies of a proposed small area plan available to each affected Advisory Neighborhood Commission and to the Council, and that the plan include maps depicting land use policies at the small-area level.<sup>4</sup> Such maps must not be inconsistent with already-adopted District city-wide land use maps or approved ward plans.<sup>5</sup> The Mayor is required to hold an Executive hearing on each draft small area plan not less than 30 days nor more than 90 days following the publication of the draft plan.<sup>6</sup> The Mayor must then transmit the proposed small area plan to the Council within 60 days of the Mayoral hearing, for a 45-day review period.<sup>7</sup> Once approved by the Council, the purpose of a small area plan is to provide supplemental guidance to the Zoning Commission and other District agencies in carrying out the policies of the Comprehensive Plan.<sup>8</sup>

For the Pennsylvania Avenue East SAP, the planning process, coordinated by the Office of Planning (OP), included substantial public engagement beginning in April 2021. From April 2021 to July of 2022 a number of virtual community meetings were held to engage the public, with additional in-person meeting opportunities convened held to develop the plan.<sup>9</sup> In all, the planning process included 25 community events led by OP and a series of online engagements.<sup>10</sup> The draft plan was released for public comment on September 1, 2022, and the Mayoral public hearing was held on October 1, 2022.<sup>11</sup>

The SAP's recommendations are organized by the four themes cited above. With regard to the **economic development and retail opportunities** theme, the SAP lays out a framework to create an inviting destination with a variety of neighborhood serving retail options in a walkable neighborhood where existing and new businesses are supported by a strong local customer base.<sup>12</sup> In the **transportation access and connectivity** theme, the SAP envisions a corridor connected by a safe and reliable transit network including motor vehicles, bikes, and pedestrians without major conflict, anchored by a multi-modal transit hub on the west end.<sup>13</sup> With regard to **housing opportunities and affordability**, the SAP envisions a mix of housing types, both market rate and

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<sup>2</sup> GOVERNMENT OF THE DISTRICT OF COLUMBIA, PENNSYLVANIA AVENUE EAST SMALL AREA PLAN: NOVEMBER 28, 2022, FINAL DRAFT TO THE COUNCIL OF THE DISTRICT GOVERNMENT 3 (2022), *available at*: <https://lms.dccouncil.us/Legislation/PR25-0048> [hereinafter PAE SAP].

<sup>3</sup> See D.C. OFFICIAL CODE § 1-306.03(c)(1) (2014).

<sup>4</sup> *Id.* § 1-306.03(c)(2).

<sup>5</sup> *Id.*

<sup>6</sup> *Id.* § 1-306.03(c)(3).

<sup>7</sup> *Id.* § 1-306.03(c)(4) (“The transmission shall include copies of the Mayor’s public hearing records, and an executive summary that identifies the differences, and the rationale for the differences, between the revised small area action plan and the proposed small area action plan that had been the subject of a public hearing.”).

<sup>8</sup> *Id.*

<sup>9</sup> PAE SAP, *supra* note 2, at 11.

<sup>10</sup> PAE SAP, *supra* note 2, at 12.

<sup>11</sup> PR 25-48 at § 3(3).

<sup>12</sup> PAE SAP, *supra* note 2, at 24.

<sup>13</sup> PAE SAP, *supra* note 2, at 30.

affordable, available to families and individuals for rent as well as purchase, enabling generational wealth building.<sup>14</sup> With regard to **vibrant public realm and urban design**, the SAP envisions mitigating the impacts of an auto-centric corridor by putting people and safety first, by maintaining open viewsheds, enhancing streetscapes and open spaces to create options for public gatherings, and preserving the historic character of the corridor.<sup>15</sup>

Finally, the SAP includes an implementation chapter that outlining how the plan will be implemented through private development and public investment led by government agencies, property owners, and community partners over years and decades. This section describes the role that new zoning will play as the Zoning Commission revises the zoning throughout the study area.<sup>16</sup>

This SAP is the third small area plan completed since adoption of the Comprehensive Plan Amendment Act of 2021. A new requirement of the Comprehensive Plan is planning through a racial equity lens. To that end, the Pennsylvania Avenue East SAP includes a section entitled Equity in Place that describes how the plan was developed through such a lens. It guided the planning process by exploring three key questions: How has the neighborhood changed? How will it continue to change, and for whom? That framing informed the planning process by documenting and acknowledging historical discriminatory land use and development practices; disaggregating demographic and engagement data by race, gender, and other socio-economic factors; implementation of a transparent engagement process that centers Black voices and the lived experiences of residents; and developing a community vision for equitable and inclusive growth rooted in participatory engagement.<sup>17</sup>

The Committee emphasizes that this small area plan is only an early step to envision changes to Pennsylvania Avenue East. This will be followed by a number of Zoning Commission and other planning processes that will provide additional input from the public. This plan starts that process, and thus, the Committee recommends approval of PR 25-48.

## II. LEGISLATIVE CHRONOLOGY

|                   |  |
|-------------------|--|
| August 21, 2021   | Bill 24-1, the “Comprehensive Plan Amendment Act of 2021” becomes D.C. Law 24-20 |
| September 1, 2022 | Mayor releases draft Pennsylvania Avenue East Small Area Plan.                   |
| October 1, 2022   | Mayoral public hearing on draft Pennsylvania Avenue East Small Area Plan.        |

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<sup>14</sup> PAE SAP, *supra* note 2, at 36.

<sup>15</sup> PAE SAP, *supra* note 2, at 34.

<sup>16</sup> PAE SAP, *supra* note 2, at 62.

<sup>17</sup> PAE SAP, *supra* note 2, at 7.

- November 28, 2022 PR 24-1088, “Pennsylvania Avenue East Small Area Plan Approval Resolution of 2023” is introduced by Chairman Mendelson at the request of the Mayor.
- December 6, 2022 PR 24-1088 is “read” at a regular Legislative Meeting; on this date the referral of the PR to the Committee of the Whole is official and the 45-day period for Council review begins. If this measure is not acted upon by the Council before February 16, 2023, PR 25-48 will be deemed approved.
- January 2, 2023 PR 24-1088 expires and is redesignated as PR 25-48
- January 13, 2023 Notice of Intent to Act on PR 25-48 is published in the *District of Columbia Register*.
- January 10, 2023 Notice of a Public Hearing is published in the *District of Columbia Register*.
- January 30, 2023 The Committee of the Whole holds a public hearing on PR 25-48.
- February 7, 2023 The Committee of the Whole marks-up PR 25-48.

### III. POSITION OF THE EXECUTIVE

PR 25-48 was submitted to the Council by the Executive. Anita Cozart, Acting Director of the Office of Planning (OP), testified on behalf of the Executive in support of PR 25-48 at the January 30, 2023 hearing. Ms. Cozart testified regarding the content of the SAP and the planning process.

### IV. COMMENTS OF ADVISORY NEIGHBORHOOD COMMISSIONS

On January 19, 2023, ANC 7B unanimously adopted a resolution in support of the proposed Small Area Plan (attached).

### V. SUMMARY OF TESTIMONY

The Committee of the Whole held a public roundtable on PR 25-48 on Thursday, October 27, 2022. The testimony summarized below is from that roundtable. A copy of the testimony is attached to this report.

***Kelvin Brown, Chair, ANC 7B***, testified in strong support of PR 25-48 and noted that the Office of Planning had a good partnership with ANC 7B.

**Travis Swanson, Commissioner, ANC 7B**, testified in support of PR 25-48 and described his support for more amenities and transportation infrastructure along the corridor, particularly in Randle Heights.

**M Viveca Miller, Communications Director, Pennsylvania Avenue East Community Coalition**, testified in support of PR 25-48 and discussed the need to attract and develop retail and other businesses in the corridor.

**Alicia Dorsey, DC Accounting Lab**, testified in general support of the plan, but called on the plan to be amended to focus on the need for “missing middle” and workforce housing. She also cautioned against concentrating low-income housing in areas including the study corridor. In describing the affordable units proposed in the District by 2025, she cited the combined east of the river affordable housing goals, however the study area is much narrower.

**Jacquelyn Cannon, Chairperson, Pennsylvania Avenue East Community Coalition**, testified in support of PR 25-48 and noted all of the aspects of the 2008 Pennsylvania Avenue Small Area Plan that were never implemented including support for businesses.

**Anita Cozart, Interim Director, Office of Planning**, testified in support of PR 25-48 on behalf of the Executive. Her testimony is summarized in Section III above.

## VI. IMPACT ON EXISTING LAW

The Mayor submitted by resolution the Pennsylvania Avenue East Small Area Plan to the Council pursuant to D.C. Official Code § 1-306.03(c)(4), which requires the transmission of the plan to the Council not more than 60 days after the completion of a Mayoral public hearing. By operation of law, the plan will be deemed approved on the 45<sup>th</sup> day (excluding Saturdays, Sundays, legal holidays, and days of Council recess) following transmission of the plan by the Mayor, absent Council action.<sup>18</sup> Following approval, pursuant to D.C. Official Code § 1-306.03(c)(4), the plan shall provide supplemental guidance to the Zoning Commission and other District agencies in carrying out the policies of the Comprehensive Plan. Because the plan is approved by resolution, not act, it does not amend the Comprehensive Plan.

## VII. FISCAL IMPACT

The attached October 12, 2022 Fiscal Impact Statement from the Chief Financial Officer (CFO) states that funds are sufficient to implement PR 25-48. The CFO notes that the SAP provides a land use and design framework for implementing the Comprehensive Plan, but does *not* commit District resources to implement those recommendations.

## VIII. SECTION-BY-SECTION ANALYSIS

Section 1 States the short title of PR 25-48.

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<sup>18</sup> The 45-day period of review for PR 24-928 expires on November 28, 2022.

- Section 2 States that the Mayor transmitted the proposed Pennsylvania Avenue East Small Area Plan, November 28, 2022, to the Council for review pursuant to D.C. Official Code § 1-306.03(c)(4).
- Section 3 States the findings of the Council with regard to the Pennsylvania Avenue East planning area and the proposed SAP.
- Paragraph (1)* Describes the boundaries of the Pennsylvania Avenue East planning area.
- Paragraph (2)* Explains the initiation of the planning process.
- Paragraph (3)* Describes the publishing of the SAP and the Mayoral hearing.
- Paragraph (4)* States the purpose of the SAP.
- Paragraph (5)* Lists the four core themes of the SAP.
- Paragraph (6)* States that once approved, the SAP will provide supplemental guidance to the Zoning Commission and other District agencies in carrying out the policies of the Comprehensive Plan, the central policy document for planning and development in the city.
- Section 4 States that the SAP as submitted is approved by the Council as a small area action plan.
- Section 5 Adopts the Fiscal Impact Statement.
- Section 6 Provides that PR 25-48 shall take effect immediately.

## IX. COMMITTEE ACTION

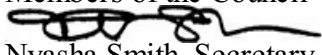
## X. ATTACHMENTS

1. PR 25-48 as introduced.
2. Written testimony and comments.
3. Pennsylvania Avenue East Small Area Plan Executive Summary.
4. Fiscal Impact Statement.
5. Legal sufficiency determination.
5. Committee Print for PR 25-48.

**COUNCIL OF THE DISTRICT OF COLUMBIA**  
**1350 Pennsylvania Avenue, N.W.**  
**Washington D.C. 20004**

Memorandum

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To : Members of the Council  
From :  Nyasha Smith, Secretary to the Council  
Date : Monday, January 9, 2023  
Subject : Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on Monday, November 28, 2022. Copies are available in Room 10, the Legislative Services Division.

TITLE: "Pennsylvania Avenue East Small Area Plan Resolution of 2022 ", PR25-0048

INTRODUCED BY: Chairman Mendelson, at the request of Mayor

The Chairman is referring this legislation to Committee of the Whole. This resolution will be deemed approved on Thursday, February 16, 2023 without Council action.

Attachment  
cc: General Counsel  
Budget Director  
Legislative Services





**MURIEL BOWSER**  
**MAYOR**

November 28, 2022

The Honorable Phil Mendelson  
Chairman, Council of the District of Columbia  
John A. Wilson Building  
1350 Pennsylvania Avenue, NW, Suite 504  
Washington, DC 20004

Dear Chairman Mendelson:

Enclosed for consideration and adoption by the Council of the District of Columbia is a proposed resolution entitled the "Pennsylvania Avenue East Small Area Plan Approval Resolution of 2022," and the accompanying small area plan.

The Pennsylvania Avenue East Small Area Plan serves as a guide to implement the Comprehensive Plan's policies for greater equity, sustainability, resiliency, and housing production. The small area plan presents a community-informed vision that charts a path for increased investments, targeting resources towards neighborhood amenities, improved public spaces, and additional market rate and affordable housing for all residents.

The Pennsylvania Avenue East Small Area Plan advances our shared commitment to bringing more economic, retail, and food access opportunities to Ward 7, and will build on recent successes, such as the opening of the first Lidl store in the District in the nearby Skyland Town Center.

The recommendations included in this Small Area Plan support a stronger and more equitable Pennsylvania Avenue SE corridor and present opportunities to give current and future residents and local businesses a fair shot.

If you have any questions about the Pennsylvania Avenue East Small Area Plan, please reach out to Anita Cozart, the Interim Director of the Office of Planning. I urge the Council to take prompt and favorable action on this legislation.

Sincerely,

A handwritten signature in black ink, appearing to read "Muriel Bowser".

Muriel Bowser



Chairman Phil Mendelson  
at the request of the Mayor

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7 A PROPOSED RESOLUTION  
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11 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
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16 To approve the proposed Pennsylvania Avenue East Small Area Plan.  
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19 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this  
20 resolution may be cited as the "Pennsylvania Avenue East Small Area Plan Approval Resolution  
21 of 2022".

22 Sec. 2. Pursuant to Section 4(c)(4) of the District of Columbia Comprehensive Plan Act  
23 of 1984 Land Use Element Amendment Act of 1984, effective March 16, 1985 (D.C. Law 5-187;  
24 D.C. Official Code § 1-306.03(c)(4)), the Mayor transmitted to the Council the proposed  
25 Pennsylvania Avenue East Small Area Plan, dated November 28, 2022.

26 Sec. 3. The Council finds that:

27 (1) The Small Area Plan area is located in Ward 7. The planning area comprises  
28 the half-mile wide corridor centered on Pennsylvania Avenue SE corridor and extending from  
29 the Sousa Bridge to Southern Avenue SE.

30 (2) The Small Area Plan was initiated in April 2021. Between April 2021 and July  
31 2022, the Office of Planning led or participated in 25 community engagement events, online and  
32 in-person.

33 (3) The proposed Small Area Plan was published and made available to the public  
34 on September 1, 2022, and a Mayoral hearing was conducted on October 1, 2022.

35 (4) The purpose of the Small Area Plan is to set a community-informed vision for  
36 future development in the neighborhood. The vision is to facilitate increased investment in  
37 inclusive resources and neighborhood amenities, diverse housing opportunities, and improved  
38 public spaces.

39 (5) The Small Area Plan is organized around four core themes:

40 (A) Economic Development and Retail Opportunity;

41 (B) Transportation Access and Connectivity;

42 (C) Housing Opportunities and Affordability; and

43 (D) Vibrant Public Realm and Urban Design.

44 (7) Once approved, the Small Area Plan will provide supplemental guidance to  
45 the Zoning Commission and other District agencies in carrying out the policies of the  
46 Comprehensive Plan for the National Capital: District Elements.

47 Sec. 4. The Small Area Plan, as submitted, is approved by the Council as a small area  
48 action plan.

49 Sec. 5. The Council adopts the fiscal impact statement in the committee report as the  
50 fiscal impact statement required by Section 602(c)(3) of the District of Columbia Home Rule  
51 Act, approved December 24, 1973 (87 Stat. 813; D.C. Code § 1-233(c)(3)).

52 Sec. 6. This resolution shall take effect immediately.



Kelvin E. Brown, MBA, PMP  
Commissioner, District 7b06  
Washington, District of Columbia

January 30, 2023

Committee of the Whole  
Chairman Phil Mendelson  
1350 Pennsylvania Ave. N.W.  
Washington, D.C. 20004

**Testimony before the DC Council Committee of the Whole “PR 25-48 - Pennsylvania Ave. SE Small Area Plan Resolution of 2022”**

Good afternoon Chairman Mendelson and sitting members of the DC Council Committee of the Whole. My name is Kelvin Brown, and I am the current Chairperson for Advisory Neighborhood Commission 7B and Commissioner representing Single Member District 7B06.

I come before you today to provide my written and verbal testimony in support of the D.C. Office of Planning proposed Pennsylvania Ave. SE Small Area Plan (PAESAP). I am here today to voice my strong support for the proposed PAESAP and to acknowledge the excellent partnership that has been formed between the D.C. Office of Planning and Advisory Neighborhood 7B.

Through many planning meetings, community outreach activities and presentations during ANC meetings, DC OP has worked tirelessly to seek input from our residents and ensure they were included in the planning process. It's truly been a labor of love but the work in crafting this proposed plan has been completed. This small area plan represents a new future and a revitalized effort to improve the lives of residents east of the river. It's a future that is ours to reimagine!

Pennsylvania Avenue is one of the nation's most recognized and iconic streets in America. However, Pennsylvania Ave. SE from the Sousa Bridge to Southern Ave. SE has been historically divested, left behind and has had no development in several years. The experience of living, working and enjoying recreational activities along Pennsylvania Ave. SE is bleak. There have been no opportunities for community led development, safety improvements, or beautification. For years residents have complained about the lack of retail shopping, eateries/restaurants, nightlife, affordable housing, jobs, and the ongoing unsafe conditions/crime, but nothing has been done. Given the state of this area, this is our time to right these wrongs and ensure we take an equitable look at our collective future.

We have an opportunity to reimagine, renovate and breathe new life into this stretch of Pennsylvania Ave. SE. With this opportunity, residents have expressed desires to improve the overall area to make it more pedestrian friendly, safe, clean, and a place to call home. Residents would like better safety improvements, mixed use development of retail and housing, additional affordable homeownership opportunities, good paying jobs, sit down restaurants, and lastly community led development that mitigates displacement associated with gentrification.

I thank you for holding today's hearing regarding the PR 25-48 - Pennsylvania Ave. SE Small Area Plan Resolution of 2022. It is my hope that you will take all of the testimony you've heard today into consideration as you vote on this resolution. Please ensure our residents' best interests are center in your decision making.



Kelvin E. Brown, MBA, PMP  
Commissioner, District 7b06  
Washington, District of Columbia

Lastly, on behalf of ANC7B, I'm attaching a copy of the approved and signed Resolution regarding the Pennsylvania Ave. SE Small Area Plan. If you have questions regarding this Resolution please contact myself of the author of the Resolution.

With regards,

A handwritten signature in black ink that reads "Kelvin E. Brown". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Commissioner Kelvin Brown  
Chairperson, Advisory Neighborhood Commission 7B



**Travis R. Swanson**  
Advisory Neighborhood  
Commissioner, 7B03



★ ★ ★ RANDLE HIGHLANDS ★ ★

January 31, 2023

Committee of the Whole  
Chairman Phil Mendelson  
1350 Pennsylvania Avenue, N.W.  
Washington, D.C. 20004

Dear Chairperson Mendelson:

Thank you for allowing me the opportunity to testify in favor of PR 25-48, the *Pennsylvania Avenue East Small Area Plan Resolution of 2022* at the Committee of the Whole hearing held on January 31, 2023 at 12:00 p.m. Below is my written testimony for your further review and consideration.

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Good afternoon, I want to start by saying thank you to Chairman Mendelson for holding this hearing today. My name is Travis R. Swanson and I'm the commissioner who has the honor and privilege of representing ANC 7B03 which includes most of the Randle Highlands community, including the southside of Pennsylvania Avenue, S.E. between Minnesota Avenue and 30th Street. In addition to representing the residents of 7B03, I also serve as the treasurer of the Pennsylvania Avenue East Community Coalition, or PAECC, which is a non-profit organization representing area stakeholder groups and individuals interested in revitalizing Pennsylvania Avenue, S.E. between the John Philip Sousa Bridge and Southern Avenue. In 2020, PAECC was the organization that successfully advocated for the creation of the Pennsylvania Avenue East Main Street, as well as worked closely with the Office of Planning as they were developing the Small Area Plan you're considering today.

I'm here today to express my strong support for the *Pennsylvania Avenue East Small Area Plan Resolution of 2022*. Pennsylvania Avenue is designated as one of America's "Great Streets" yet, when you cross the Sousa Bridge to Pennsylvania Avenue East of the Avenue River, you see that the portion of Pennsylvania Avenue in Ward 7 has not kept pace with nor experienced the revitalization that has occurred on the portions of

**Commissioner Travis R. Swanson, 7B03 | 202-793-3737 | [Travis.Swanson@anc.dc.gov](mailto:Travis.Swanson@anc.dc.gov) | [www.anc7b.com](http://www.anc7b.com)**

Pennsylvania Avenue in Ward 2 and Ward 6. The Ward 7 communities along the Pennsylvania Avenue Corridor lack amenities other parts of the city enjoy such as restaurants, bars, entertainment, and grocery stores. One of the things I often hear when speaking with residents of Randle Highlands is that they would love a cafe they could walk to, sit down, and enjoy a cup of coffee but we don't have that. The Ward 7 portion of the Pennsylvania Avenue Corridor also lacks the public transportation infrastructure and accessibilities that residents near the Ward 2 and Ward 6 portions of Pennsylvania Avenue enjoy. Our slice of Pennsylvania Avenue isn't served by MetroRail, and since 2020 we have seen several of our bus routes cut. When I moved to Randle Highlands in 2015, our neighborhood was served by routes 30N, 30S, 32, 34, 36, M6, and 39-Limited Stop - the only limited stop bus route serving ANC 7B. Since 2020, WMATA has cut routes 30N, 30S, 34, and 39. DDOT has identified Pennsylvania Avenue, S.E. between 2nd Street and Southern Avenue as part of their comprehensive Bus Priority Plan Corridor, however when conducting studies on potential improvements and ultimately moving forward with implementation, they only studied and began implementation of the sections of Pennsylvania Avenue between 2nd Street and Barney Circle, again leaving the Ward 7 portion of Pennsylvania Avenue behind.

In addition to lacking amenities, it seems as of lately that we are slowly having economic potential removed from the corridor as developers buy up properties and make plans to build 100% residential buildings rather than mixed use buildings we tend to see along other major corridors in the city. As much as we would like it to, residents of Randle Highlands don't expect Pennsylvania Avenue or this proposed plan to fix all of our amenity needs overnight. We know there is a lot of work to be done to attract the amenities we want and need, and provide housing to people of all incomes without displacing our long term neighbors; we believe the council took the first step in this by establishing and funding the Pennsylvania Avenue Main Street, and that the next step is passage and implementation of the proposed Small Area Plan.

On January 19, 2023, ANC 7B passed a resolution in support of the proposed Small Area Plan which asks for passage of the plan as well as calls for the Council on Racial Equity to review the proposed small area plan before implementation to study the impact implementation will have on long term residents, and to modify the plan if it's determined that implementation would displace our long term neighbors. Additionally, ANC 7B's resolution calls for the construction of mixed use buildings on Pennsylvania Avenue and for the Board of Zoning to expedite - while still soliciting and considering the Great Weight of ANC 7B - zoning cases which pertain to new developments on Pennsylvania Avenue, S.E. between the Sousa Bridge and Southern Avenue. I strongly support the proposed Pennsylvania Avenue East Small Area Plan update because it provides a vision for a gateway corridor that is vibrant, was created with more than a year worth of meeting and input from the community, and meets the needs of adjacent neighborhoods. This updated plan focuses on implementation efforts along the length of the Ward 7 portion of the Pennsylvania Avenue corridor. The update provides recommendations that enhance a safe, accessible, and vibrant public realm with an emphasis on pedestrian and public transportation accessibility, and it encourages economic development and retail opportunities our communities have been asking to get for decades.

Thank you for your time and I welcome any questions from the committee.

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Thank you for your time and consideration of my comments, and please feel free to reach out if you have any clarifying questions regarding this testimony.

Sincerely,

A handwritten signature in black ink that reads "Travis R. Swanson". The signature is written in a cursive style with a long horizontal flourish at the end.

Travis R. Swanson  
Advisory Neighborhood Commissioner, 7B03





**PENNSYLVANIA AVENUE EAST COMMUNITY COALITION (PAECC)**

**Testimony Submitted by:**

**Name:** Jacquelyn Cannon

**Title:** Chair, PAECC

**Address:** 3610 Highwood Drive, Washington, DC 20020

**Phone #:** 202-340-7588

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CHAIRMAN PHIL MENDELSON COUNCIL OF THE DISTRICT OF COLUMBIA  
COMMITTEE OF THE WHOLE NOTICE OF PUBLIC HEARING

1350 Pennsylvania Avenue, NW, Washington, DC 20004

PR 25-48, "Pennsylvania Avenue East Small Area Plan Resolution of 2022"

Monday, January 30, 2023, at Noon

Good afternoon, Chairman Phil Mendelson and Members of the Council,

My Name is Jacquelyn Cannon, and I submit this Testimony as Chair of the Pennsylvania Avenue East Community Coalition (PAECC). I am a 25-year Ward 7 resident and reside in the Penn Branch Neighborhood. My testimony, on behalf of PAECC, supports PR 25-48, "*Pennsylvania Avenue East Small Area Plan Resolution of 2022.*"

**How did we get here?** During the District of Columbia FY21 Budget cycle, PAECC submitted a Budget Ask to Council Member Vincent Gray, submitted written testimony, testified at DC Budget Hearings, and sent letters to the Mayor, City Council, and other DC Government officials to garner support for a Pennsylvania Avenue East Small Area Plan Update. We successfully gained the support of Vincent Gray, Ward 7 Councilmember; John Falcicchio, at the time Interim Deputy Mayor for Planning and Economic Development; and Kenyan McDuffie, at the time Ward 5 Councilmember and Chair, Committee of Business and Economic Development, to support and fund an update to the Pennsylvania Avenue East Small Area Plan (SAP). We were successful; and funds were allocated for the SAP Update.

The SAP Updates were initiated by the Office of Planning in April 2021 and involved the Pennsylvania Ave East Community by establishing a Community Advisory Committee, in which several of PAECC's Board of Directors, including myself, participated. A draft plan was made public on September 1, 2022, and a Mayoral hearing was held on October 1, 2022. The purpose of the SAP is to set a community-informed vision for future development in the Pennsylvania Avenue East neighborhoods. The vision is to facilitate increased investment in inclusive resources and neighborhood amenities, diverse housing opportunities, and improved public spaces.

**Why is this Small Area Plan Important?** Because, for the past 21 years, numerous studies and reports (as noted on PAECC's website: <http://pennaveeast.com/resources.html>) have been issued, including an Office of Planning Small Area Plan, dated January 2008, and the current DC Comprehensive Plan. Unfortunately, there has been little or no implementation of recommendations from these plans to date.

Pennsylvania Avenue is one of America's "Great Streets," but the entry into our neighborhoods from the Sousa Bridge to the 2700 Block of Pennsylvania Avenue looks very different from the rest of this historic street. You see obsolete, deteriorated, and vacant buildings. These conditions are eyesores and contribute

to health disparities, juvenile delinquency, littering, loitering, poverty, and crime that impedes the provision or expansion of safe, sanitary neighborhoods with thriving local businesses and housing.

Pennsylvania Ave East is under-served by retail amenities, grocery stores, and restaurants. It is a vital commuter corridor that serves over 25,000 DC residents within a one-mile radius, but has no Metro access.

Residents of Pennsylvania Ave East have waited over two decades for corresponding investment, and as a community with a particularly high risk for health and economic impacts from COVID-19. We need help now! The timing is now for government and private investment to deliver better services to our community.

DC Income and Property Taxpaying residents, like me, who live along the Pennsylvania Ave East Corridor, are entitled to vibrant, prosperous neighborhoods with the same or similar amenities enjoyed by DC residents in other areas of the city.

Again, PAECC supports PR-25-48, "*Pennsylvania Avenue East Small Area Plan Resolution of 2022.*"

Thank you for this opportunity to speak on this critical community issue.



**PENNSYLVANIA AVENUE EAST COMMUNITY COALITION (PAECC)**

**Testimony Submitted by:**

**Name:** M. Viveca Miller

**Address:** 3135 O Street, SE, Washington, DC 20020

**Phone #:** 202-309-5900

**Email:** vivecamiller@rcn.com

**Title:** Communications Director, Pennsylvania Avenue East Community Coalition (PAECC)

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**CHAIRMAN PHIL MENDELSON COUNCIL OF THE DISTRICT OF COLUMBIA  
COMMITTEE OF THE WHOLE NOTICE OF PUBLIC HEARING**

**1350 Pennsylvania Avenue, NW, Washington, DC 20004**

**PR 25-48, "Pennsylvania Avenue East Small Area Plan Resolution of 2022"**

**Monday, January 30, 2023, at Noon**

Good afternoon, Chairman Phil Mendelson and Members of the Council.

My Name is M Viveca Miller; I am the Communications Director of the Pennsylvania Avenue East Community Coalition (PAECC), an organization representing area stakeholder groups and individuals interested in revitalizing Penn Ave East (foot of the Sousa Bridge to Southern Avenue). I have lived in the Ward 7 Dupont Park Neighborhood for 20 years. My testimony today supports PR 25-48, "Pennsylvania Avenue East Small Area Plan Resolution of 2022."

I support PR 25-48 because redevelopment of Penn Ave East is needed to address the corridor's vacant and dilapidated building stock, lack of visual appeal, and outdated strip malls that play a role in the area's lack of retail amenities, which has not kept pace with the rest of the city. The Pennsylvania Avenue SE Corridor Land Development Plan (Small Area Plan) approved by the City Council dated January 2008 states:

*"As one of the city's most important thoroughfares, Pennsylvania Avenue both deserves and requires special attention and consideration to retain its stature and vitality. . . Pennsylvania Avenue deserves sensitive redevelopment, special public realm treatment, and better retail opportunities. Community leaders have been striving to achieve these goals for many years." – Pennsylvania Avenue SE Corridor Land Development Plan*

In our neighborhoods, there has been a history of planning without implementation. A 2016 Office of Planning Follow-up Study evaluated the progress made on the 2008 Small Area Plan's 19 recommended actions. Only two (2) of these 19 actions were completed, and little additional headway has occurred since. We want physical and economic improvements, retail and real estate investment, and better transportation and grocery opportunities. PR 25-48, "Pennsylvania Avenue East Small Area Plan Resolution of 2022," addresses Economic Development and Retail Opportunities; Transportation Access and Connectivity; Housing Opportunities and Affordability; and Vibrant Public Realm and Urban Design. Once approved, the SAP will provide supplemental guidance to the Zoning Commission and other District agencies in carrying out the policies of the Comprehensive Plan.

We are asking for our "Fair Shot" and for "What is right." The Time is Now. As DC Fights for Representation, our Community Fights for Redevelopment and Revitalization.

Thank you for this opportunity to speak on this vital community issue.



**MARSHALL HEIGHTS COMMUNITY DEVELOPMENT ORGANIZATION, INC.**  
3939 Benning Road NE, Washington, DC 20019  
(202) 396-1200 ~ (202) 396-4106 Facsimile  
[www.mhcdo.org](http://www.mhcdo.org)

**Testimony before the DC Council Committee of the Whole**

**PR 25-48, “Pennsylvania Avenue East Small Area Plan Resolution of 2022”**

**Latisha R. Atkins, Director Pennsylvania Avenue East Main Street**

**Monday, January 30, 2023**

Good afternoon Chairman Mendelson and members of the Committee of the Whole. My name is Latisha Atkins, and I am the Director of the Pennsylvania Avenue East Main Street, a program within the Marshall Heights Community Development Organization Inc. (MHCDO), located in Ward 7. Today, I am submitting these comments in support of the D.C. Office of Planning’s proposed Pennsylvania Avenue East Small Area plan (PAESAP).

The mission of the Pennsylvania Avenue East Main Street (PAEMS) program is to revitalize retail, retain and attract a diverse customer base, empower surrounding communities, and develop businesses along the Pennsylvania Avenue East corridor. PAEMS serves as an advocate for these businesses, while providing valuable information, resources, and technical assistance to enhance their economic vitality. Funding provided through the District’s Department of Small and Local Business Development (DSLBD) provides an opportunity to invest in a D.C. business corridor that has struggled through hardship and attempted to reinvent itself many times over the years. This funding has been integral to the survival of many of the corridor’s small businesses.

The corridor is a major commuter thoroughfare and borders several neighborhoods. As referenced in the proposed small area plan, approximately 40, 000 vehicles drive along Pennsylvania Ave East daily, as a result, retail businesses can benefit from substantial visibility and capture spending from commuters on their way to and from Downtown D.C. **However, concerns such as lack of adequate parking, pedestrian safety, and poor transportation infrastructure pose a threat to the success of the corridor.**

The Pennsylvania Avenue East Small Area Plan seeks to direct public, private, and philanthropic investments along the corridor and will serve as a guide towards equitable development for the District government, community stakeholders and real estate developers to follow. **The Pennsylvania Avenue East corridor is essential as it is one of the last large corridors of Ward 7 in need of economic attention. Continued investments in the corridor will assist in developing a vision for a gateway corridor that is economically vibrant and meets neighborhood needs.** The recommendations set forth in the proposed small area plan will provide the catalyst to future growth needed along the corridor.

It is with great enthusiasm that I submit these comments in support of the D.C. Office of Planning's proposed Pennsylvania Avenue East Small Area Plan. We look forward to the implementation of the plan and partnering to amplify the corridor's visibility and promote opportunities to retain and attract investments that will assist in improving the economic outcomes of the surrounding communities and corridor. Thank you.

Respectfully Submitted,

Latisha Atkins, J.D.

Director, Pennsylvania Avenue East Main Street

Hello Chairman Mendelson – It’s me again!

Alicia Dorsey – wife, mother of 4, entrepreneur, Ward 7 resident, and constituent.

You may recall that I previously reached out to discuss school equity in the Far East (Southeast / Southwest / Northeast) communities in Ward 7 and Ward 8. I recently submitted a proposal which noted that all the top-quality DC public schools are in NW, even though more than 43% of all public-school students live in the Far East communities. My proposal analyzed historical DCPS enrollment data, which showed that more than 2,640 students living in the Far East communities attend schools in NW.<sup>1</sup> This inequity strains the entire system. NW schools are over-crowded while Far East schools are under-enrolled. I originally intended to talk to you about schools this afternoon – until I read the agenda.

In case you haven’t yet read my school equity proposal, it highlights research that correlates education achievement gaps to high concentrations of poverty.<sup>2</sup> Those correlations are evidenced in DCPS. Ward 7 and Ward 8 have the highest concentrations of poverty in DC.<sup>3</sup> Ward 7 and Ward 8 also have the lowest performing schools.<sup>4</sup> Additionally, Ward 7 and Ward 8 have the highest density of violent crime, per child.<sup>5</sup> Ward 7 and Ward 8 have the lowest property values in the District.<sup>6</sup> Ward 7 and Ward 8 are food deserts, because the median household incomes do not meet developer and lender business models<sup>7</sup>....and according to the DC Office of Planning – 2018 Housing Equity Report, Ward 7 and Ward 8 also have the highest percentage of low-income housing units in the District; nearly 50% combined.<sup>8</sup> We all agree that these inequities stem from inherited systemic racist housing policies. So, I believe that is precisely where we must begin to create equity.

To that end, the affordable housing targets outlined in the 2025 Dedicated Affordable Housing Production Goals are not equitable. Based on the 2018 DC Office of Planning study of the Distribution of Affordable Units, the Far East communities house nearly 50% of all low-income affordable units. However, the low-income targets outlined in the October 2019 Housing Equity Report & Comprehensive Plan erroneously reflect an “equal,” rather than “equitable distribution” of the total targeted 12,000 new affordable housing units, across the 10 planning areas identified. This policy contradicts DC Office of Planning goals to “focus new affordable housing opportunities in those areas that lack it today.”<sup>9</sup> Rather, the current housing targets provide for 1,610 of the new low-income units to be housed in the Far East communities. This is nearly equal to the Rock Creek West target of 1,990 low-income units,

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<sup>1</sup> DC Office of the Deputy Mayor of Education’s EdScape website - <https://edscape.dc.gov/>

<sup>2</sup> <https://edsource.org/2019/poverty-levels-in-schools-key-determinant-of-achievement-gaps-not-racial-or-ethnic-composition-study-finds/617821>

<sup>3</sup> *Id.*

<sup>4</sup> <https://www.dcpolicycenter.org/publications/state-d-c-schools-2018-19/>

<sup>5</sup> <https://www.dcpolicycenter.org/publications/homicide-exposure-maps/>

<sup>6</sup> <https://edsource.org/2019/poverty-levels-in-schools-key-determinant-of-achievement-gaps-not-racial-or-ethnic-composition-study-finds/617821>

<sup>7</sup> <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.dcpolicycenter.org/wp-content/uploads/2018/01/Food-ACCESS-in-DC.pdf>

<sup>8</sup> <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://planning.dc.gov/sites/default/files/dc/sites/housingdc/publication/attachments/Housing%20Equity%20Report.pdf>

<sup>9</sup> Mayor Bowser Releases Housing Equity Report & Full Draft Comprehensive Plan, 10/15/19 - <https://www.youtube.com/watch?v=z77YtXTOKxs>

even though Rock Creek West houses only .01% of the current distribution of low-income units. Based on the high concentrations of affordable housing that already exists in the Far East communities, there should be NO new affordable units added. Even with the naturally occurring loss rates of low-income housing cited by the Office of Planning, the Far East communities should NOT be included in the affordable housing targets until more parity exists in the distribution of current affordable housing units citywide.

This low-income housing issue is directly connected to Resolution - PR 25-48, which is up for approval today. I realize that I am a little late to this party – but you'll have to forgive me as I have been pre-occupied with advocacy for equity in education in the Far East communities. However, as currently written, the recommendations around "Housing Opportunities and Affordability," contained in the Pennsylvania Avenue East Small Area Plan will serve to further increase concentrations of poverty and low-income housing in the Far East communities. This will further exacerbate current affordable housing inequities. I request that you approve "PR 25-48," with modifications to remove the "Theme 3: Housing Opportunities and Affordability" recommendations, as they do not support the DC Office of Planning goals toward an "equitable" distribution of affordable housing.

In fact, a bold housing policy that would significantly help restore equity in the distribution of affordable housing, would be to impose on the Far East communities the same land use and zoning restrictions that currently limit housing density in the Rock Creek West and other communities in NW, that do not currently carry their "fair share" of affordable housing.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

**Office of Planning**



**Public Hearing on PR25-48**

**“Pennsylvania Avenue East Small Area Plan Resolution of 2022”**

Testimony of  
**Anita Cozart**  
Director, DC Office of Planning

Before the  
Committee of the Whole  
Council of the District of Columbia  
The Honorable Phil Mendelson, Chairman

John A. Wilson Building  
1350 Pennsylvania Avenue, NW  
Washington, DC 20005

January 30, 2023



Good afternoon, Chairman Mendelson, Councilmembers, and staff of the Committee of the Whole. My name is Anita Cozart, and I am the Director of the DC Office of Planning (OP). I am pleased to share with the Committee the Pennsylvania Avenue East Small Area Plan, transmitted to Council by Mayor Muriel Bowser and led by OP.

As outlined in the proposed resolution, the Pennsylvania Avenue East Small Area Plan is a community-informed vision for the future of the corridor that creates a vibrant and inviting destination for all. The Small Area Plan boundary extends approximately 1.5 miles along Pennsylvania Avenue SE from the eastern landing of the Sousa Bridge to Southern Avenue SE and extends a quarter mile to the north and south of the corridor. The neighborhoods in this planning area include L'Enfant Square, Randall Highlands, Penn Branch, DuPont Park, Fairlawn, Hillcrest, and Fairfax Village/Fort Davis.

The Small Area Plan's recommendations are framed around the following four themes:

1. Economic Development and Retail Opportunities
2. Transportation Access and Connectivity
3. Housing Opportunities and Affordability
4. Vibrant Public Realm and Urban Design.

The recommendations in the plan will guide infill development, create vibrant public spaces, improve access to existing and new community amenities and increase housing opportunities for all.

The Small Area Plan contains equitable housing recommendations to help the District meet and exceed housing goals for the Far Northeast and Southeast Planning area. The Small Area Plan will help guide zoning map amendments, along with the Comprehensive Plan, to increase housing supply and encourage a mixed-income community that includes market-rate and affordable housing; foster greater partnerships between housing providers and community-based organizations to preserve existing affordable housing; and increase access to training and

information for residents about home ownership opportunities, tenant rights, and accessory dwellings.

In 2008, the Office of Planning prepared, and the DC Council approved by resolution, a Small Area Plan for Pennsylvania Avenue SE. That study identified development concepts for selected focus areas within the three-mile study area. The PAESAP builds on the 2008 plan by revisiting existing plan recommendations, highlighting new community aspirations, and providing supplemental guidance to the policies and land use changes approved in the 2021 Comprehensive Plan update. The Pennsylvania Avenue East Small Area Plan was developed with the support of both residents and multiple community partners, including a Community Advisory Committee composed of ANC Commissioners, residents, service providers and civic leaders who advised on how, when, and where to engage the community. The Community Advisory Committee provided critical perspective on proposed policies, and the Interagency Working Group worked closely with community participants and the project team to conceive plan recommendations that addressed the needs identified by the community.

Through the development of the draft plan, OP led or participated in over 30 community events, both in-person and online. This engagement yielded over 600 participants and over 3,600 online comments. In-person community engagement took the form of community canvassing and public space activations. In addition, OP partnered with local organizations to expand outreach through creative pop-up events, community canvassing and public space activations such as the Juneteenth retail activation with Soufside market featuring Black entrepreneurs.

Updated racial equity policies in the 2021 Comprehensive Plan and the Council's Office of Racial Equity "Racial Equity Impact Assessment" tool informed the engagement process,

recommendation development, and anticipated implementation of the Pennsylvania Avenue East Small Area Plan. Community dialogue confronted the history of inequitable community investment and access to resources like quality housing and safe public spaces. Data used in the plan was disaggregated by race and analyzed considering different impacts by race with benchmarks identified for achieving more equitable outcomes. OP also worked closely with the Mayor's Office of Racial Equity to apply a racial equity lens, both as a process and as an outcome, throughout the Small Area Plan.

In conclusion, OP looks forward to working with District agencies, community partners, and the Zoning Commission to implement the recommendations contained in this plan. I want to take a moment to thank our staff, who have led this planning process through the challenges of a global pandemic, our District interagency partners who provided valuable subject matter expertise, and Councilmember Vincent Gray and his staff for their dedicated time and support. I also want to thank the hundreds of residents that have engaged with the Office of Planning on the Pennsylvania Avenue East Small Area Plan, in particular members of the Community Advisory Committee and ANCs 7B, 7E and 8A.

Lastly, I would like to thank the Committee for this opportunity to discuss the Pennsylvania Avenue East Small Area Plan and encourage Council prompt approval. I am happy to answer any questions you may have.

# Advisory Neighborhood Commission 7B

Hillcrest  
Greenway  
Penn Branch  
Fairfax Village  
Randle Highlands



Twining  
Fairlawn  
Fort Davis  
Dupont Park  
Naylor Gardens

## Resolution 7B-23-01

*Resolution Supporting the Approval of the Proposed Pennsylvania Avenue East Small Area Plan*

**SPONSOR:** Commissioner Travis R. Swanson (7B03)

**Whereas**, on November 28, 2022, District of Columbia Mayor Muriel Bowser sent the proposed Pennsylvania Avenue East Small Area Plan covering Pennsylvania Avenue, S.E. between the John Philip Sousa Bridge and Southern Avenue, hereinafter referred to as the SAP, to the D.C. Council for approval;

**Whereas**, the SAP advances the shared goal of ANC 7B, the Pennsylvania Avenue East Main Street (PAEMS), the Pennsylvania Avenue East Community Coalition (PAECC), and members of the community of bringing more economic, retail, restaurants, and grocery opportunities to ANC 7B;

**Whereas**, the D.C. Office of Planning (OP) has developed this plan over approximately fifteen months by soliciting input from and holding regular meetings with members of the community and ANC 7B to ensure the SAP aligns with the vision of the community.

**Resolved**, ANC 7B supports the passage and implementation of the proposed Pennsylvania Avenue East Small Area Plan to increase economic, retail, restaurants, and grocery opportunities in ANC 7B.

**Resolved**, ANC 7B urges the D.C. Council on Racial Equity to review the proposed small area plan before implementation to study the impact implementation will have on long term residents, and if it is determined that that implementation will displace residents, the plan be revised prior to implementation.

**Resolved**, ANC 7B supports the construction of mixed use (ground level retail with housing above) along the Pennsylvania Avenue East Corridor and calls on the Board of Zoning to expedite - while still soliciting and considering the Great Weight of ANC 7B - zoning cases which pertain to new developments on Pennsylvania Avenue, S.E. between the Sousa Bridge and Southern Avenue.

**Resolved**, the Chair of Advisory Neighborhood Commission 7B or the author of this resolution shall be authorized to communicate this resolution to the Mayor, the Council of the District of Columbia, the Office of Planning, Board of Zoning, and any additional government agencies of relevance.



**Advisory Neighborhood Commission 7B**  
Mailing address: 3200 S Street, S.E., Washington, D.C. 20020  
Office: 3851 Alabama Avenue, S.E., Washington, D.C. 20020  
Email: [7B@anc.dc.gov](mailto:7B@anc.dc.gov) | Website: [www.anc7b.com](http://www.anc7b.com)



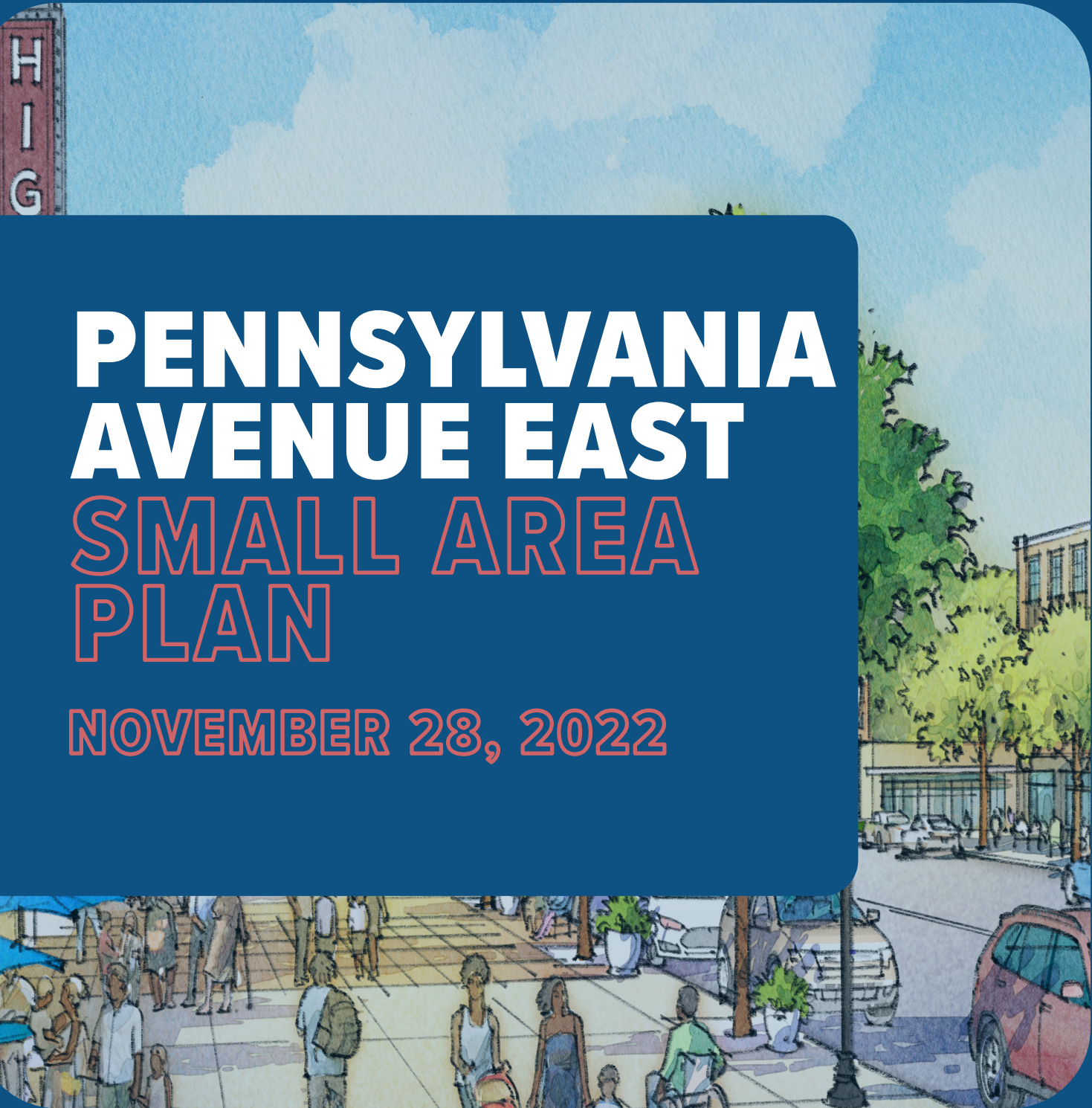
**Adopted** at a regularly scheduled public meeting of ANC 7B in which notice was properly given, with a quorum established on a voice vote.



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Kelvin E. Brown, Chair





# PENNSYLVANIA AVENUE EAST

## SMALL AREA PLAN

NOVEMBER 28, 2022

District of Columbia  
Office of Planning



WE ARE WASHINGTON  
GOVERNMENT OF THE  
DISTRICT OF COLUMBIA  
DC MURIEL BOWSER, MAYOR

PENNSYLVANIA

AVENUE EAST



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# EXECUTIVE SUMMARY

The Pennsylvania Avenue East Small Area Plan (PAESAP) is a guide for the community, District government, housing providers, property owners, and advocacy organizations to implement the Comprehensive Plan's policies for greater equity and resilience. Developed during the COVID-19 public health emergency, the PAESAP sets a community-informed vision in advance of future development within the neighborhood and in relation to broader local and metropolitan growth patterns.

At first glance, Pennsylvania Avenue SE seems to be a congested commuter route moving vehicular traffic in and out of the District's city center. However, a closer assessment reveals a community of close-knit, multi-generational neighborhoods on either side of the corridor. Community concerns include the need for additional affordable housing, including both rental and ownership options, to support families and first-time homebuyers.

To address these concerns, the Office of Planning (OP) undertook a people-centered planning effort that aligns with citywide priorities including housing production, economic recovery, and racial equity. Most significantly, the PAESAP outlines a community vision for the future of Pennsylvania Avenue East that creates a vibrant and inviting destination for all. The recommendations provided here guide infill development along the corridor, create more vibrant public spaces including Twining Square, improve access to community amenities; reduce conflicts between vehicles, pedestrians, and cyclists; and increase housing opportunities to meet the needs of the community.

The PAESAP when realized will create an environment where families could leisurely stroll the corridor lined with mature trees and green spaces. Traffic calming would allow for bike lanes, less noise, and enhanced views of the Capitol Dome. The community envisions restaurants, coffee shops, and boutique shops, owned by local residents and people of color, that would entice residents, visitors, and stakeholders to linger on an enjoyable

commercial street to pass the time. The PAESAP includes public realm and urban design guidelines for Pennsylvania Avenue stakeholders to lead conversations around community development.

The PAESAP is framed around the following themes:

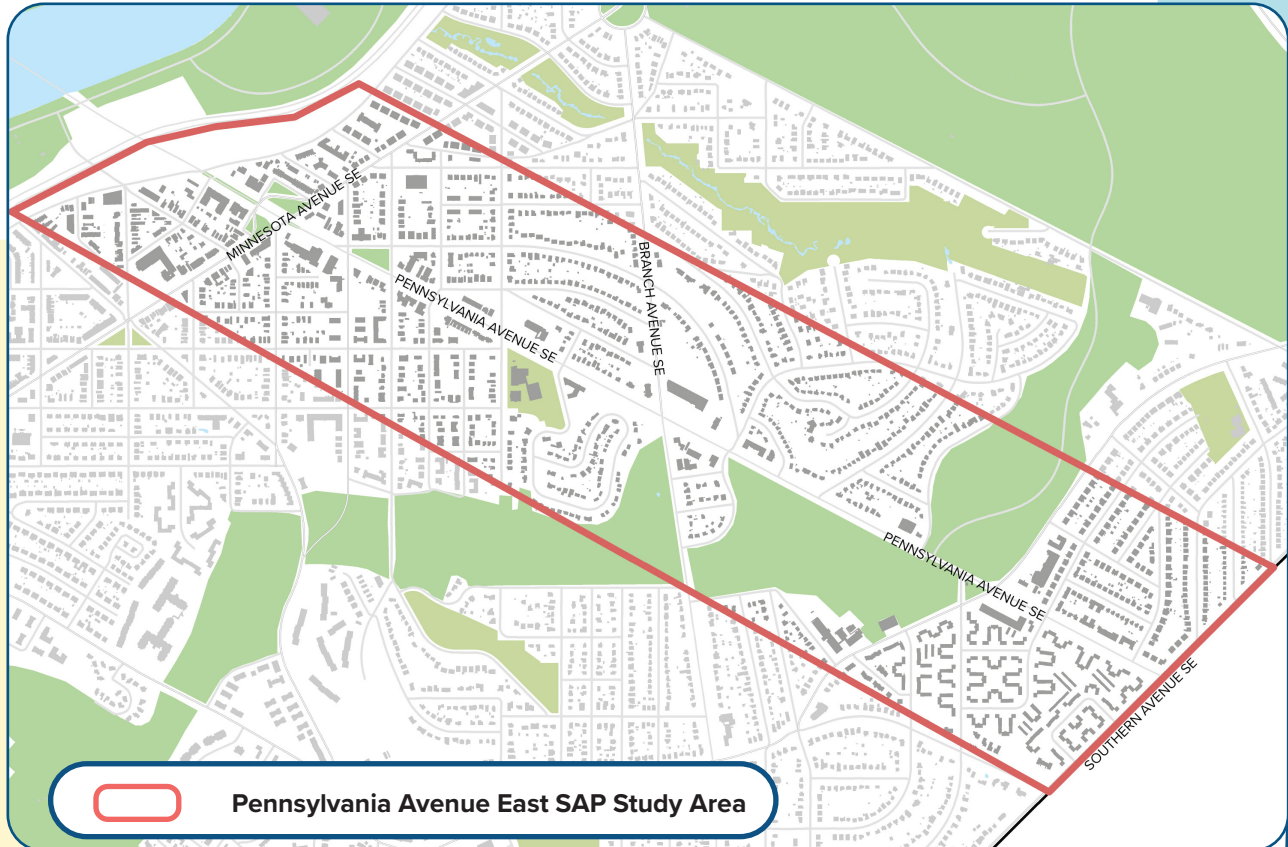
- Economic Development and Retail Opportunity
- Transportation Access and Connectivity
- Housing Opportunities and Affordability
- Vibrant Public Realm and Urban Design

Collectively, the recommendations around each theme establish a framework that will support a thriving commercial main street where all residents can live, work, eat, and play. Through the implementation of this plan, residents will see increased investments in inclusive resources and neighborhood amenities. Future private redevelopment and zoning changes will also be guided by recommendations in this Small Area Plan, which emphasizes increased housing opportunities and neighborhood amenities.

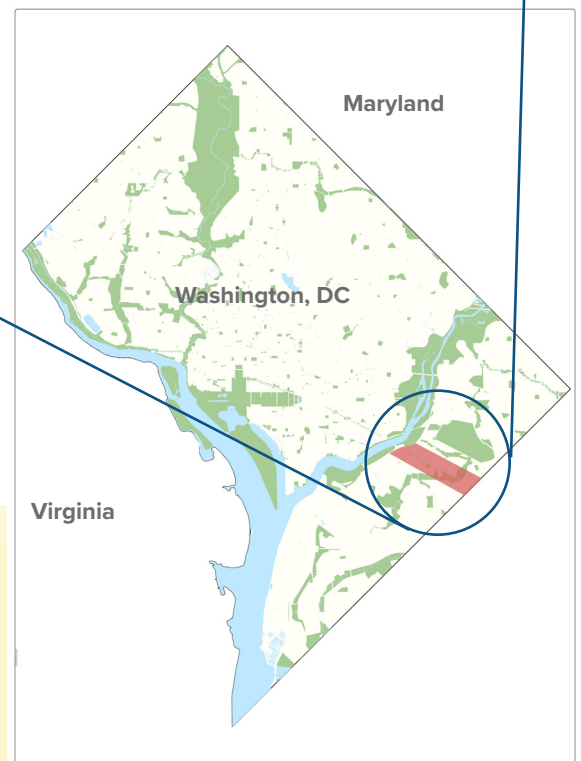


Pennsylvania Avenue East Main Street Initiative

## PAESAP Study Area



Pennsylvania Avenue East refers to the study area boundaries and includes the section of the Pennsylvania Avenue SE corridor from the Sousa Bridge to Southern Avenue SE. Also included are the adjacent blocks within 1/4 mile of the corridor. In the PAESAP, the term Pennsylvania Avenue East refers to both the corridor itself along with the surrounding community. Recommendations for Pennsylvania Avenue SE or the “corridor” include the roadway and adjacent public rights of way only.



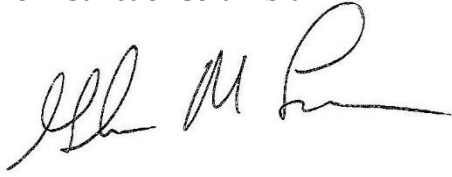
Government of the District of Columbia  
Office of the Chief Financial Officer



Glen Lee  
Chief Financial Officer

**MEMORANDUM**

**TO:** The Honorable Phil Mendelson  
Chairman, Council of the District of Columbia

**FROM:** Glen Lee  
Chief Financial Officer 

**DATE:** October 12, 2022

**SUBJECT:** Fiscal Impact Statement – Pennsylvania Avenue East Small Area Plan  
Approval Resolution of 2022

**REFERENCE:** Draft resolution as provided to the Office of Revenue Analysis on  
October 6, 2022

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**Conclusion**

Funds are sufficient in the fiscal year 2023 through fiscal year 2026 budget and financial plan to implement the bill.

**Background**

Enactment of the proposed resolution will approve the Pennsylvania Avenue East Small Area Plan (“Plan”)<sup>1</sup>. The Plan provides vision, guidelines, and recommendations for implementation of the District’s Comprehensive Plan<sup>2</sup> in the Pennsylvania Avenue East planning area. The planning area comprises a half-mile wide corridor centered on Pennsylvania Avenue, S.E. and extending from the Sousa Bridge to Southern Avenue, S.E. Parts of several neighborhoods are included in the plan area, including L’Enfant Square, Randall Highlands, Penn Branch, DuPont Park, Fairlawn Hillcrest, and Fairfax Village/Fort Davis neighborhoods.

**Financial Plan Impact**

Funds are sufficient in the fiscal year 2023 through fiscal year 2026 budget and financial plan to implement the bill. The Plan provides a land use and design framework for implementing recommendations and does not commit District resources to implement such recommendations.

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<sup>1</sup> Small Area Plans are available at <https://planning.dc.gov/page/small-area-plans-studies-and-reports>.

<sup>2</sup> The District’s Comprehensive Plan is available at <https://planning.dc.gov/comprehensive-plan>.

4  
5 A PROPOSED RESOLUTION

6  
7  
8 25-48  
9

10  
11 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
12  
13 \_\_\_\_\_  
14

15 To approve the proposed Pennsylvania Avenue East Small Area Plan.

16  
17 RESOLVED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this  
18 resolution may be cited as the “Pennsylvania Avenue East Small Area Plan Approval Resolution  
19 of 2023”.

20 Sec. 2. Pursuant to Section 4(c)(4) of the District of Columbia Comprehensive Plan Act  
21 of 1984 Land Use Element Amendment Act of 1984, effective March 16, 1985 (D.C. Law 5-187;  
22 D.C. Official Code § 1-306.03(c)(4)), the Mayor transmitted to the Council the proposed  
23 Pennsylvania Avenue East Small Area Plan, dated November 28, 2022.

24 Sec. 3. The Council finds that:

25 (1) The Small Area Plan area is located in Ward 7. The planning area comprises  
26 the half-mile wide corridor centered on Pennsylvania Avenue SE corridor and extending from  
27 the Sousa Bridge to Southern Avenue SE.

28 (2) The Small Area Plan was initiated in April 2021. Between April 2021 and July  
29 2022, the Office of Planning led or participated in 25 community engagement events, online and  
30 in-person.

31 (3) The proposed Small Area Plan was published and made available to the public  
32 on September 1, 2022, and a Mayoral hearing was conducted on October 1, 2022.

33 (4) The purpose of the Small Area Plan is to set a community-informed vision for future  
34 development in the neighborhood. The vision is to facilitate increased investment in inclusive  
35 resources and neighborhood amenities, diverse housing opportunities, and improved public  
36 spaces.

37 (5) The Small Area Plan is organized around four core themes:

38 (A) Economic Development and Retail Opportunity;

39 (B) Transportation Access and Connectivity;

40 (C) Housing Opportunities and Affordability; and

41 (D) Vibrant Public Realm and Urban Design.

42 (6) Once approved, the Small Area Plan will provide supplemental guidance to the  
43 Zoning Commission and other District agencies in carrying out the policies of the  
44 Comprehensive Plan for the National Capital: District Elements.

45 Sec. 4. The Small Area Plan, as transmitted by the Mayor, is approved by the Council.

46 Sec. 5. Fiscal impact statement.

47 The Council adopts the fiscal impact statement in the committee report as the fiscal  
48 impact statement required by section 4a of the General Legislative Procedures Act of 1975,  
49 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

50 Sec. 6. Effective date.

51 This resolution shall take effect immediately.