

**Council of the District of Columbia  
Committee of the Whole  
Report**

2008 JUL 23 AM 10:37


OFFICE OF THE  
SECRETARY

John A. Wilson Building

1350 Pennsylvania Avenue NW

Washington DC 20004

**To:** Members of the Council of the District of Columbia

**From:** Vincent C. Gray, Chairman, Committee of the Whole 

**Date:** July 15, 2008

**Subject:** PR 17-782, the "Pennsylvania Avenue SE Corridor Development Plan Approval Resolution of 2008"

The Committee of the Whole, to which PR 17-782, the "Pennsylvania Avenue SE Corridor Development Plan Approval Resolution of 2008," was referred, reports favorably on the resolution and recommends its adoption by the Council of the District of Columbia.

**Statement of Purpose and Effect**

PR 17-782 provides Council approval of the Mayor's submission of a small area plan to revitalize the Pennsylvania Avenue SE corridor and adjacent residential neighborhoods in Wards 6, 7 and 8. The planning area is identified as the properties fronting Pennsylvania Avenue SE between Second and Independence Avenues to the west and the District-Maryland border at Southern Avenue to the east. The 3-mile corridor includes the neighborhoods of Capitol Hill, Barney Circle, Fairlawn, Twining, Randle Highlands, Dupont Park, Penn Branch, Hillcrest, Fort Davis, and Fairfax Village.

The Pennsylvania Avenue SE Corridor Land Development Plan was initiated in September 2006 by the Office of Planning, in partnership with the office of the Deputy Mayor for Planning and Economic Development and the District Department of Transportation, as the land use component of the Great Streets initiative for Pennsylvania Avenue SE. As the product of over 18 months of collaboration with more than 200 individual residents, community stakeholders and District government agencies, the revitalization strategy for the Pennsylvania Avenue SE corridor seeks to concentrate development at underutilized sites where there is an opportunity to enhance residential and retail choices. A key element of the strategy is to promote a consistent, high-quality architecture throughout the corridor and to draw development eastward across the Anacostia River.

Seven opportunity sites along the corridor are identified in the plan for strategic redevelopment due to their potential to act as catalytic anchors that can leverage expanded transit and mobility options, diversified housing choices, new highly desirable retail, and improved pedestrian and vehicular safety. Three of these sites are in Ward 6, three are in Ward 7, and one is in Ward 8:

- 1401 Pennsylvania Avenue SE (current use: pizza restaurant) - .56 acre)
- 1539-1557 Pennsylvania Avenue SE (current use: fast food restaurant) and 1550 Pennsylvania Avenue SE (current use: used car lot) - .45 acre
- L'Enfant Square - 2300 block (south side) - .41 acre
- L'Enfant Square - 2500 and 2600 blocks (south side) -.69 acre
- Penn Branch shopping center - 1.72 acres
- Fort Davis Shopping center - 1.57 acres

The plan emphasizes that the existing C-2-A zoning along the Pennsylvania Avenue corridor is sufficient to accommodate the development potential of the opportunity sites, and that a change from C-1/R-1-B zoning to C-2-A zoning at the Penn Branch shopping center would be necessary to facilitate redevelopment of that underutilized retail site.

The Pennsylvania Avenue SE Corridor Land Development Plan is among 5 small area plans which have been submitted by the Mayor and are currently pending in the Committee. The other pending plans include Upper Georgia Avenue and Kennedy Street in Ward 4, and Deanwood and Benning Road in Ward 7. These 5 pending small area plans are in addition to 7 small area plans previously approved by the Council during the last 4 years of the Williams administration: Takoma Central Area, Reservation 13 (or Hill East Waterfront), Southwest Waterfront, H Street NE, Shaw/U Street Cultural Destination District, Georgia Avenue-Petworth, and Anacostia Transit Area. In each case, the Committee held a public hearing and made recommendations to the executive on how to implement the plan in ways that addressed concerns raised by the public.

Once approved by the Council, the Pennsylvania Ave SE plan, along with the recommendations contained in this Committee Report, will provide guidance to the Zoning Commission and other District government agencies in carrying out the policies of the Comprehensive Plan and this small area plan for the Pennsylvania Avenue SE corridor.

While recommending Council approval of the Pennsylvania Avenue SE plan, the Committee also makes the following recommendations to address community concerns expressed in the Committee's public hearing record:

1) OP should clarify that the intent of the proposed land use recommendations for the Penn Branch Shopping Center opportunity site is to support additional low density retail and residential development along Pennsylvania Avenue SE that is consistent with other low-moderate density opportunity sites along the corridor east of the Anacostia River. In this regard, OP should delete or clarify the erroneous statement in the January 2008 draft plan that reads: "This plan will serve as an amendment to the Future Land Use Map of the Comprehensive Plan, which currently calls for continued low density commercial and residential uses at the Penn Branch Shopping Center site."

2) OP should clarify that any proposed zoning changes to the Penn Branch Shopping Center opportunity site in the plan are discretionary and require approval by Zoning Commission after giving great weight to the views of the affected Advisory Neighborhood Commissions ("ANCs"). The Committee notes that some community members and ANC commissioners have already expressed a preference that development not exceed 50 feet in height and be classified as low density.

3) OP should reinforce that the height of development at the Penn Branch Shopping Center opportunity site should be measured from the lowest point of the existing grade.

### **Legislative History**

May 7, 2008	PR 17-782 introduced by Chairman Gray at the request of the Mayor and referred to the Committee of the Whole
May 16, 2008	Notice of intent to act on PR 17-782 published in <i>D.C. Register</i>
May 23, 2008	Notice of hearing on PR 17-782 published in <i>D.C. Register</i>
June 10, 2008	Public hearing on PR 17-782
July 15, 2008	Committee consideration of PR 17-782

### **Committee Reasoning and Impact on Existing Law**

Small area plans represent the third tier of the District of Columbia's planning structure, building on the foundation of the Comprehensive Plan and the Area Plans Element of the Comprehensive Plan. Pursuant to the District's Comprehensive Plan law (D.C. Official Code §

1-301.64(c)(4)), small area plans are required to be submitted by the Mayor to the Council for selected geographical areas, and, once approved by the Council, shall provide supplemental guidance to the Zoning Commission and other District agencies (e.g., the District Department of Transportation) in carrying out the land use policies of the enacted Comprehensive Plan for those areas. The Council has previously approved small area plans for Takoma Central Area, Hill East Waterfront (Reservation 13), the Southwest Waterfront, H Street NE, the Shaw/U Street Cultural Destination District, Georgia Avenue/Petworth, and Anacostia Transit Area. The Council also has previously approved the Anacostia Waterfront Initiative Framework Plan.

The Pennsylvania Avenue SE Corridor Land Development Plan is the product of an 18-month public planning process initiated in September 2006 by the Office of Planning (“OP”), in collaboration with residents, community stakeholders, and District government agencies, to develop a coordinated and comprehensive revitalization strategy for the Pennsylvania Avenue SE corridor and adjacent residential neighborhoods in Wards 6, 7 and 8. The planning area includes the properties fronting Pennsylvania Avenue SE between Second and Independence Avenues on the east to the District-Maryland border at Southern Avenue on the east. The adjacent neighborhoods include Capitol Hill, Barney Circle, Fairlawn, Twining, Randle Highlands, Dupont Park, Penn Branch, Hillcrest, Fort Davis, and Fairfax Village.

The Pennsylvania Avenue SE plan is part of the Great Streets Initiative, which is a collaboration among the Office of Planning, the District Department of Transportation (“DDOT”), and the Office of the Deputy Mayor for Planning and Economic Development to leverage public and private investment to spur economic development along seven major corridors in the District, while making critical transportation and public realm investments that facilitate multiple modes of transportation. The revitalization strategy for the Pennsylvania Avenue SE corridor seeks to concentrate development at underutilized sites where there is an opportunity to enhance residential and retail choices. A key element of the strategy is to promote a consistent, high-quality architecture throughout the corridor and to draw development eastward across the Anacostia River.

The plan’s market study of the Pennsylvania Avenue SE corridor indicated that there is the potential demand for a total of 1,700-3,000 net new residential units, 425,000- 560,000 square feet of new neighborhood-serving retail space, and 90,000-155,000 square feet of new office space in six neighborhood subareas along the corridor, as follows:

Capitol Hill

- Residential: Infill development opportunities, but site availability a significant constraint
- Retail: Continued strengthening of existing retail, but limited net new opportunities
- Office: 50-75,000 square feet of net new office, but limited by site availability

Potomac Avenue

Residential: 800-1,200 net new multifamily units  
Retail: 200-250,000 square feet of neighborhood-serving retail  
Office: Limited

L'Enfant Square

Residential: 400-800 net new multifamily units  
Retail: 50-75,000 square feet of neighborhood-serving and boutique retail and restaurant  
Office: 20-40,000 square feet of local-serving, boutique office space

Randle Highlands

Residential: Limited, given lack of infill sites  
Retail: Limited  
Office: Limited

Penn Branch

Residential: 400-800 net new multifamily units  
Retail: 150-200,000 square feet of neighborhood-serving retail and restaurants  
Office: 20-40,000 square feet of local-serving, boutique office space

Fairfax Village

Residential: 100-200 net new units, but site availability is a constraint  
Retail: 25-35,000 square feet of local-serving retail  
Office: Limited

Seven opportunity sites along the corridor are identified in the Pennsylvania Avenue SE plan for strategic redevelopment due to their potential to act as catalytic anchors that can leverage expanded transit and mobility options, diversified housing choices, new highly desirable retail, and improved pedestrian and vehicular safety. Three of these sites are in Ward 6, three are in Ward 7, and one is in Ward 8. The plan identifies the following opportunities and recommendations for each redevelopment site:

1401 Pennsylvania Avenue

- Optimum utilization of the property under current zoning by containing a mix of residential and commercial use.

- 4 to 6 stories is appropriate for this site, and developers are encouraged to build no taller than the Jenkins' Row project in order to form a consistent frame for the Potomac and Pennsylvania Avenues intersection.
- Commercial uses may include accommodating existing small businesses in the area like the pizza restaurant on the site.
- Explore the potential to leverage funds from development to create a public plaza at corner of site facing the Park Square at traffic intersection.
- Completes a “neighborhood center” formed by the Potomac Plaza Metro Plaza, grocery store, neighborhood-serving retail, and transit.

Barney Circle Sites: 1550 Pennsylvania Avenue and 1539-1557 Pennsylvania Avenue

- The two sites flanking Barney Circle should be treated in a unified manner in architecture and massing as the Eastern Gateway to the Capitol Hill area and the Anacostia River.
- Explore allowable mix of uses under the current C-2-A zoning on these two sites.
- Tap potential view of the Anacostia River and Park which can be offered to condo occupants residing above ground level.
- Provision of a mixed scale and type of housing including condominiums, townhouses, and stacked townhouses to complement the existing residential fabric.
- Increased public presence encouraged by convenience retail stores and small scale dining destinations may result in decreased automobile dominance around Barney Circle and a more pedestrian-friendly character.

L'Enfant Square Sites: South Side of 2300-2500 and 2500-2700 Pennsylvania Avenue

- 2300-2500 block: Maximum of 5 to 6 stories with 65-foot maximum height and 5-foot bonus for ground floor non-residential uses. Any upzoning will occur in design review process such as PUD.
- 2500-2700 block: Maximum of 5 to 6 stories with 65-foot maximum height and 5-foot bonus for ground floor non-residential uses.
- Create opportunities for an enhanced pedestrian environment that provides connectivity at L'Enfant Square.

- Expand development area at 2300 block to north side of the street to create a major redevelopment node.
- Pursue alternate uses for some gas station sites (particularly the site on the south side of the 2300 block) to provide pedestrian friendly and neighborhood-serving activities (recognizing that maintaining some gas stations along the corridor is a positive thing for the community). In the near term, encourage improved landscaping and screening.

#### Penn Branch Shopping Center

- Change in zoning (from C-1/R-1-B to C-2-A) to support a mix of low-moderate density commercial and residential development.
- Development of this site will be 5 stories from the lowest point of the site with 65-foot maximum height, 5 stories with 65-foot maximum height on south side of Pennsylvania Avenue as well. New development and redevelopment within Neighborhood Commercial Areas must be managed to conserve the economic viability of these areas while allowing additional development that complements existing uses.
- New retail to respond to requirement of neighborhood serving convenience stores like a coffee shop, a small restaurant, possibly a small grocer or pharmacy.
- Underground parking garage to cater to requirements of property occupants as well as provide spill-over public parking spaces.
- Improve access and circulation edging the property to encourage pedestrian connection from surrounding areas and bus transit stop.

#### Fort Davis Shopping Center

- Explore potential under current zoning classification on the site and promote higher density mixed use residential and retail development.
- DC Department of Human Services and the US Post office may be re-housed in the project, thus maintaining a mix of uses offered in the present scenario.
- New retail to be oriented towards neighborhood serving establishments like a small coffee shop, dining place, barber shop, deli, etc.

In summary, the Committee recommends Council approval of the Mayor's small area plan to revitalize the Pennsylvania Avenue SE corridor, which includes a development program as well as zoning and design guidelines. This plan includes a total new development program of up to 3,000 new mixed income housing units, up to 560,000 square feet of reconfigured or new neighborhood-serving retail space, and up to 155,000 square feet of new office space. The plan also includes strategies to substantially improve the streetscape and public realm.

The Committee believes that approval of the goals, policies and implementation strategies identified in this plan will help facilitate the revitalization of the Pennsylvania Avenue SE corridor and the creation of vibrant mixed use neighborhoods. The plan preserves and strengthens the existing community assets, while increasing the housing stock on vacant and underutilized land with both market rate and mixed-income housing, thereby supporting higher quality neighborhood-serving retail and services that meet the needs of the community, all of which will contribute to the necessary growth and development of the District of Columbia as a whole. The Committee agrees that implementation of the plan would result in: (1) substantially increased mixed-income housing opportunities; (2) enhanced employment opportunities for District residents near significant transit resources; (3) consolidate existing create new, more diverse entrepreneurship and higher quality local shopping opportunities; and (4) a improved urban design and streetscape.

The Committee finds that the Pennsylvania Avenue SE Corridor Land Development is consistent with and builds upon many of the policies for this area set forth in the Land Use Element of the Comprehensive Plan and in the Far Northeast and Southeast Area Element of the Comprehensive Plan. The plan is a framework to guide future growth and revitalization in a unique development opportunity area in the District. The Committee shares the view expressed in the plan that zoning, streetscape, and transportation changes will be necessary to implement some aspects of this plan, all of which will involve further opportunities for community input and public review and approval.

In recommending Council approval of the Pennsylvania Avenue SE corridor revitalization plan, the Committee reiterates the recommendation previously articulated in this Report regarding the clarifications and corrections that the Office of Planning should make regarding the redevelopment of the Penn Branch Shopping Center site.

### **Section-by-Section Analysis**

Section 1 provides a short title, the Pennsylvania Avenue SE Corridor Development Plan Approval Resolution of 2008.

Section 2 states that the Mayor submitted the Pennsylvania Avenue SE Corridor Development Plan to the Council, pursuant to the small area plan provisions of the



Comprehensive Plan.

Section 3 sets forth the Council's findings with regard to the Pennsylvania Avenue SE Corridor Development Plan and the general purposes and effects of the small area plan that has been prepared for the area, which are discussed in more detail in the previous section of this Report.

Section 4 provides the Council's approval of the Pennsylvania Avenue SE Corridor Land Development Plan, dated January 2008. The plan, along with the Committee's recommendations in this Report, provide supplemental guidance to the Zoning Commission, the Office of Planning, the District Department of Transportation, the office of the Deputy Mayor for Planning and Economic Development and other District agencies in carrying out the Comprehensive Plan policies for the Pennsylvania Avenue SE corridor in Wards 6, 7 and 8.

Section 5 references the fiscal impact statement in this Report.

Section 6 provides the effective date of the resolution.

### **Fiscal Impact**

The Chief Financial Officer ("CFO"), in the attached memorandum dated March 13, 2008, states that there is no fiscal impact at this time with the provisions of the proposed resolution, because adoption of this plan does not create any type of expenditure commitment from the District government. The CFO states that any activities related to the plan would be approved separately and need to be budgeted at that time.

The recommendations contained in the Pennsylvania Avenue SE Corridor Land Development Plan and this Report provide guidance to District agencies in implementing the plan. Several of the process-related activities assigned to implementing District agencies, including transportation studies and zoning actions, would be conducted in the normal course of operations and absorbed into each agency's operating budget.

The Committee notes that significant private and public investments have been and will continue to be required to accomplish the plan's goal of creating an active and vibrant mixed use Pennsylvania Avenue SE corridor that includes substantial new mixed income housing, as well as new or reconfigured and better concentrated, higher quality retail space, and commercial office development, along with significant transit and streetscape improvements. To the extent that public investments are necessary, the implementation of this resolution is subject to the availability of appropriations and the inclusion of funds within an approved budget and financial plan.

These and other possible public costs do not take into account offsetting projected

significant revenue that the District will realize as a result of substantial redevelopment of existing vacant or underutilized property along the Pennsylvania Avenue SE corridor, including an undetermined amount of new income, sales and property tax revenue.

### **Position of the Executive Branch**

PR 17-782 was introduced at the request of the Mayor, who, in a May 6, 2008 transmittal letter, urged the Council's prompt and favorable action on the proposed resolution. The Director of the Office of Planning, and representatives from the office of the Deputy Mayor for Planning and Economic Development and the District Department of Transportation, each testified or submitted comments on behalf of the executive at the Committee's public hearing in favor of PR 17-782 and the attached small area plan.

### **Committee Action**

On June 10, 2008, the Committee of the Whole held a public hearing on PR 17-782 and received testimony from the following persons or organizations regarding the Pennsylvania Avenue SE Corridor Land Development Plan: James Bunn, Ward 8 Business Council; Richard Wolf, Capitol Hill Restoration Society; Stylianos Christofides, ICG Pennsylvania Branch Associates; Christopher Collins, Holland & Knight, attorney for ICG Pennsylvania Branch Associates; Christopher Lampkin, representing Fred and Gwen Rose; Laura Richards, Penn Branch Citizens/Civic Association; Robert Richards, resident; and Harriet Tregoning, D.C. Office of Planning.

Attached is a copy of all written testimony and comments received by the Committee regarding PR 17-782.

The Committee notes that additional opportunities will be available to the public to participate in the implementation of this plan. For example, applications will likely be filed with the Zoning Commission for Planned Unit Developments or zoning changes associated with various development projects, and certain financing mechanisms or budgetary actions may be needed to support particular development, capital transportation projects, and streetscape improvements in the plan. Each of these actions would provide opportunity for further public hearings or input.

On July 15, 2008, the Committee of the Whole met in a regular meeting to consider PR 17-782. Chairman Gray moved approval of a draft Committee Print of PR 17-782 and this Report, which were approved by voice votes (Chairman Gray and Councilmembers Alexander, Barry, Bowser, Brown, Catania, Cheh, Evans, Graham, Mendelson, Schwartz, Thomas and Wells present).

**Attachments**

- (1) PR 17-782 as introduced
- (2) Public hearing record on PR 17-782
- (3) Committee Print of PR 17-782

**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: *Cynthia Brock-Smith*  
Cynthia Brock-Smith, Secretary to the Council  
Date: May 8, 2008  
Subject: Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on Wednesday, May 07, 2008. Copies are available in Room 10, the Legislative Services Division.

TITLE: "Pennsylvania Avenue SE Corridor Development Plan Approval Resolution of 2008", PR17-0782

INTRODUCED BY: Chairman Gray at the request of the Mayor

The Chairman is referring this legislation to the Committee of the Whole.

Attachment

cc: General Counsel  
Budget Director  
Legislative Services

2008 MAY -7 PM 2



CHAIRMAN GRAY  
2008 MAY -7 AM 11:30

OFFICE OF THE  
SECRETARY

ADRIAN M. FENTY  
MAYOR

May 6, 2008

The Honorable Vincent C. Gray  
Chairman  
Council of the District of Columbia  
1350 Pennsylvania Avenue NW, Room 504  
Washington, DC 20004

Dear Chairman Gray:

Today, I am transmitting to the Council of the District of Columbia legislation entitled the "Pennsylvania Avenue SE Corridor Development Plan Approval Resolution of 2008."

The purpose of this legislation is to approve the "Pennsylvania Avenue SE Corridor Development Plan," which was initiated by the Office of Planning. This plan provides a strategic framework for revitalization of the Pennsylvania Avenue S.E. Corridor and the adjacent residential neighborhoods in Wards 6, 7 and 8. The Plan provides guidance on land use, zoning, transportation, and other issues.

The Pennsylvania Avenue SE Corridor Development Plan is the product of over 18 months of intense collaboration with community stakeholders and District government agencies, which concluded in January 2008 with a Mayor's hearing. Over 200 individual residents and stakeholders participated in crafting, reviewing, and committing to implement the plan. The revitalization plan outlines strategies that will:

1. Provide clear direction concerning land use and zoning policy for the commercial corridor;
2. Create opportunities for mixed use development, including enhanced retail amenities, and workforce and market rate housing; and
3. Support important streetscape and infrastructure investments that will aid in revitalizing one of the District's major corridors.

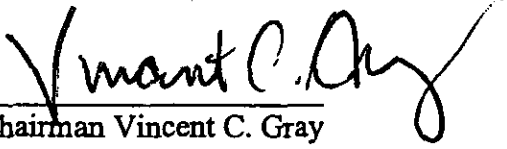
I urge the Council's prompt and favorable enactment of this legislation.

Sincerely,

A handwritten signature in black ink, appearing to read "Adrian M. Fenty".

Adrian M. Fenty  
Mayor

Enclosures

  
Chairman Vincent C. Gray  
at the request of the Mayor

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6 A PROPOSED RESOLUTION  
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10  
11 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
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14 Chairman Vincent C. Gray introduced the following resolution, which was referred to the  
15 Committee of the Whole.  
16

17 To approve the proposed Pennsylvania Avenue SE Corridor small area action plan.  
18

19 RESOLVED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this  
20 resolution may be cited as the "Pennsylvania Avenue SE Corridor Development Plan  
21 Approval Resolution of 2008".

22 Sec. 2. Pursuant to § 4(c)(4) of the District of Columbia Comprehensive Plan Act  
23 of the 1984 Land Use Element Amendment Act of 184 (Act), effective March 16, 1985  
24 (D.C. Law 5-187; D.C. Official Code § 1-306.03(c)(4), the Mayor transmitted to the  
25 Council the proposed Pennsylvania Avenue SE Corridor Development Plan (Plan).

26 Sec. 3. The Council finds that:

27 (1) The Pennsylvania Avenue S.E. Corridor is located in Ward 6, 7 and 8  
28 and includes the neighborhoods of Capitol Hill, Barney Circle, Fairlawn, Twining,  
29 Randle Highlands, Dupont Park, Penn Branch, Hillcrest, Fort Davis, and Fairfax Village.  
30 The planning area is defined by the following boundaries: the properties fronting  
31 Pennsylvania Avenue SE starting at Second and Independence Avenues S.E. to the west  
32 and the District-Maryland border at Southern Avenue S.E. to the east.

1                   (2) The Plan was initiated in September 2006 by the Office of Planning as  
2 part of its efforts to support the Great Streets Initiative, a multi-agency, multi-discipline  
3 program designed to aid in the revitalization of major commercial corridors in the  
4 District.

5                   (3) The proposed Plan was published and made available to the public on  
6 December 17, 2007, and the Mayor's public hearing was held January 17, 2007.

7  
8                   (4) The purpose of the Plan is to provide development framework that  
9 guides the revitalization of the Pennsylvania Avenue S.E. Corridor through land use,  
10 urban design, economic analysis and public investment strategies in support of the Great  
11 Streets Initiative.

12                   (5) The Plan uses specific land use analysis and incorporates the broadest  
13 range of planning techniques and practical solutions to achieve the District's goals and  
14 objectives.

15                   (6) The Plan seeks to identify critical issues that impact revitalization for  
16 the Pennsylvania Avenue S.E. Corridor. The Plan outlines strategies to:

17  
18                   A. Provide clear direction concerning land use and zoning policy for  
19 the commercial corridor;

20                   B. Unify and transform Pennsylvania Avenue SE into a world-class  
21 boulevard;

22                   C. Create opportunities for mixed use development, including  
23 enhanced retail amenities, and workforce and market rate housing; and

24                   D. Support important streetscape and infrastructure investments that  
25 will aid in revitalizing one of the District's major corridors.

1                   (7) The Plan defines near and mid-term strategies for revitalization and  
2 articulates broad development goals, urban design and definitive priority actions deemed  
3 critical to the revitalization of Pennsylvania Avenue S.E. Corridor.

4                   (8) Once approved, the Pennsylvania Avenue SE Corridor Development  
5 Plan will provide supplemental guidance to the Zoning Commission and other District  
6 agencies in carrying out the policies of the District of Columbia Comprehensive Plan.

7                   Sec. 4. The Plan is approved as submitted

8                   Sec. 5. The Council adopts the fiscal impact statement in the committee report as  
9 the fiscal impact statement required by section 443(c) of the Rules for the Council of the  
10 District of Columbia, Council Period 17 Resolution of 2007, effective January 3, 2007  
11 (Res.17-1; 54 DCR 156).

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




**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Office of the Attorney General**

Commercial Division  
Land Use and Public Works Section



**MEMORANDUM**

**TO:** Harriet Tregoning, Director  
Office of Planning

**FROM:** Alan Bergstein, Section Chief   
Land Use and Public Works Section

**SUBJECT:** Pennsylvania Avenue SE Corridor Development Plan Approval Resolution  
of 2008

**DATE:** March 25, 2008

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This is in response to your request for a review of a proposed resolution entitled the Pennsylvania Avenue SE Corridor Development Plan Approval Resolution of 2008. The resolution would approve a small area action plan for the Pennsylvania Avenue S.E. corridor an areas that front on Pennsylvania Avenue from Independence Avenue S.E. and 2<sup>nd</sup> Street S.E. east to Southern Avenue, S.E. We have made a few revisions to the attached resolution. The resolution, as revised, is legally sufficient. If you have questions concerning this matter, please contact Janice Skipper at 442-9771.

**Enclosures**

**cc:** Renee McPhatter, Deputy Director  
Office of Policy and Legislative Affairs

Geraldine Gardner, Associate Director  
Office of Planning

Wayne Witkowski, Deputy  
Office of Legal Counsel

AHB/jns  
(223127)

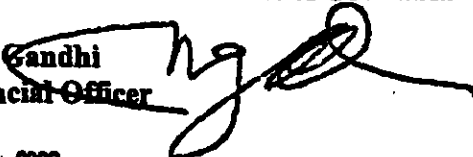
Government of the District of Columbia  
Office of the Chief Financial Officer



Natwar M. Gandhi  
Chief Financial Officer

**MEMORANDUM**

**TO:** The Honorable Vincent C. Gray  
Chairman, Council of the District of Columbia

**FROM:** Natwar M. Gandhi   
Chief Financial Officer

**DATE:** MAR 13 2008

**SUBJECT:** Fiscal Impact Statement: "Pennsylvania Avenue SE Corridor  
Development Plan Approval Resolution of 2008"

**REFERENCE:** Draft - No Resolution Number Available

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**Conclusion**

There is no fiscal impact at this time from the provisions of the proposed resolution. Any activities related to the Pennsylvania Avenue SE Corridor Draft Land Development Plan, dated January 2008, would need to be budgeted and appropriated in future years.

**Background**

The proposed resolution would approve the Pennsylvania Avenue SE corridor Development Plan (the Plan), which was initiated by the Office of Planning (OP). The Plan is intended to provide a strategic framework for revitalization of the Pennsylvania Avenue SE Corridor and the adjacent residential neighborhoods in Wards 6, 7, and 8. The Plan provides guidance on land use, zoning, transportation, and other issues.

Specifically, the Plan is intended to provide clear direction concerning land use and zoning policy for the commercial corridor; create opportunities for mixed use development, including enhanced retail amenities, and workforce and market housing; and support streetscape and infrastructure investments that are intended to aid in revitalizing the Pennsylvania Avenue SE Corridor.

Once approved, the Plan is intended to provide supplemental guidance to the Zoning Commission and other District agencies in carrying out the policies of the District of Columbia Comprehensive Plan.

Full implementation of the various recommendations proposed in the Plan is generally intended to happen in the next seven to ten years.

### **Financial Plan Impact**

There is no fiscal impact at this time from the provisions of the proposed resolution, as enactment of the resolution does not create any type of expenditure commitment from the District Government. Any activities related to the Plan would need to be budgeted and appropriated in future years.

The Plan does not identify a specific funding source that would be used for the implementation of the activities identified in the Plan. However, the Plan does identify some public investment strategies that *could* be utilized, including predevelopment and site acquisition funds, façade improvement funds, and project-level financial assistance--such as tax increment financing (TIF)--which is intended to cover economic feasibility gaps.

The implementation of any of the public investment strategies identified in the Plan would require separate authorization at a future point. Any activities related to the plan and undertaken by District entities, and any others, will need to be funded with existing resources and/or budgeted in future years. Activities not documented in this fiscal impact statement but related to the Plan and undertaken by District agencies will need to be budgeted in future years.

UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C. 20535



MEMORANDUM FOR:

TO: SAC, NEW YORK (100-157411)

FROM: SAC, NEW YORK (100-157411)

SUBJECT: [Redacted]

Re New York letter to Bureau dated 10/15/74.

Enclosed are:

1. Copy of New York letter to Bureau dated 10/15/74.  
2. Copy of New York letter to Bureau dated 10/15/74.  
3. Copy of New York letter to Bureau dated 10/15/74.  
4. Copy of New York letter to Bureau dated 10/15/74.  
5. Copy of New York letter to Bureau dated 10/15/74.  
6. Copy of New York letter to Bureau dated 10/15/74.  
7. Copy of New York letter to Bureau dated 10/15/74.  
8. Copy of New York letter to Bureau dated 10/15/74.  
9. Copy of New York letter to Bureau dated 10/15/74.  
10. Copy of New York letter to Bureau dated 10/15/74.

Very truly yours,  
Special Agent in Charge

Walter J. [Redacted]  
Special Agent in Charge

Walter J. [Redacted]  
Special Agent in Charge

WJL/jms  
(2)

# Pennsylvania Avenue SE Corridor

Land Development Plan  
*FINAL DRAFT*  
*January 2008*

