



Councilmember Kenyan R. McDuffie

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A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend, on an emergency basis, due to congressional review, the Retail Incentive Act of 2004 to designate certain neighborhoods as Retail Priority Areas, including neighborhoods within the Mount Vernon Triangle, Eastern Market, Barracks Row, and Georgia Avenue areas.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Great Streets Program Expansion Neighborhood Retail Priority Congressional Review Emergency Amendment Act of 2025”.

Sec. 2. Section 4 of the Retail Incentive Act of 2004, effective September 8, 2004 (D.C. Law 15-185; D.C. Official Code § 2-1217.73), is amended as follows:

(a) Subsection (o) is amended as follows:

(1) Strike the phrase “beginning at the intersection of Euclid Street, N.W., and Georgia Avenue, N.W.; continuing north along Georgia Avenue, N.W., to Kenyon Street, N.W.; thence continuing west along Kenyon Street, N.W., to Sherman Avenue, N.W.; continuing north along Sherman Avenue, N.W., to New Hampshire Avenue, N.W.,” and insert the phrase “beginning at the intersection of Howard Place, N.W., and 4th Street, N.W., thence continuing west along Howard Place, N.W., to Georgia Avenue, N.W., thence continuing south along Georgia Avenue, N.W., to Barry Place, N.W., thence continuing west along Barry Place, N.W.,

33 to Sherman Avenue, N.W., thence continuing north along Sherman Avenue, N.W., to New
34 Hampshire Avenue, N.W.,” in its place.

35 (2) Strike the phrase “until the point where 7th Street, N.W., becomes Warder
36 Street, N.W.; thence continuing further south along Warder Street, N.W., to Kenyon Avenue,
37 N.W.; thence continuing west along Kenyon Avenue, N.W., to Georgia Avenue, N.W.; and
38 thence south on Georgia Avenue, N.W., to the beginning point.” and insert the phrase “, thence
39 continuing south along 7th Street, N.W., to Rock Creek Church Road, N.W., thence continuing
40 east along Rock Creek Church Road, N.W., to Park Place, N.W., thence continuing south along
41 Park Place, N.W. until the point where Park Place, N.W. becomes Hobart Place, N.W., thence
42 continuing west on Hobart Place, N.W. until the point where Hobart Place, N.W. becomes 5th
43 Street, N.W., thence continuing south on 5th Street, N.W. to the point where 5th Street, N.W.
44 becomes 4th Street, N.W., continuing south on 4th Street, N.W. to Howard Place, N.W., and
45 thence west on Howard Place, N.W., to the beginning point.” in its place.

46 (b) Subsection (r) is amended by adding a new paragraph (4) to read as follows:

47 “(4) The area bounded by a line beginning at the intersection of the center lines of
48 2nd Street, S.E., and Pennsylvania Avenue, S.E.; continuing southeast along the center line of
49 Pennsylvania Avenue, S.E., to K Street, S.E.; continuing north and circumferentially along the
50 center line of Barney Circle, S.E.;”.

51 (c) Subsection (s) is amended by striking the phrase “continuing southwest along the
52 center line of New York Avenue, N.W.” and inserting the phrase “continuing northeast along the
53 center line of New York Avenue, N.W., to the center line of New Jersey Avenue, N.W.;

54 continuing southeast along the center line of New Jersey Avenue, N.W., to the center line of
55 Massachusetts Avenue, N.W.; continuing northwest along the center line of Massachusetts

56 Avenue, N.W. to the center line of 7th Street N.W.; continuing north along the center line of 7th
57 Street N.W.,” in its place.

58 (d) New subsections (t) and (u) are added to read as follows:

59 “(t) There is established the Eastern Market Retail Priority Area, which shall consist of
60 the parcels, squares, and lots within or abutting the boundary of the following area: Beginning at
61 the intersection of North Carolina Avenue, S.E., and 6th Street, S.E.; continuing northeast along
62 the center line of North Carolina Avenue, S.E., to the center line of 8th Street, S.E.; continuing
63 south along the center line of 8th Street S.E., to the center line of Pennsylvania Avenue, S.E.;
64 continuing northwest along the center line of Pennsylvania Avenue, S.E., to the center line of 6th
65 Street, S.E., continuing north along the center line of 6th Street, S.E., to the beginning point.

66 “(u) There is established the Barracks Row Retail Priority Area, which shall consist of
67 the parcels, squares, and lots within or abutting the boundary of the following area: Beginning at
68 the intersection of D Street, S.E., 7th Street, S.E., and South Carolina Avenue, S.E.; continuing
69 east along the center line of D Street, S.E., to the center line of 8th Street, S.E.; continuing south
70 along the center line of 8th Street, S.E., to the center line of M Street, S.E.”.

71 Sec. 3. Applicability.

72 This act shall apply as of February 4, 2025.

73 Sec. 4. Fiscal impact statement.

74 The Council adopts the fiscal impact statement of the Budget Director as the fiscal impact
75 statement required by section 4a of the General Legislative Procedures Act of 1975, approved
76 October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

77 Sec. 5. Effective date.

78 This act shall take effect following approval by the Mayor (or in the event of veto by the
79 Mayor, action by the Council to override the veto), and shall remain in effect for no longer than
80 90 days, as provided for emergency acts of the Council of the District of Columbia in section
81 412(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 788;
82 89 D.C. Official Code § 1-204.12(a)).