

November 21, 2025

Via JZIS

Zoning Commission
441 4th Street, N.W.
Suite 200
Washington, DC 20001

Re: Revision to MU-8B - ZC Case No. 25-14 – 4347 Hunt Place, NE

Dear Chairperson Hood and Members of the Commission:

Following additional outreach with community stakeholders, including direct discussions with the ANC and the Deanwood Citizens Association, the Applicant is revising the proposed zoning map amendment to request MU-8B instead of MU-7. This adjustment reflects and responds to clear feedback from community leadership. The Applicant is also removing its request for designation as IZ+ based on discussions with the Office of Planning, as the area has a larger concentration of affordable housing relative to other areas in the District. ANC leadership also noted that they are fairly saturated with affordable housing projects.

With respect to the zone change, at ANC 7C's Executive Committee meeting last month, the ANC Chair emphasized that the neighborhood has experienced a significant increase in new residential development. This comes without a corresponding increase in commercial services, retail offerings, or job-generating uses. This concern is supported by the area's development patterns and demographic data. Stakeholders repeatedly expressed that the community does not want another primarily residential project and that what is most needed are commercial uses that can support existing and future residents.

The MU-8B zone better aligns with these priorities. MU-8B allows 5.0 FAR overall, with up to 4.0 FAR for commercial use. This is a meaningful difference from MU-7, which allows only 1.0 FAR for commercial uses. The MU-8B designation therefore effectively implements the community's request for commercial-forward development and provides the regulatory framework for a use mix that can deliver needed neighborhood-serving services, employment opportunities, and retail activation.

Importantly, MU-8B is also more consistent with the Comprehensive Plan's Future Land

Use Map, which designates the property for Medium Density Commercial use. That category expressly anticipates buildings with greater commercial intensity and scale than could be achieved with the originally proposed MU-7 zone. The MU-8B zone therefore appears to be the most appropriate zone to translate those land use policy expectations into reality.

In short, the request to zone the Property to MU-8B is responsive to community feedback, policy guidance, and the stated goal of strengthening the area's commercial base, rather than adding to the existing concentration of housing. The revised rezoning request is both reasonable and well-supported by the record. Enclosed is a more detailed analysis updating the analyses in Exhibits 2 and 2D).

The existing Comprehensive Plan analysis prepared for the MU-7A rezoning (Exhibits 2 and 2D) remain applicable to the updated request for MU-8B, and in many ways the MU-8B designation is even more closely aligned with what the Comprehensive Plan, the FLUM, and the community envision for this site. The shift from MU-7A to MU-8B does not alter the fundamental conclusion that the map amendment is "not inconsistent" with the Comprehensive Plan when read as a whole. Instead, it reinforces several of the Plan's core policy objectives for this portion of Deanwood and the Nannie Helen Burroughs corridor.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson
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CERTIFICATE OF SERVICE

I hereby certify that on November 21, 2025, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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