

Application No. 25-14

Map Amendment for 4347 Hunt Place, NE MU-3A to MU-8B

Location

Square, Suffix, Lot
5094 0103
[Tax Record](#)

Premises Address
4347 HUNT PL NE

Owner Name
4347 HUNT PLACE HOLDINGS LLC

Owner Address
7117 MEADOW ST
WARRENTON VA 20187-7158

[View 3D Zoning Map](#)
[View Historic Zoning Map](#)
[View Google Maps](#)
[View Census Profile](#)

Zoning / Land Use

Zone District
MU-3A

Future Land Use Map
CMED, RMED



Applicant
4347 Hunt Place Holdings, LLC
Brian Athey

Zoning Attorney
Sullivan & Barros, LLP
Martin Sullivan

ZONING COMMISSION
District of Columbia
CASE NO. 25-14
EXHIBIT NO. 24



Map Amendment Overview

- The Property is currently zoned MU-3A.
- The Applicant is proposing to change the zone to the MU-8B zone, which is safely consistent with the FLUM designation as Medium Density Commercial and Medium Density Residential.
- The Map Amendment will allow for greater mixed-use development and new commercial development.

Agency Input

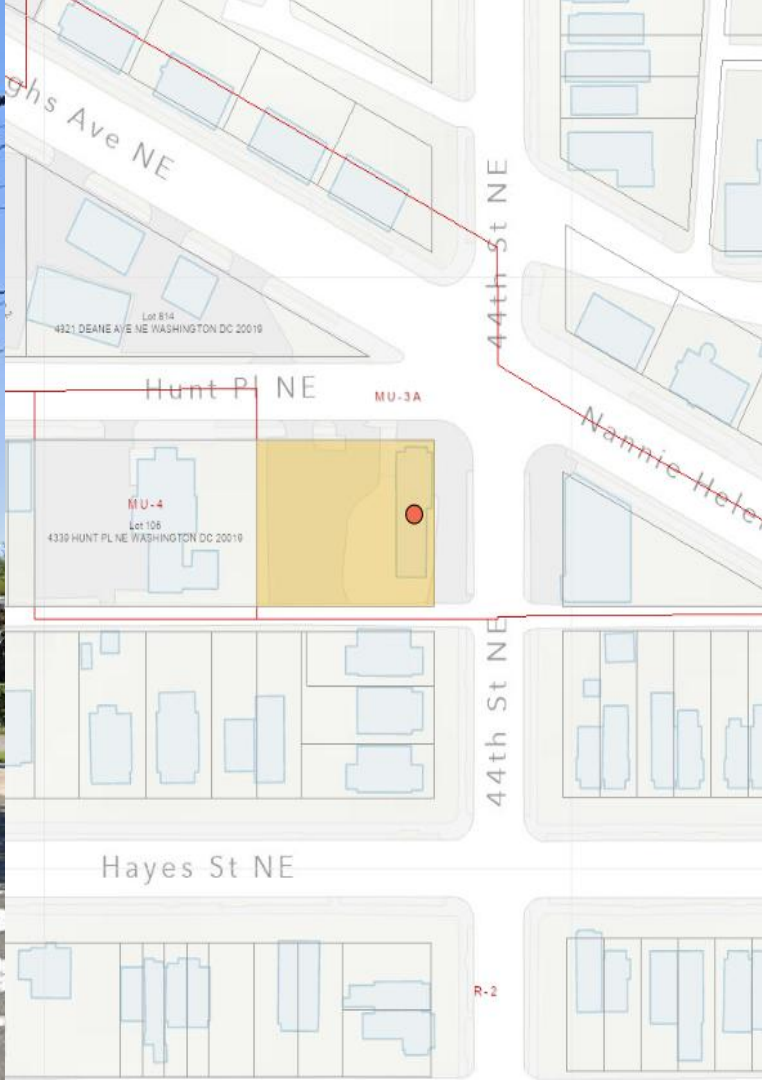
- The Applicant met with ANC 7C several times and amended the application based on their feedback. ANC 7C voted in support.
 - The application was originally filed as an amendment to the MU-7 zone, however, when the Applicant met with the ANC, they expressed that the neighborhood has experienced a significant increase in new residential development and that the community needs commercial services, retail, and job-generating uses.
- The Applicant also attended the Deanwood Citizens Association meeting. They support the application.
- The Office of Planning recommends approval and has determined that it is not inconsistent with the Comprehensive Plan. OP does not recommend IZ+.
- DDOT has no objection.

Map Amendment Overview

	MU-3A	MU-8B
FAR	Total: 1.0, 1.2 (IZ) Non-residential: 1.0	Total: 5.0, 6.0 (IZ) Non-residential: 4.0
Lot Occupancy	60%	NA
Height	40 feet	70 feet

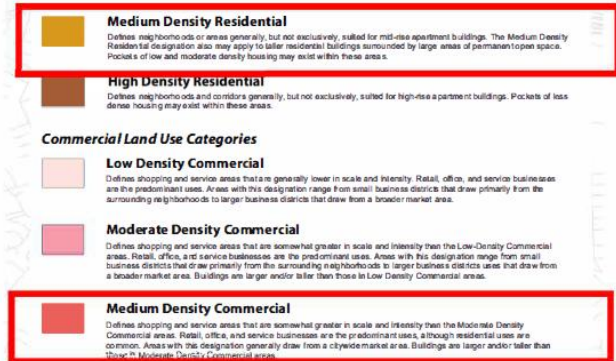
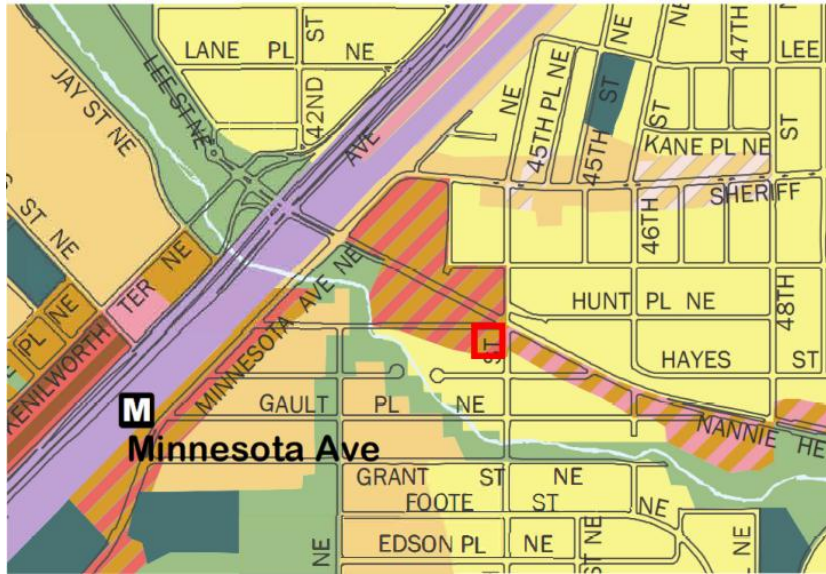


Subject Property



Future Land Use Map Designation

- The Future Land Use Map designates the site as Medium Density Residential and Medium Density Commercial. On the commercial side, the FLUM anticipates development between 4.0 and 6.0 FAR, and the Comp Plan expressly identifies the MU-8 and MU-10 zones as representative of Medium Density Commercial. The MU-8B zone, with its permitted 5.0 FAR total FAR, with 4.0 FAR of commercial potential, therefore, aligns directly with that guidance.
- The MU-8B designation effectively implements the community 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.



Generalized Policy Map

- The Generalized Policy Map designates the site as a Neighborhood Commercial Center. The site's designation as a Neighborhood Commercial Center calls for the preservation and strengthening of commercial activity, with neighborhood-serving retail, services, and small businesses intended to anchor daily life for surrounding residents. Upper-story residential uses are supported but are not mandatory.
- The Neighborhood Commercial Center designation prioritizes active commercial uses—not solely residential growth. The MU-8B zone is therefore consistent with the GMP.



 **Neighborhood Commercial Centers**  **Enhanced/New Neighborhood Centers**

Neighborhood Commercial Centers meet the day-to-day needs of residents and workers in the adjacent neighborhoods. The area served by a Neighborhood Commercial Center is usually less than one mile. Typical uses include convenience stores, sundries, small food markets, supermarkets, branch banks, restaurants, and basic services such as dry cleaners, hair cutting, and childcare. Office space for small businesses, such as local real estate and insurance offices, doctors and dentists, and similar uses, also may be found in such locations. Many buildings have upper-story residential uses. New development and redevelopment within Neighborhood Commercial Centers must be managed to conserve the economic viability of these areas while allowing additional development, including residential, that complements existing uses.

Small Area Plan – Nannie Helen Burroughs Corridor

- The proposed MU-8B zone directly advances the vision of the Nannie Helen Burroughs Corridor Small Area Plan, which calls for reinvestment along the corridor and strengthening it as a neighborhood-serving commercial spine.
- The Small Area Plan emphasizes increased access to retail, services, and economic opportunities, particularly along key corridors and at visible nodes.
- The Subject Property is located along this corridor and is well-positioned to contribute to that vision.
- The Applicant initially proposed the MU-7A zone, but revised the application to MU-8B in response to community feedback emphasizing the need for greater commercial activity and neighborhood-serving uses.
- The MU-8B zone better supports those priorities and more closely aligns with the Small Area Plan's focus on corridor revitalization and economic development.
- Accordingly, the proposed MU-8B zone is not only consistent with the Small Area Plan, but more precisely implements its core objectives.

Far Northeast and Southeast Area Element

- The Far Northeast and Southeast Area Element, especially the Deanwood Focus Area policies, further reinforces the appropriateness of the MU-8B zone.
- The Area Element repeatedly calls for increased commercial activity, reinvestment in the Nannie Helen Burroughs corridor, and the transition of certain lower-density commercial or mixed-use zones into higher-density ones to catalyze economic growth.
- It specifically encourages medium-density development near key intersections and corridors, and it identifies the lack of retail and neighborhood-serving amenities as a long-standing challenge.
- MU-8B squarely addresses those issues. It enables meaningful commercial development, supports job creation, and contributes to the restoration of a more balanced land use pattern east of the Anacostia River, where large volumes of residential development have historically not been matched with corresponding commercial investment.

Other Citywide Elements

Land Use Element: The proposed map amendment promotes corridor-focused, transit-accessible development and reinvestment in commercial nodes.

Transportation Element: The proposed map amendment supports a more intensive mixed-use designation at this site because of its strong bus access and proximity to the Minnesota Avenue and Benning Road Metrorail Stations.

Economic Development Element: The proposed map amendment will create greater potential for small business opportunities, neighborhood-serving retail, and employment growth.

Environmental Protection Element: The proposed map amendment will comply with floodplain, green building, and stormwater standards.

Housing Element: The site currently contains no housing and no displacement is possible. There is no Comprehensive Plan requirement that this particular property maximize residential output; rather, the Plan requires a balancing of policies, and the community-identified need for commercial services is a legitimate and Comp-Plan-supported rationale for allowing a more commercial-oriented zone.

Racial Equity Tool

Part 1: Guidance Regarding the Comprehensive Plan	Slide 10
Part 2: Community Outreach and Engagement	Slide 11
Part 3: Disaggregated Data Regarding Race and Ethnicity	Refer to Exhibit 21 – OP Report
Part 4: Zoning Commission Evaluation	Slide 12

Part 1: Guidance Regarding the Comprehensive Plan

Far Northeast and Southeast Area Element

- Development of New Housing (FNS 1.1.3)
- Directing Growth (FNS 1.1.3)
- Retail Development (FNS 1.1.4)
- Strengthening Deanwood's Core (FNS 2.2.1)
- Nannie Helen Burroughs Avenue (FNS 2.2.2)
- Neighborhood-Serving Commercial Uses(FNS 2.2.5)

Land Use Element

- Development Around Corridors (LU-1.4.6)
- Transit Oriented Development Boundaries (LU 1.4.8)
- Variety of Neighborhood Types (LU-2.1.1)
- Neighborhood Revitalization (LU-2.1.2)
- Conserving, Enhancing & Revitalizing Neighborhoods (LU 2.1.3)

Environmental Protection Element

- Urban Heat Island Mitigation (E-1.1.2)
- Development in Floodplains (E-1.1.B)
- Tree Requirements in New Development (E-2.1.2)
- Sustainable Landscaping Practices (E-2.1.3)
- Renewable Energy (E-3.2.3)
- Energy-Efficient Building and Site Planning (E-3.2.7)
- Maximizing Permeable Surfaces (E-4.1.1)
- Using Landscaping and Green Roofs to Reduce Runoff (E-4.1.2)
- Support for Green Building (E-4.2.1)

Transportation Element

- Transit Oriented Development (T.1.1.4)
- Minimize Off-Street Parking (T-1.1.8)
- Encourage Shared-Use Parking(T-3.2.F)

Housing Element

- Private Sector Support (H-1.1.1)
- Balanced Growth (H-1.1.3)
- Production Targets (H 1.2.2)
- Advancing Diversity and Equity of Planning Areas (H-1.2.9)

Economic Development

- Diversifying the Economic Base (ED-1.1)
- Promote Local Entrepreneurship (ED-1.1.4)
- Build Capacity and Opportunities (ED-1.1.5)
- Neighborhood Shopping (ED-2.2.3)
- Support Local Entrepreneurs (ED-2.2.4)
- Business Mix (ED-2.2.5)
- Grocery Stores and Supermarkets (ED-2.2.6)
- Small and Locally Owned Businesses (ED-3.2)
- Certified Business Enterprise Programs (ED-3.2.8)
- Increasing Workforce Development Skills (ED-4.2)
- Linking Residents to Jobs (ED-4.2.1)
- Focus on Economically Disadvantaged Populations (ED-4.2.3)
- Entry-Level Opportunities (ED-4.2.6)
- Local Hiring Incentives (ED-4.2.12)

Part 2: Community Outreach and Engagement

- **Location:** Central Northeast (Deanwood Area)
- **Outreach Efforts:** The Applicant connected with the ANC early, before filing or sending out the Notice of Intent. The Applicant collaborated with the ANC and the Deanwood Citizens Association multiple times to refine the proposal in response to community needs, which are commercial uses that can support existing and future residents.
- ANC 7C and the Deanwood Citizens Association are in support of the proposed map amendment.

Past Discrimination

- Legacy of redlining, segregated public housing, underinvested

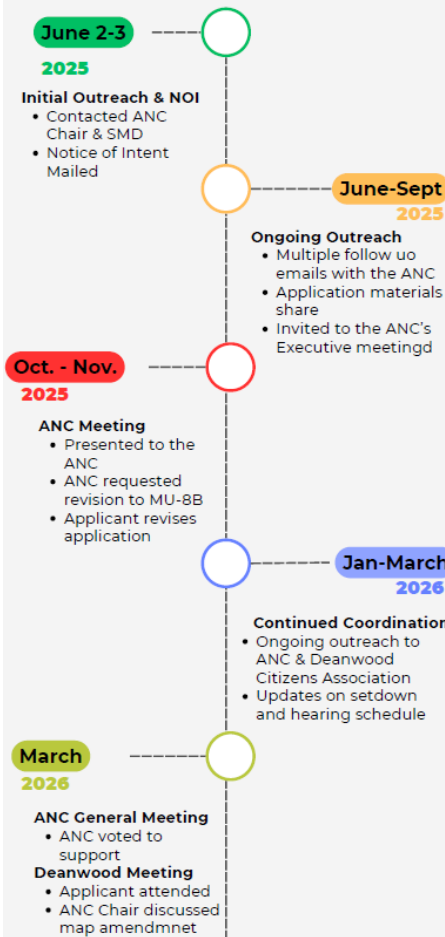
Ongoing Equity Efforts

- Support for equitable economic development, anti-displacement, and community led planning.

Map Amendment Impacts

- No displacement (vacant commercial building)
- Supports neighborhood serving commercial uses and small business growth
- Opportunity for mixed-use investment that strengthens local economy

OUTREACH TIMELINE



Part 4: Zoning Commission Evaluation

Criteria by which the Commission shall evaluate through a racial equity lens.

Comprehensive Plan Policies	Supports equity focused policies including: <ul style="list-style-type: none">• Neighborhood revitalization & service access (LU-2.1.2)• Economic opportunity & small business support (ED-1.1.4, ED-3.2.8)
No Direct Displacement	<ul style="list-style-type: none">• Vacant site → no residents or housing impacted
Mitigates Indirect Displacement	<ul style="list-style-type: none">• New jobs + services increase economic stability
Economic Opportunity	<ul style="list-style-type: none">• Expands opportunities for local, small, and minority owned businesses• Increases access to jobs
Access to Opportunity	<ul style="list-style-type: none">• Introduces needed retail, services, and amenities• Improves daily access in an underserved area
Built Environment	<ul style="list-style-type: none">• Improves streetscape, walkability, and public realm
Additional Equity Benefits	<ul style="list-style-type: none">• Encourages vibrant mixed-use commercial corridor• Supports transit-oriented, walkable development• Promotes safer, more active streets• Creates potential for public investment