

**Kings Creek LLC
1420 King Street, Suite 411
Alexandria, VA 22314**

March 1, 2026

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, N.W., Suite 200S
Washington, D.C. 20001

**Re: Authorization Letter from the Owner/Applicant
Application for a Two-Year Time Extension of BZA Order No. 20584A
2329 Champlain Street, NW (Square 2563, Lot 113)**

Dear Members of the Board:

The purpose of this letter is to update you on our ongoing efforts to clean up the building at 2329 Champlain Street, NW, Washington, DC, and to redevelop the property in accordance with the approved BZA plans.

As previously reported, the project encountered substantial complications during early construction activities. In 2021, while drilling footers to support the bracing of the walls, a spark from drilling activities ignited fumes beneath the building. We immediately suspended construction and retained environmental consultants to investigate the event. Tidewater, Inc. prepared a Daily Quality Control Report dated November 16, 2021, along with background findings documenting elevated VOC levels encountered during excavation activities. The findings indicated gasoline-impacted soils beneath the structure that created inhalation and flashover risks, requiring a halt to construction.

Following the incident, we worked diligently with environmental consultants, foundation contractors, and regulatory agencies to determine the appropriate path forward. The investigation concluded that the building would need to be razed in order to safely address the contaminated soils beneath the structure.

To that end, we secured the necessary permits, including Raze Permit Tracking No. R2300116, and continued coordination with DC Water and other reviewing agencies. On March 8, 2024, DC Water issued an invoice for review fees associated with the project, and we submitted the required documentation, including the Project Financial Declaration Agreement and related filings. We have also maintained and renewed the relevant DDOT Public Space permits originally issued under Permit No. PA354671 and subsequent renewals (including PA354671-R2), which were required for underpinning and bracing activities adjacent to public space.

Throughout this period, we remained actively engaged in advancing the project, responding to agency comments, coordinating utility matters, and preparing for demolition and environmental remediation.

Updated Status

Since submitting our prior letter, we have successfully completed demolition of the existing structure.

Due to the prior flashover event and the presence of volatile organic compounds beneath the building, demolition was not a conventional teardown. It required an extremely technical and carefully sequenced approach, including environmental oversight, controlled dismantling, and coordination among specialized subcontractors to ensure worker safety and regulatory compliance.

Through the efforts of highly skilled contractors and environmental professionals, we were able to safely bring the building to the ground and remove all rubble and debris from the site without incident.

At this stage, the remaining work involves BP's environmental testing of the exposed soils and any remediation required to meet DOEE standards. With improved weather conditions, we anticipate BP mobilizing to the site within the next week to begin soil testing. Following completion of testing and any required remediation, we expect to obtain a "No Further Action" letter by the end of 2026. Upon receipt of that determination from DOEE, we anticipate being in a position to commence construction of the approved building by the beginning of 2027.

Throughout this process, we have remained fully committed to redeveloping the property and bringing the Board-approved project to fruition. The delays encountered have been the result of extraordinary subsurface environmental conditions and safety considerations, not a lack of diligence. We have continuously pursued all necessary permitting, demolition, environmental coordination, and regulatory approvals in good faith.

Accordingly, we respectfully request the necessary extension to allow completion of the environmental remediation process and to proceed with construction once regulatory clearance is obtained.

We appreciate the Board's continued consideration and support.

Sincerely,



Michael Dyer
Kings Creek, LLC
1420 King Street, Suite 411
Alexandria, VA 22314