

March 6, 2026

VIA IZIS

Mr. Anthony J. Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: Z.C. Case No. 25-18: Application (the "Application") of Champlain Street Partners, LLC (the "Applicant") for a Consolidated Planned Unit Development and Related Map Amendment at 2384 Champlain Street, NW (Sq. 2560, Lot 827) (the "Property") – Prehearing Statement

Dear Chairman Hood and Members of the Commission:

On January 15, 2026, the Zoning Commission ("**Commission**") voted to set down the above-referenced application for a public hearing. This letter and accompanying materials address the comments and questions raised by the Commission at the public meeting and the Office of Planning ("**OP**") in its setdown report ("**OP Report**").

In particular, the Commission and/or OP requested additional information or offered comments on the on the following:

- Confirmation of areas of minor design flexibility;
- Additional information regarding proposed affordability levels;
- Additional information regarding tenant relocation and return plan;
- Additional information regarding conversations held with the existing residents;
- Information on the financing stack being used for the project and how long the proposed dwelling units will remain affordable;
- Information on the development agreement with existing tenant association; and
- Update on community outreach.

In addition to the above information, this prehearing statement also includes a copy of the Applicant's transportation statement, the scope of which was defined in coordination with the District Department of Transportation ("**DDOT**") (**Exhibit A**). Also attached is a drawing containing a revised ground floor plan for the project showing the

addition of a compact loading space at the rear of the Property (**Exhibit B**). Although the proposed project does not trigger a minimum loading requirement, DDOT had several questions regarding the loading needs of the project relative to the limited and often congested curb space along Champlain Street. In response to those questions, the Applicant opted to add the compact loading space along the public alley to avoid causing or increasing any congestion and/or curbside management issues along Champlain Street.

Confirmation of areas of minor design flexibility

The PUD process expressly allows greater flexibility in planning and design than is possible under strict application of the Zoning Regulations. Pursuant to Subtitle X § 303 the Commission may grant flexibility with respect to development standards and uses and may also approve map amendments as part of a PUD. The Zoning Regulations also allow the Commission to approve design flexibility in the final approved plans of a PUD. Pursuant to Subtitle Z § 702 all Commission orders in contested cases that authorize the construction or alteration of a building or structure automatically include the areas of design flexibility that are enumerated in Subtitle Z § 702.8(a)–(h). The Commission may also revise these standard areas of flexibility, including granting additional areas of design flexibility. In addition to the standard areas of design flexibility set forth in Subtitle Z § 702.8(a)–(h), the Applicant requests the following additional area(s) of flexibility.

Penthouse and Roof Structures

As discussed in the Applicant's initial statement, the project is designed according to Enterprise Green Communities Certification standards and will also be certified through Energy Star Multifamily New Construction. The Applicant has also set a very aggressive goal to achieve full net zero energy consumption for the project. To achieve these goals, the Applicant may need to make adjustments to the mechanical penthouse and/or roof structures, including green roof and roof top solar panels, shown on the project's roof plan. As such, the Applicant requests the following flexibility:

- Penthouse and Roof Structures: To make adjustments to the size, height, location, and configuration of the penthouse and mechanical roof structure and equipment elements and to accommodate any additional or alternative mechanical equipment that is necessary to achieve the desired sustainability / green construction objectives, and to vary the location and configuration of the green roof areas and solar panels, provided the project meets all applicable penthouse height, enclosing

walls, setback, and area requirements set forth in Subtitle C, Chapter 15 and sustainability requirements.

Exterior Material Type and Details

The Applicant requests the following flexibility related to the project's exterior material types and details. Regarding material type, the Applicant is requesting the ability to use cementitious panel cladding in lieu of brick on the project's closed court walls and certain portions of the north and south party walls, which the Applicant will identify on a set of updated plans in its 30-day prehearing submission. While the Applicant may still utilize brick on these portions of the project, it may be necessary to switch to cementitious paneling on these obscured portions of the project to address structural load issues and cost constraints. The use of cementitious paneling on these portions of the building will not impact views of the project from Champlain Street. Additionally, the Applicant is requesting flexibility to make minor refinements to the architectural trim and any other projections that may be necessary to obtain any public space approvals. As such, the Applicant requests the following flexibility:

- Exterior Materials – Type: To substitute cementitious panel cladding in place of brick on the project's closed court walls and along portions of the north and south party walls, and shown on the approved plans;
- Exterior Details – Projections and Encroachments: To make minor refinements to architectural trim and any other building projections and encroachments into the public right-of-way that are necessary to comply with applicable DDOT public space regulations and requirements governing projections and encroachments under Chapter 32 of the Building Code (Title 12 DCMR) or as the result of the related review and permitting process.

Affordability Levels

As discussed further below, the Applicant is in the process of preparing its application to the D.C. Department of Housing and Community Development ("**DHCD**") for Low Income Housing Tax Credit ("**LIHTC**") financing, which is due in mid-April. As part of that process, the Applicant may need to make adjustments to the affordability level that is assigned to each unit in the project to meet LIHTC affordability requirements while also adhering to the affordability requirements set forth in the Applicant's development agreement with the tenant association. Such flexibility would also allow for the Applicant

to respond to any future funding opportunities, as may be necessary, without requiring a modification to the approved PUD. Therefore, the Applicant requests the following flexibility:

- **Affordability Levels** – To vary the affordability level assigned to each dwelling unit within the building to ensure alignment between the affordability requirements of the project’s financing structure and the affordability commitments set forth in the development agreement between the Applicant and the existing tenant association provided that under any scenario all dwelling units within the project will be devoted to affordable housing at an average income level of no more than 60% MFI for a minimum of 30 years.

Additional information regarding project financing and proposed affordability levels and affordability term

At setdown, OP and the Commission requested additional information on the financing stack that will be utilized for the proposed project, and what requirements those financing sources carry with regard to affordability term and income levels. Like most affordable development projects, the Applicant is relying upon multiple sources of public and private financing that have varying financial structures, performance requirements, and closing and delivery timelines. Specifically, the Applicant will potentially use a combination of tax exempt bonds, federal and state LIHTC financing, D.C Housing Production Trust Fund (“**HPTF**”) funding, and other federal and state subsidies available to the development. For LIHTC financing, the U.S. Department of Housing and Urban Development (“**HUD**”) requires at least 20% of units be devoted to households earning no more than 50% MFI or 40% of units be devoted to households earning no more than 60% MFI for a period of at least 30 years. For HPTF funding, the District requires at least 50% of units to be devoted to households earning no more than 30% MFI. Like LIHTC financing, HPTF funding also requires an affordability period of no less than 30 years. These mandatory set aside and income level requirements are what makes it possible for the Applicant to make such a significant affordable housing proffer under the proposed PUD.

Regarding affordability levels and term, as discussed in the Applicant’s initial statement at Exhibit 3 of the record, the existing building contains 32 micro-dwelling units. Under the current 10-year affordability covenant that governs the existing building, which is set to expire in 2029, all existing units are devoted to households earning up to 80% MFI. The proposed project will increase the number of dwelling units on the Property to

44, or an additional 14 units, all of which will be set aside as affordable units under a new covenant that will have an affordability term of no less than 30 years. As shown in the table below, in addition to the number of affordable units on the Property increasing in number, the newly constructed units will also meet LIHTC and HPTF affordability requirements and be devoted to a wider spectrum of income levels that range between 30%-80% MFI.

Distribution of Proposed Unit Type by Average Size and Income Level				
Unit Type	Count	Average SF	% of Unit Type	% of Total Units
Studio				
30% MFI	9	448	47%	20%
50% MFI	0		--	--
60% MFI	10		53%	23%
80% MFI	0		--	--
Total	19		100%	43%
1 BR				
30% MFI	0	567	--	--
50% MFI	0		--	--
60% MFI	24		100%	55%
80% MFI	0		--	--
Total	24		100%	55%
2 BR				
30% MFI	1	1,187	100%	2%
50% MFI	0		--	--
60% MFI	0		--	--
80% MFI	0		--	--
Total	1		100%	2%
Overall Totals	44		100%	100%

Note, the unit distribution shown in the table above is preliminary and subject to change. The Applicant is currently in the process of preparing its application for 9% LIHTC financing in response to DHCD's "2026 Consolidated Request for Proposals ("RFP") for Affordable Housing Financing and Development Sites."¹ As part of that process, and in

¹ <https://dhcd.dc.gov/publication/2026-consolidated-request-proposals-rfp-affordable-housing-financing-and-development>

coordination with the existing tenants, the Applicant requests flexibility (as detailed above) to make adjustments to the affordability level assigned to each unit within the project to ensure alignment between the affordability requirements of the project's financing structure and the affordability commitments set forth in the development agreement between the Applicant and the existing tenant association. Notwithstanding, under any scenario all dwelling units within the project will be devoted to affordable housing at an average income level of no more than 60% MFI for a minimum of 30 years. The Applicant will provide the Commission with any updates to the project's unit distribution as part of its 30-day supplemental prehearing submission.

Additional information regarding tenant relocation and return plan

The Applicant has engaged Housing on Merit ("HoM") to help facilitate the relocation of the existing tenants which includes, but is not limited to, all expenses being paid for moving including boxing, packing, and transportation. HoM is leading the effort to find like-kind units for the existing tenants to move into either permanently or during the project construction phase at the tenants' election. Additionally, the Applicant has an existing portfolio of apartments located in the District to help facilitate and provide an additional resource for temporarily relocating tenants into similar unit types. A copy of the tenant relocation plan can be found in the case record at Exhibit 3L.

Additional information regarding conversations held with the existing residents

The Applicant has continually engaged in conversations with the existing tenants and the tenant association on the proposed redevelopment plans for the Property. Communication has included in-person meetings as well as notifications sent via mail or posted onsite.

The Applicant closed on the purchase of the Property in November 2019. Upon execution of the development agreement with the tenant association in late-2019, the Applicant immediately focused on addressing numerous building code and safety issues at the Property, created through years of underinvestment prior to ownership by the Applicant. These issues included, but were not limited to, correction of building code violations in each unit, upgrades to the fire alarm system, installation of a new, secure main entry door with electronic access control, installation of new unit entry doors, aesthetic and lighting improvements to the common areas, upgrades to commercial hot water system, and upgrades to laundry facility. These improvements, which were all completed within the first year of establishing the development agreement, were

identified in coordination with tenant association members. In September 2023, the Applicant engaged with the tenant association to develop the relocation plan that will be executed during the redevelopment of the Property, which the tenant association fully supports. Finally, the Applicant continues to communicate with the tenant association through its legal counsel on the status of the PUD process.

Information on development agreement with existing tenant association

In accordance with the Tenant Opportunity to Purchase Act ("**TOPA**"), the Applicant has entered into a development agreement with the tenant association, which is fully supportive of the Applicant's execution of a LIHTC redevelopment of the project. The Applicant is unable to submit a copy of the development agreement into the record at this time due to its confidential nature. However, the terms of the development agreement pertaining to affordability (number of units, income level, and duration), relocation assistance, and right of return after construction are consistent with that which is described above and set forth in the tenant relocation plan submitted to the record at Exhibit 3L.

Update on community outreach

Since submitting the Application, the Applicant has continued its engagement with existing tenants, neighbors, community organizations, and Advisory Neighborhood Commission 1C (the "**ANC**"). On January 9, 2026, the Applicant sent individual letters to the owners within the condominium building, the Gramercy Lofts, that is located immediately south of the Property at 2380 Champlain Street, NW. The Applicant also sent individual letters to the tenants residing in the apartment building located immediately north of the Property at 2388 Champlain Street, NW. The letters to the condo owners and tenants introduced the Applicant, summarized the proposed project, provided the Applicant's contact information, and offered to meet to discuss the project further. On January 9, 2026, the Applicant also met with the owner of the apartment building located to the north of the Property, who did not express any concerns regarding the proposal.

On January 9, 2026, the Applicant contacted the Reed-Cooke Neighborhood Association ("**RCNA**"), Kalorama Citizens Association ("**KCA**"), and the Adams Morgan Partnership Business Improvement District ("**AdMo BID**") to discuss the project. On January 30, 2026, the Applicant met with AdMo BID. The Applicant received input from AdMo BID representatives regarding parking and loading given the constraints of the existing alley. They also offered comments regarding the need to ensure proper storage

and collection of trash given rodent-related issues in the neighborhood, including during extraordinary weather events like the recent ice storm that may block access to the public alley. In response to these comments, the Applicant noted that it has studied the rear of the building to best balance trash storage and access, parking, bike storage and access, loading, and ADA accessibility. Unlike the existing situation, the proposed building will have an enclosed trash room so that dumpsters and random trash bags will no longer be on the exterior. The size of the trash room will be maximized as much as possible balancing other programmatic and alley and site configuration considerations.

Regarding ANC engagement, while ANC 1C had already unanimously supported the project in October 2024 (see ANC letter at Exhibit 4 of the case record), given the passage of time the Applicant felt it was prudent to return to the ANC. Thus, on January 15, 2026, the Applicant met with Commissioner Peter Wood, ANC Chair, Single Member District 1C03, to discuss the project. Further, on February 5, 2025, the Applicant presented the project to the full ANC at its regularly scheduled, duly noticed public meeting. The Applicant provided a presentation on the events leading to its acquisition of the Property from the existing tenants through the TOPA process, efforts made to date to address longstanding maintenance and safety issues at the existing building, and its planned redevelopment of the Property. Following the Applicant's presentation, ANC 1C again voted unanimously to support the project. The ANC's letter in support of the project can be found at Exhibit 13 of the case record.

Hearing Fee and Exhibit List

Pursuant to Subtitle Z § 1601.1, the Applicant will submit the hearing fee of \$3,200 that is required for the Application via credit card through IZIS upon acceptance of the enclosed prehearing statement. In addition to the Applicant's responses to OP and Commission setdown requests and comments provided above, the following exhibits are attached hereto:

- Exhibit A** Transportation Statement
- Exhibit B** Revised Ground Floor Plan
- Exhibit C** Hearing Fee Calculator Form 116

Compliance with Filing Requirements

The Applicant hereby certifies that this submission complies with the provisions of Subtitle Z § 401 of the Zoning Regulations as set forth below.

<u>Subsection (Subtitle Z)</u>		<u>Location</u>
401.1(a)	Information Requested by OP and the Commission; Updated Materials Reflecting Changes Requested by the Commission	Included above and attached hereto as Exhibits A and B
401.1(b)	List of Witnesses	Case Record, Exhibit 3K
401.1(c)	Summary of Testimony of Applicant’s Witnesses and Resumes of Expert Witnesses	Case Record, Exhibits 3K and 3J
401.1(d)	Additional Information, Reports or Other Materials Which the Applicant Wishes to Introduce	Attached hereto as Exhibits A and B
401.1(e)	Plans	Case Record, Exhibits 3G1 and 3G2, as supplemented by Exhibit A, herein.
401.1(f)	List of Publicly Available Maps, Plans, and Other Documents	Case Record, Exhibit 3M
401.1(g)	Estimated Time Required for Presentation of Applicant’s Case	45 mins
401.2	Memoranda of Understanding with Agencies and Entities Regarding Public Benefits	N/A
401.3	List of Names and Addresses of All Property Owners within 200 Feet of the Property	Case Record, Exhibit 3C
1601.1	Hearing Fee	Applicant will pay via credit card through IZIS upon acceptance of the enclosed prehearing statement

Conclusion

The Applicant asks that the application be scheduled for a public hearing at the earliest possible public hearing date. Please feel free to contact Jeff Utz at (202) 721-1132 or Shane Dettman, Urban Planner at (202) 721-1118 if you have any questions regarding this submission.

Sincerely,

/s/ Jeff Utz

Jeff Utz

/s/ Shane Dettman

Shane L. Dettman, Urban Planner

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that the enclosed prehearing statement and accompanying exhibits were sent to the following by email on March 6, 2026:

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/s/ Shane L. Dettman

Shane L. Dettman