

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Joshua Mitchum, Development Review Specialist
MBR for Radhika Mohan, Deputy Director, Development, Design & Preservation

DATE: May 11, 2026

SUBJECT: ZC 25-18 – OP Hearing Report for a Consolidated Planned Unit Development and Related Zoning Map Amendment from RA-2 to RA-3 at the property located 2384 Champlain Street NW (Square 2560; Lot 0827).

I. BACKGROUND & RECOMMENDATION

The Applicant, Champlain Street Partners LLC has requested a Consolidated Planned Unit Development (PUD) and related Map Amendment from the RA-2 zone to the RA-3 zone to redevelop the subject property with a new, multifamily residential building for existing and new tenants. On balance, the proposal would not be inconsistent with the Comprehensive Plan, including when viewed through a racial equity lens. Furthermore, the level of benefits and amenities would be commensurate with the degree of flexibility sought in the application.

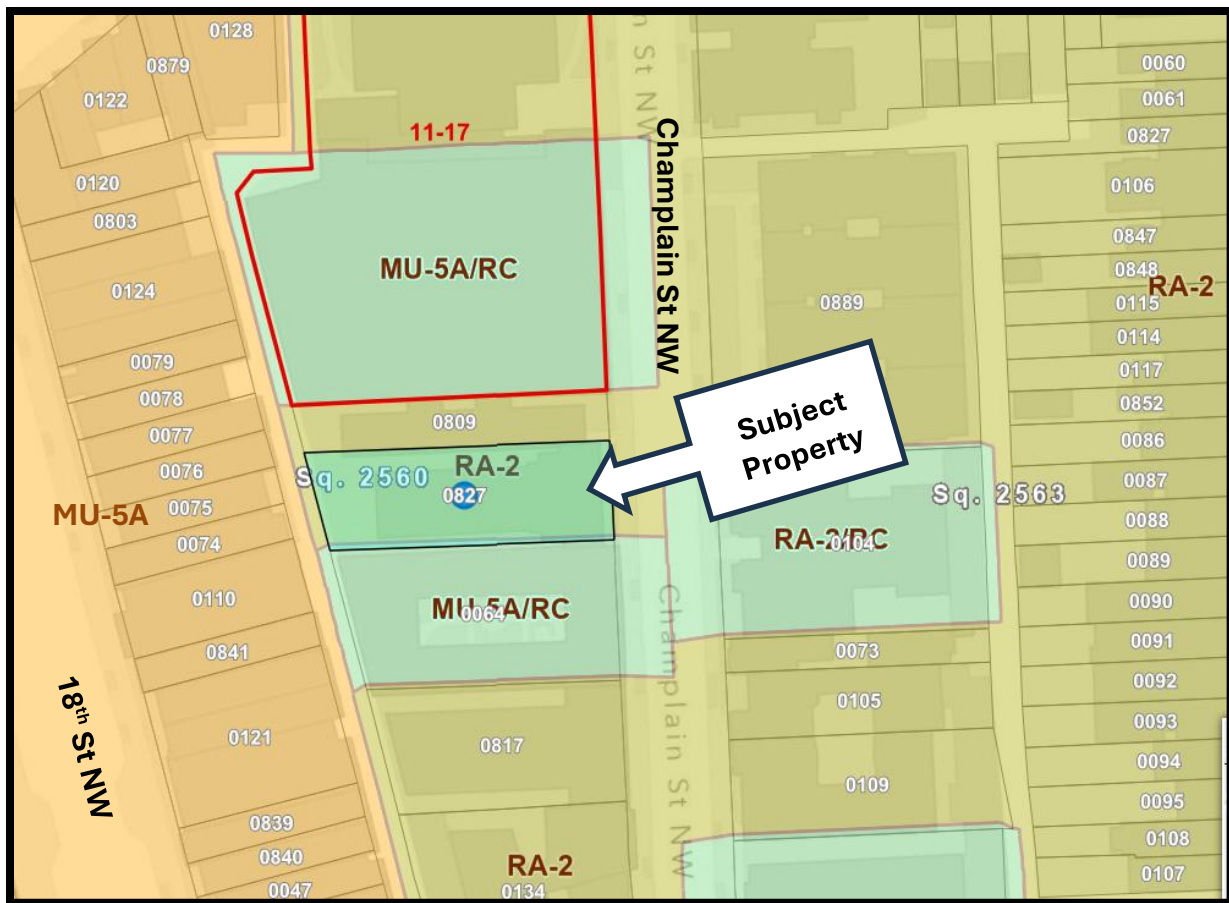
The Office of Planning (OP) therefore recommends that the Zoning Commission **approve** the application by for a Consolidated PUD with a related map amendment from the RA-2 zone to the RA-3 zone.

II. APPLICATION-IN-BRIEF

Applicant:	Champlain Street Partners LLC c/o Jeff Utz
Proposed Map Amendment:	RA-2 to RA-3
Address:	2384 Champlain Street, NW
Legal Description:	Square 2560, Lot 0827
Ward / ANC:	Ward 1 / ANC 1C
Property Size:	7,348 square feet. The minimum land area for a PUD in the RA-3 zone is 15,000 square feet and the Applicant has requested a waiver from this requirement.
Lot Characteristics:	The 7,348 square foot lot is flat, nearly rectangular in shape and has approximately 50 feet of frontage along Champlain Street NW, and approximately 51.07 feet at the rear which abuts a 16-foot-wide public alley.

Existing Development:	The lot is currently improved with a 32-unit apartment building.
Proposal:	PUD and related Map Amendment to develop a 44 unit, all affordable apartment building, with 32 replacement units and 12 new affordable units.
Future Land Use Map Designation:	Residential-Moderate Density (RMOD)
Generalized Policy Map Designation:	Neighborhood Conservation Areas
Comprehensive Plan Area Element:	Mid-City
Historic District:	N/A

Site Location and Zoning



III. COMMENTS FROM SETDOWN MEETING

The table below summarizes the Commission and OP’s comments from the January 15, 2026 setdown meeting, as well as the subsequent Applicant response:

#	Commission/OP Comment	Applicant’s Response	OP Response
1	Provide specific areas of the requested minor design flexibility.	The Applicant identified the following areas of design flexibility: <ul style="list-style-type: none"> • Penthouse and Roof Structures • Exterior Materials • Exterior Details 	The Applicant has identified all the requested areas of design flexibility in their prehearing statement (Exhibit 14).
2	Provide additional information regarding proposed affordability levels for dwelling units.	The Applicant’s identified the proposed levels of affordability as follows: <ul style="list-style-type: none"> • Studio Units <ul style="list-style-type: none"> ○ 9 units at 30% MFI ○ 10 units at 60% MFI • 1-Bedroom Units <ul style="list-style-type: none"> ○ 24 units at 60% MFI • 2-Bedroom Units <ul style="list-style-type: none"> ○ 1 unit at 30% MFI 	The requested information was provided.
3	Provide additional information regarding tenant relocation and return plans.	The Applicant’s prehearing statement details an engagement with the Housing on Merit organization to help facilitate the relocation of existing tenants. The details of the relocation plan include, but are not limited to: <ul style="list-style-type: none"> • Compensation for relocating costs; • Advisory services; • Detailed inventory of apartments with like-kind units. 	OP finds that the relocation plan is sufficient.
4	Provide additional information regarding outreach efforts with existing residents.	After closing on the purchase of the subject property in November of 2019, the Applicant has detailed their efforts to address multiple, existing building code and life safety issues. In addition, they have had ongoing	The Applicant has provided details of their communications with the residents, the Tenants association and ANC-1C which are all in support of the proposal.

		<p>conversations with existing tenants, including engagement with the property’s tenant association to help develop the relocation plan and their return. They have also had conversations with ANC-1C who voted to support the proposal (Exhibit 4)</p>	
5	<p>Provide information regarding the financing stack being used for the project, including the duration of affordability for the proposed dwelling units.</p>	<p>The Applicant proposes to finance the development through a combination of tax-exempt bonds, federal and state Low Income Housing Tax Credit (LIHTC), and the District’s Housing Production Trust Fund (HPTF) funding, among other federal and state subsidies that are available. Overall, all dwelling units within the project will be dedicated to rates at an average income level of no more than 60% MFI for a minimum of 30 years.</p>	<p>While the Applicant has requested some degree of flexibility with regards to the affordability levels assigned to each unit, the intent to cap rates at no more than 60% MFI for a minimum of 30 years represents a reasonable compromise from the proposed financing stack at of 30-80% MFI at set down.</p>
6	<p>Provide information regarding the development agreement with the existing tenant association.</p>	<p>The Applicant’s statement details a development agreement between the Applicant and the tenant association. The tenant association is stated to be in full support of the Applicant’s execution of the LIHTC redevelopment project.</p>	<p>The Applicant notes that the terms of the development agreement as it pertains to the affordability, relocation assistance, and right-of-return details are consistent with the tenant relocation plans submitted as Exhibit 3L.</p>
7	<p>Provide an update on ongoing community outreach efforts.</p>	<p>The Applicant’s statement details correspondence with the Reed-Cooke Neighborhood Association, Kalorama Citizens Association, and the Adams Morgan Business Improvement District. The Applicant received input from BID representatives regarding parking and loading</p>	<p>OP finds the Applicant’s ongoing community outreach efforts helpful in ensuring that the subject property will not adversely affect the use of privacy and enjoyment of neighboring properties. OP notes that ANC 1C has reaffirmed its support of the subject application and has</p>

		<p>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.</p>	<p>provided an updated report filed as Exhibit 13 in the record.</p>
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IV. SITE AND SURROUNDING AREA

The subject property is located at 2384 Champlain Street NW (Square 2560, Lot 0827), within the Adams Morgan neighborhood and ANC 1C. The property has approximately 7,348 square feet of land area and is currently zoned RA-2 (Moderate-Density Residential), with approximately 50 feet of frontage along Champlain Street NW and approximately 51 feet of along a public alley to the rear.

The property is bounded to the north by residential and commercial uses in the RA-2 and MU-5A/RC zones, to the south by multifamily uses in the RA-2 and MU-5A/RC zones, to the east by mixed uses in the MU-5A Zone, and to the west by multifamily uses in the RA-2 and RA-2/RC zones.

Currently, the property is improved with a 32-unit apartment building, constructed in 1941, with studio to 2-bedroom units. The breakdown of the units is shown on the table below:

Unit Type	Unit Count	Percentage of Total Units	Average Square Footage
Studio / Efficiency	16	50%	327
1-Bedroom	14	44%	515
2-Bedroom	2	6%	652
TOTAL	32	100%	13,742

V. PROJECT DESCRIPTION

The Applicant is seeking a Consolidated PUD and related map amendment to redevelop the subject property with a new multifamily residential building for new and existing tenants. The project proposal includes a new 50-foot tall (+15 feet for rooftop screened mechanical area), five-story residential building with surface parking in the rear, and a lot occupancy of 80%. In total, the project proposal would have approximately 28,655 square feet of residential gross floor area (GFA), which amounts to a floor area ratio (FAR) of approximately 3.90. The table below, provided by the Applicant, details the unit the three unit types, the average size of the units, and the percentage of each unit type proposed for the new building. In general, the unit sizes are larger than the current sizes for each unit type and has a wider range of affordability.

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%

The footprint of the proposed building includes a closed court on the north side to provide some relief from the adjacent building and allow for light and air into units in the middle portion of the building. At the ground level, the proposed building would be recessed slightly (about six inches) from the front property line, similar to other buildings along Champlain Street, NW.

The exterior building facades would be comprised of brick materials, punched window openings, and copper-colored extruded window frames and a ground floor “storefront” design so as to allow for increased visibility into and out of the building. OP supports the proposed materials and concurs with the Applicant that the use of reddish-brown brick is an appropriate homage to the existing building on the subject property and is not out of line with the surrounding neighborhood character.

The proposed building would include energy efficiency by providing approximately 1,000 square feet of solar panels and an extensive green roof. At the roof level, would also include the 15-foot elevator override and a 12-foot screened mechanical area located in the general middle area of the roof. The Applicant provided a 2020 Enterprise Green Communities checklist ([Exhibit 3G2](#)) detailing the elements of sustainability and energy efficiency that would be incorporated into the building.

Vehicle parking is proposed to be located directly off the public alley in the rear. A change that has been made since setdown is the provision of a compact loading space at the rear of the property. The loading space will accommodate loading and unloading and trash pick-up on site instead of from off the alley

which could block access to many other buildings which uses the alley. Although the proposed project does not have a loading requirement, the building would have less than 50 units, consultation with the District Department of Transportation (DDOT) resulted in the revision to avoid potential congestion and curbside management issues along Champlain Street, NW.

Zoning

The site is currently zoned RA-2, and the Applicant is requesting a PUD-related zoning map amendment to the RA-3 Zone, which is not inconsistent with the Comprehensive Plan (Comp Plan). The table below shows a comparison of how the proposals meets the standards compared to the standards of the RA-2, RA-3 and RA-3 PUD.

Regulation	Existing Zone RA-2 By-Right	Proposed Zone RA-3 By-Right	Proposed Zone RA-3 PUD	Proposed Development RA-3 PUD
PUD Land Area X § 301	1 acre min.	15,000 sq. ft. min.	15,000 sq. ft. min.	7,348 sq. ft. (Waiver Requested)
Lot Area F § 202	N/A	N/A	N/A	No change
Height F § 203.2	50 ft. max. No story limit	60 ft. max. No story limit	75 ft. max.	50 ft. 5 stories
Penthouse Height F § 205.1	12 ft. max. 1 story max. 15 ft. max. (mech.) 2 stories max. (mech.)	12 ft. max. 1 story max. 15 ft. max. (mech.) 2 stories max. (mech.)	20 ft.	12 ft. 15 ft. (mech.)
Floor Area Ratio (FAR) F § 203 / X § 303.3(b)	1.8 2.16 (w/ IZ)	3.0 3.60 (w/ IZ)	4.32	3.90
Rear Yard F § 207.1	4 in. per 1 ft. of principal building height, but not less than 15 ft. min.	4 in. per 1 ft. of principal building height, but not less than 15 ft. min.	4 in. per 1 ft. of principal building height, but not less than 15 ft. min.	20 ft.
Side Yard F § 208.3	Not required; 4 ft. min. if provided	Not required; 4 ft. min. if provided	Not provided	Not provided
Lot Occupancy F § 210.1	60% max.	75% max.	75% max.	80% (Flexibility Requested)
Parking C § 701.5	1 space per 3 d.u. in excess of 4 units	1 per 3 d.u. in excess of 4 units	1 per 3 d.u. in excess of 4 units (14 required)	4 spaces (Flexibility Requested)

Regulation	Existing Zone RA-2 By-Right	Proposed Zone RA-3 By-Right	Proposed Zone RA-3 PUD	Proposed Development RA-3 PUD
Bicycle Parking C § 802	1 long-term space for each 3 d.u.; 1 short-term space for each 20 dwelling units	1 long-term space for each 3 d.u.; 1 short-term space for each 20 dwelling units	1 long-term space for each 3 d.u.; 1 short-term space for each 20 d.u.; (15 long-term; 3 short-term spaces required)	15 long-term spaces 2 short-term spaces
Green Area Ratio (GAR) F § 211	0.4 min.	0.3 min.	0.3	0.3
Court (Closed, Minimum Width) F § 209	4 in. per 1 ft. of height of court but not less than 15 ft.	4 in. per 1 ft. of height of court but not less than 15 ft.	4 in. per 1 ft. of height of court but not less than 15 ft.	8.33 ft. (Flexibility Requested)
Court (Closed, Minimum Area) F § 209	Twice the square of the required width of court dimension based on the height of the minimum court width; but not less than 350 sq. ft.	Twice the square of the required width of court dimension based on the height of the minimum court width; but not less than 350 sq. ft.	Twice the square of the required width of court dimension based on the height of the minimum court width; but not less than 350 sq. ft.	393 ft. (Flexibility Requested)

VI. REQUESTED PUD FLEXIBILITY

Per Subtitle X § 303.12, map amendments associated with a PUD request shall be considered PUD flexibility against which the Zoning Commission shall weigh the benefits of the PUD proposal.

The Applicant requests the following areas of flexibility from the zoning requirements:

Zoning Flexibility

- **Lot Occupancy, Subtitle F § 210.1**
 - The Applicant states that relief from the above section is intended to allow for the project proposal to have 80% lot occupancy in order to achieve individual unit sizes that are more generous than the existing “micro-units” representing an increase of 5% above the maximum permitted in the proposed RA-3 Zone. The increased lot occupancy would not impact the adjacent buildings as it relates to light and air available to units in this buildings. The increase does not represent a significant deviation from by-right requirements and would not compromise the property’s ability to function as a residential use. **OP supports the requested flexibility.**
- **Court, Subtitle F § 209.1**
 - Relief from the court requirement would allow the project to have a closed court width of approximately 8.33 feet, and a closed court area of approximately 393 feet, both of which

are below the minimum values required in the proposed RA-3 Zone. Due to the reduced lot area, and the narrowness of the lot, if the requirements were to be met, it would result in a reduction in the number of units provided, or could result in increasing the height of the building to accommodate all the units, in order to keep the project financially feasible. Even with the reduced closed court area and width, the middle units would continue to receive adequate light and air. **OP supports the requested court flexibility.**

- **Minimum Vehicle Parking Requirements, Subtitle C § 701.5**

- The request to reduce the number of required minimum parking spaces from 14 to four is necessary, as providing 14 parking spaces would result in a smaller building and the provision of less affordable units. Providing spaces below grade would be very expensive and inefficient and could affect the affordability of the units. The reduction in parking spaces should not adversely affect transportation movements in the area as the area is well served by transit. **OP supports the requested flexibility.**

- **Screening Requirements for Surface Parking, Subtitle C § 714¹**

- Subtitle C § 714 requires that surface parking be screened. Not having to provide the screening could increase the area of parking and thus affect the building area, which could ultimately result in smaller or less units. The relief would allow the project to have some parking on-site with easy access from the adjacent alley. **OP supports the requested flexibility.**

Design Flexibility

OP does not object to the following requested items of design flexibility. The requested items are within zoning standards and appear to be standard for a PUD project.

- **Penthouse and Roof Structures**

- To adjust 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.
- 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 other sustainability requirements.

- **Exterior Material Type and Details**

- 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.
- To make minor refinements to the architectural trim and any other projections that may be necessary to obtain any public space approvals.

¹ The ZC has taken proposed action to approve a zoning text amendment to not require a parking space that is directly accessed from an alley, as ZC Case No. 25-12 ("Omnibus"). The Applicant has requested this flexibility out of an abundance of caution.

VII. PLANNING CONTEXT/COMPREHENSIVE PLAN

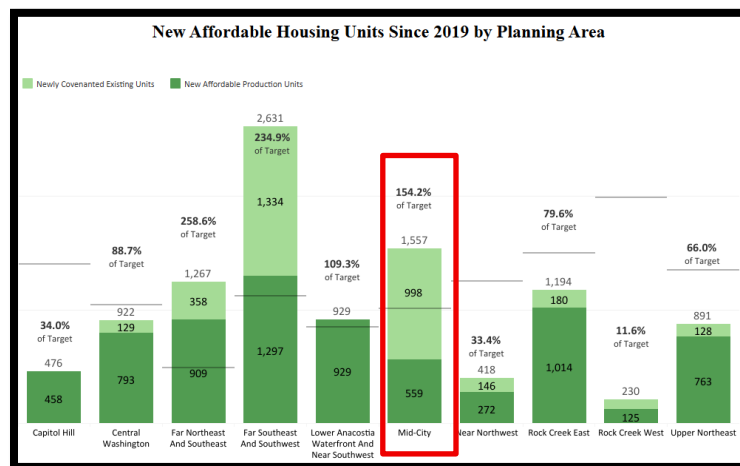
As discussed in greater detail in OP’s Setdown Report (Exhibit 38), the proposed Consolidated PUD and related Map Amendment would not be inconsistent with the Comprehensive Plan, including when viewed through a racial equity lens. The project would not be inconsistent with Future Land Use Map’s **Moderate Density (RMOD)** designation, or the Generalized Policy Map’s **Neighborhood Conservation Areas** designation for the subject property.

Furthermore, at setdown, OP evaluated the application using the Commission’s four-part Racial Equity Tool and found that the project would further a number of policies related to equity, including policies from the Land Use, Transportation, Housing Citywide Elements, as well as the Mid-City Area Element of the Comprehensive Plan. The full list and descriptions of applicable policies and how they relate to the subject application can be found in the OP Setdown Report.

When analyzing disaggregated data from the Mid-City Planning Area, OP found that the proposal could help to alleviate various degrees of inequity as it relates to housing availability and reducing the number of families that are housing cost-burdened. The proposal would not further Comprehensive Plan policies to provide affordable owner-occupied opportunities in this area, however. While this would be supported, it is in part mitigated by the expansion of affordable housing options combined with a commitment to providing existing tenants with a guaranteed right to return at similar leasing terms once construction is complete. For the complete analysis of the Mid-City Planning Area disaggregated data, please refer to OP’s Setdown Report.

Progress Toward Meeting the Mayor’s 2025 Housing Equity Goals

As shown below, the Deputy Mayor for Planning and Economic Development’s (DMPED) [36,000 by 2025 Dashboard](#) highlights that the Mid-City Planning Area has exceeded the Mayor’s 2025 affordable housing goal (154.2% of the target goal). This proposed PUD and related map amendment would replace the existing 32 income-restricted units and provide an additional 12 units to the Mid-City Planning Area, which would further contribute to exceeding the the Mayor’s 2025 goal for this area, and meeting both housing and affordable housing goals for the District as a whole. OP notes that the housing equity goals are designed to achieve a minimum of 15% in a planning area, and that they are minimums only.



Zoning Commission Evaluation Factors

The proposal is not inconsistent with the Citywide Elements of the Comprehensive Plan and should further the policies of the Land Use, Transportation, Housing, Environmental Protection, Urban Design, and the Parks, Open Space & Recreation and Mid-City Area Elements.

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The zoning action would result in the temporary displacement of tenants from the site. The Applicant has indicated that they have an agreement with the Tenants Association and have prepared a tenant relocation plan. Once the project is complete, the plan also provides tenants with a guaranteed right to return to a comparable unit, at similar leasing terms. Furthermore, the Applicant states that tenants will not have to assume any relocation costs.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	No indirect displacement as a result of the zoning action is anticipated. The proposed provision of additional market rate and affordable housing should provide new opportunities for housing in the new development and in the neighborhood for lower and middle-income residents.
Housing	Will the action result in changes to: <ul style="list-style-type: none"> ▪ Market Rate Housing ▪ Affordable Housing ▪ Replacement Housing 	The zoning action would result in the replacement of existing affordable housing units with updated units for existing residents, while introducing an additional 12 units.
Physical	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"> ▪ Public Space Improvements ▪ Urban Design Improvements ▪ Streetscape Improvements 	The zoning action would result in the reconstruction of the streetscape that is adjacent to the subject property, replacing an outdated structure with a modernized, expanded building.
Access to Opportunity	Is there a change in access to opportunity? <ul style="list-style-type: none"> ▪ Job Training/Creation ▪ Healthcare ▪ Addition of Retail/Access to New Services 	It is not anticipated that there would be any change in access to jobs, healthcare, retail or other services. As the residents have a right to return so they would continue to have existing access as they presently have. Although the existing and proposed buildings would be all residential, the additional residences could support local businesses and thus improving their viability.

Factor	Question	OP Response
Community	How did community outreach and engagement inform/change the zoning action?	The Applicant’s filings indicate that community outreach efforts have taken place but has not noted any notable changes to the proposal as a result of the efforts thus far.

The proposed PUD would permit additional market rate and affordable housing than what would be permitted by the existing RA-2 zone. The consolidated PUD with related map amendment would be a new opportunity for the provision of affordable housing to help advance racial equity and opportunity.

VIII. PUD EVALUATION STANDARDS

The Zoning Regulations define a Planned Unit Development (PUD) as “A plan for the development of residential, institutional, and commercial developments, industrial parks, urban renewal projects, or a combination of these, on land of a minimum area in one (1) or more zones irrespective of restrictions imposed by the general provisions of the Zoning Regulations, as more specifically set forth in Subtitle X, Chapter 3.” (Subtitle B-28). The purpose and general standards for a Planned Unit Development are established in Subtitle X § 300:

- 300.1 *The purpose of the planned unit development (PUD) process is to provide for higher quality development through flexibility in building controls, including building height and density, provided that the PUD:*
 - (a) *Results in a project superior to what would result from the matter-of-right standards;*
 - (b) *Offers a commendable number or quality of meaningful public benefits; and*
 - (c) *Protects and advances the public health, safety, welfare, and convenience, and is not inconsistent with the Comprehensive Plan.*
- 300.2 *While providing for greater flexibility in planning and design than may be possible under conventional zoning procedures, the PUD process shall not be used to circumvent the intent and purposes of the Zoning Regulations, or to result in action that is inconsistent with the Comprehensive Plan.*
- 304.3 *In deciding a PUD application, the Zoning Commission shall judge, balance, and reconcile the relative value of the public benefits and project amenities offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.*
- 304.4 *The Zoning Commission shall find that the proposed development:*
 - (a) *Is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site;*
 - (b) *Does not result in unacceptable project impacts on the surrounding area or on the operation of city services and facilities but instead shall be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project; and*

- (c) *Includes specific public benefits and project amenities of the proposed development that are not inconsistent with other adopted public policies and active programs related to the subject site.*

The proposed PUD satisfies the above criteria for its approval. The proposal, on balance, would not be inconsistent with the Comprehensive Plan, including when viewed through a racial equity lens. The scale of the project is consistent with the 2021 Comprehensive Plan direction, and it is not anticipated that the development would result in unacceptable impacts on city services.

Furthermore, the project is not anticipated to have a detrimental impact on the surrounding transportation network, and vehicular trips would be mitigated through the Applicant's Transportation Demand Management Plan. Lastly, as discussed further below, the benefits of the project would be commensurate with the degree of flexibility sought in the application.

Public Benefits and Amenities

Chapter X § 305.2 states that *"Public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title."*

Subtitle X § 305.5 provides a summary of categories for PUD benefits and amenities. The Applicant has proffered the following (refer to Exhibit #3 Pages 28-29) for the proposed PUD:

(1) Superior urban design and architecture (Subtitle X § 305.5(a))

According to the Applicant, the project utilizes brick and high-quality metal detailing and decorative screening to provide a subtle gesture towards the design of the existing 1940s building. The project is proposed to be scaled to the general development pattern along the 2300 block of Champlain Street NW and will include a ground-level setback. OP agrees with the Applicant's assessment and notes that the ground-level setback synergizes well with the general narrowness of Champlain Street NW and enhances pedestrian comfort.

(2) Affordable housing provided in compliance with the Inclusionary Zoning requirements of Subtitle C, Chapter 22... (Subtitle X § 305.5(g)(1))

The project offers affordable housing units as a public benefit. The existing building on the subject property has 32 units of income-restricted housing that are subject to affordability covenants that are set to expire in 2029. Under the existing covenants, the units are restricted to households earning up to 80% MFI. The Applicant states that, through the PUD process, the project would develop a new apartment building containing approximately 44 dwelling units, all of which would be dedicated to income-restricted housing that are subject to new, long-term affordability covenants. The new affordability covenants are proposed to devote the 44 units to households earning up to 60% MFI.

Under the property's existing RA-2 zoning, approximately 1,500-2,000 GFA of affordable housing would be required if the property was redeveloped, which would be devoted to households earning up to 80% MFI (assuming rental units). The Applicant contrasts this scenario by proposing 100% of the units being devoted to 30%-60% MFI.

(3) Environmental and sustainable benefits to the extent they exceed the standards required by zoning or other regulations... (Subtitle X § 305.5(k))

The proposed development would incorporate several sustainability features including approximately 3,000 square feet of green roofing, and approximately 1,000 square feet of roof-mounted solar panels. The Applicant notes that achieving “net zero” energy consumption is a possibility. The Applicant states that they would meet the Enterprise Green Community certification standards, which the Department of Energy & Environment (DOEE) notes are equivalent to LEED certification standards. These elements will benefit the residents of the building and generally the neighborhood and the City.

IX. OTHER DISTRICT AGENCY COMMENTS

Department of Energy and Environment

In an email to OP, the Department of Energy and Environment (DOEE) expressed no concerns with the subject application and notes the following:

The project seems to be aligned with many of DOEE's green building priorities. The Applicant provided a checklist/scorecard for their proposed Enterprise Green Communities (EGC) certification—which is an alternative to LEED specifically for affordable housing projects. Based on the scorecard at [Exhibit 3G2](#), page 38, they would be pursuing the plus-level of certification (EGC+) which would require the project to achieve net-zero energy or near net-zero energy performance by incorporating enhanced energy efficiency features and renewable energy. In this case, the project proposes to use US DOE's Zero Energy Ready Homes (ZERH) program. Although not required to achieve EGC+, the scorecard indicates that the building will be all-electric, which is a key priority for new development in the District. Further, the proposal sets an ambitious goal to achieve full on-site net-zero energy, using the energy generated from their rooftop solar panels to offset the building's energy consumption on an annual basis. The project would be among a very limited group of true net-zero energy buildings in the District. On the whole, this seems to be a great project that could set a high standard for other affordable housing in the District.

Fire and Emergency Medical Services

In a memo to OP, the Fire and Emergency Medical Services Department (FEMS) expressed no objections to the subject application as presented. FEMS notes that the Applicant is to ensure that all other fire department access and service feature requirements are in accordance with DCMR 12-H Fire Code Supplement (2017 Edition) and the International Fire Code (2015 Edition).

Department of Housing and Community Development

In an email to OP, the Department of Housing and Community Development (DHCD) expressed no concerns with the application as presented. DHCD notes that, due to the highly competitive nature of the LIHTC and Housing Production Trust Fund (HPTF), there is no guarantee that a project will be selected for long-term affordable housing financing – in addition to said subsidies expiring after 30 to 40 years. Furthermore, DHCD suggests that the Commission should consider establishing an appropriate minimum level of IZ affordability that is comparable to other market rate PUD approvals administered through the IZ program.

As of the filing of this report, comments from other District agencies have not been submitted into the record.

X. ANC COMMENTS

At Exhibit 13 is a memo in support of the subject application from ANC 1C from its February 4, 2026 public meeting.

XI. COMMUNITY COMMENTS

At Exhibit 20 is a letter from a community member seeking solutions for sidewalk safety should the project begin construction, and at Exhibit 20A is a depiction of the potential areas of concern.