

Z.C. Application No. 25-18 (Champlain Street Partners LLC)

Planned Unit Development and Related Map Amendment from RA-2 to RA-3



Zoning Commission | Public Hearing | May 21, 2026

Background / Context

2384 Champlain Street NW

Square 2560 Lot 827

Land Area: 7,348 sf

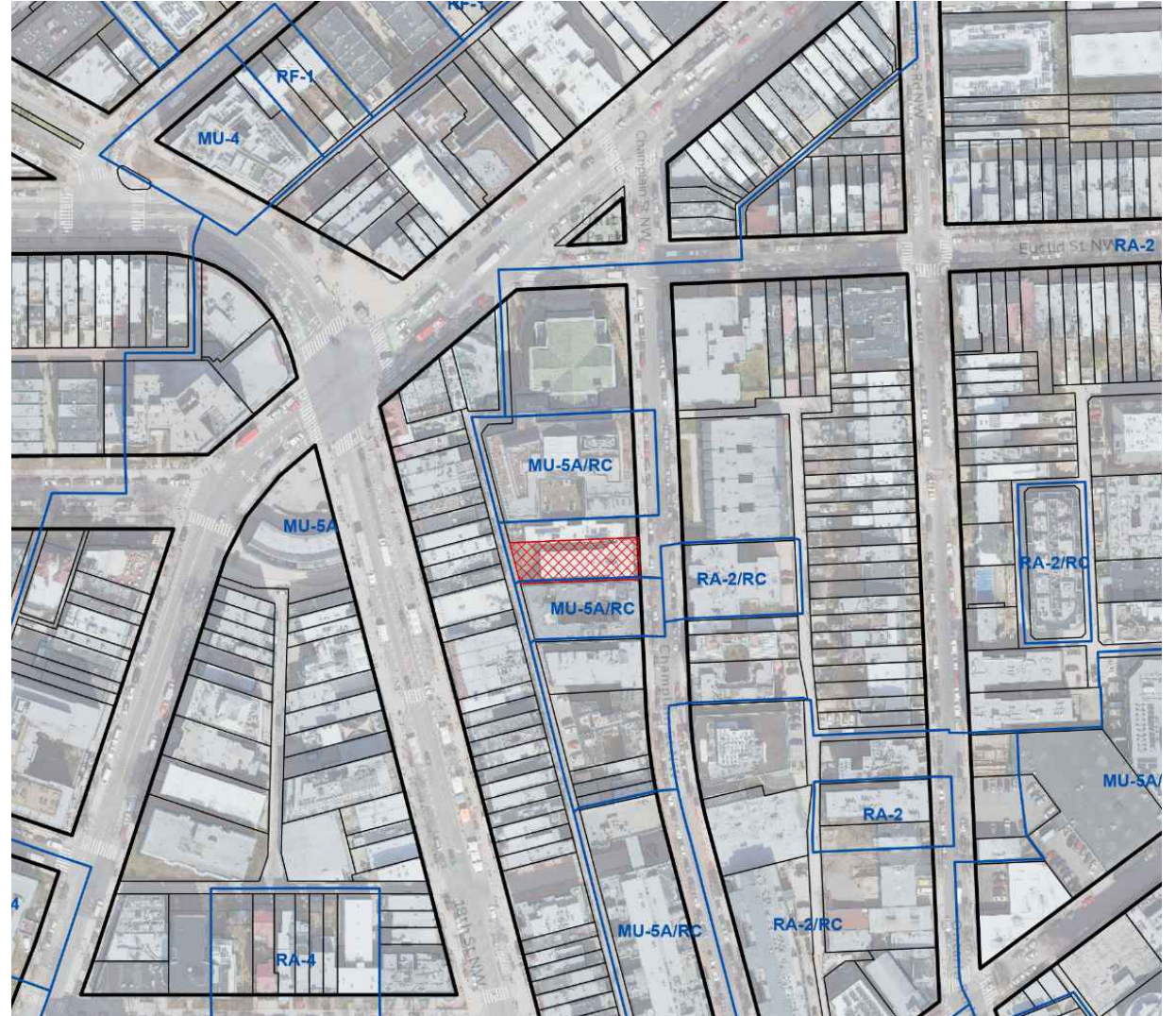
Current Zoning: RA-2

Existing Building Year Built: 1941 (apartment)

Property Zoning History:

- 1936: First Commercial
- 1958: C-M-2 (industrial)
- 1987: R-5-B (Case No. 86-12)
- 2016: RA-2

Proposed PUD-Related Zoning: RA-3



Background / Context

Setdown Items

- Project financing
- Affordability levels and term.
- Tenant relocation and return plan.
- Coordination with existing tenants.

Community Outreach

- ANC meetings
- Direct outreach to adjacent condo owners to the south
- Direct outreach to adjacent rental tenants to the north
- Direct outreach to owner of adjacent rental building to the north
- Meeting with Adams Morgan Partnership
- Correspondence with Kalorama Citizens Assoc. and Reed Cooke Neighborhood Assoc.

Agency Reports

- OP support (Exhibit 23)
- DDOT support (Exhibit 22)
- DDOE no concerns (Exhibit 23)
- FEMS no objection (Exhibit 23)
- DHCD no concerns (Exhibit 23)
 - Suggestion for consideration of establishing minimum affordability set aside requirement comparable to other market rate PUDs
- ANC 1C support (Exhibits 4 and 13)

PUD Standard of Review

The Zoning Commission shall find that the proposed development:

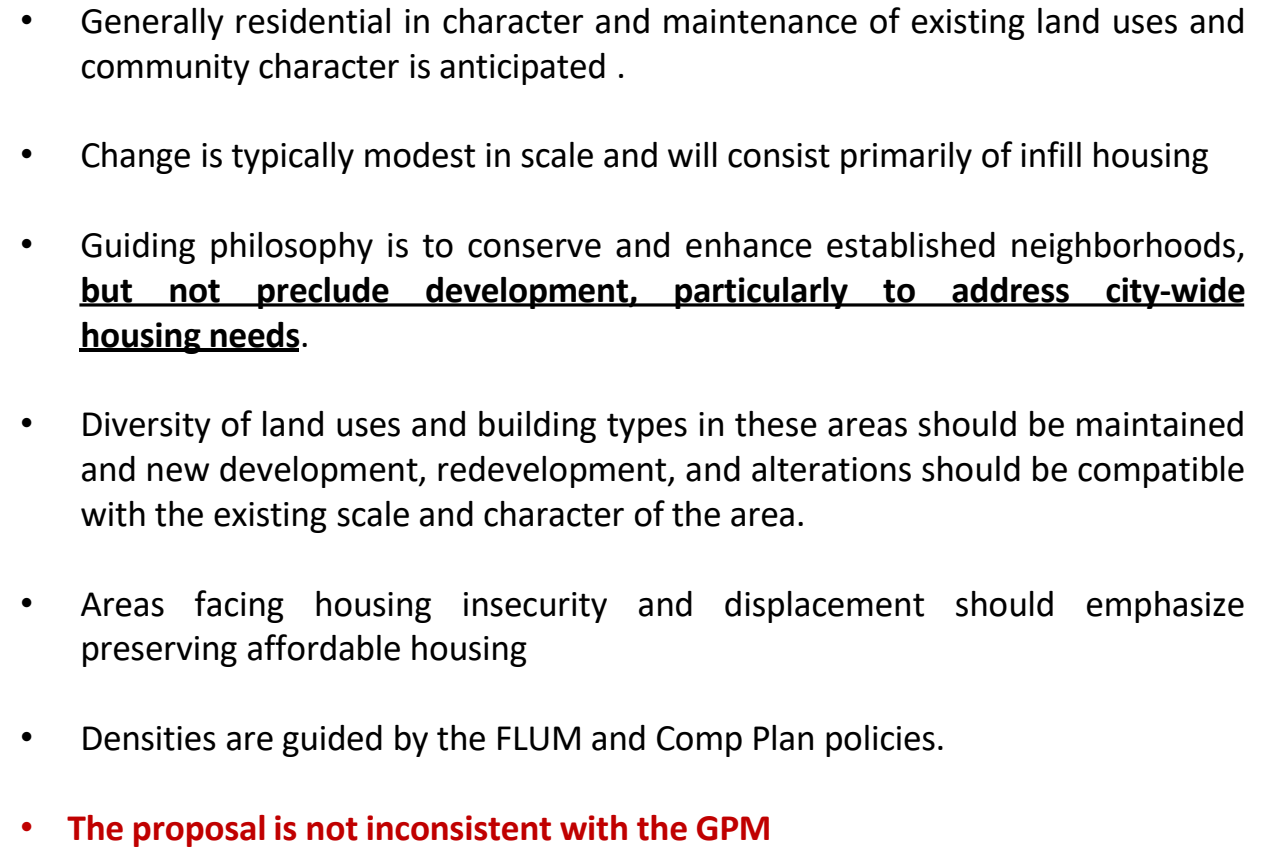
- Is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs;
- Does not result in unacceptable impacts but instead impacts shall be favorable, capable of being mitigated, or acceptable given the quality of public benefits; and
- Includes specific public benefits and project amenities that are not inconsistent with the Comprehensive Plan or with other adopted public policies and active programs.

Zoning Commission shall judge, balance, and reconcile:

- Relative value of public benefits and project amenities,
- Degree of development incentives requested, and
- Any potential adverse effects of the project.

(11-X DCMR § § 304.3 & 304.4)

Neighborhood Conservation Area



Future Land Use Map

Moderate Density Residential



- Neighborhoods generally, **but not exclusively**, suited for row houses as well as low-rise garden apartment complexes.
- Also applies to areas characterized by a mix of single-family homes, two- to four-unit buildings, row houses, and low-rise apartment buildings.
- May also include areas with **existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all)**.
- Typical matter-of-right density up to 1.8 FAR, although **greater density may be possible** when complying with Inclusionary Zoning or **when approved through a Planned Unit Development**.
- The R-3, RF, and RA-2 Zone Districts are consistent with the Moderate Density Residential category, and **other zones may also apply**.

Future Land Use Map

Moderate Density Residential

	Existing Zoning (RA-2)		Proposed PUD Map Amendment (RA-3)		Proposed Project
	MOR	PUD	MOR	PUD	
Height	50'	60'	60'	75'	50'
Height (Penthouse)	12' / 15' (mech)		12' / 18'6" (mech)	20'	12' / 15' (mech)
Density	1.8 (2.16 w/ IZ)	2.592	3.0 (3.6 w/ IZ)	4.32	3.91
Lot Occupancy	60%		75%		80%
Rear Yard	4" / 1' (15' min) – 16.67' required		4" / 1' (15' min) – 16.67' required		20'

Future Land Use Map

Evaluation of FLUM Consistency



Comp Plan expressly acknowledges that PUDs allow for greater height and density and the Framework Element does not prescribe limits on height and density under a PUD.

- “The goal of a PUD is to **permit development flexibility**...such as increased building height or density”
- “...As part of the PUD process, the Zoning Commission may include a zoning map amendment for the purpose of the PUD, **which is applicable only for the duration of the PUD**, and subject to PUD conditions.”

Framework Element (224.7)

Future Land Use Map

Evaluation of FLUM Consistency



Framework Element states that other zones might apply outside of those expressly referenced in the FLUM category descriptions.

- “...even if a zone is not identified in a category, **it can be permitted as described in Section 227.2**” Framework Element (228.1(e))
- “In making a determination to approve a zone, “the Zoning Commission considers and balances the competing and sometimes conflicting aspects of the Comprehensive Plan...**the intent of the [FLUM] land use category**; and the [FLUM] and [GPM].”

Framework Element (227.2)

Future Land Use Map

Evaluation of FLUM Consistency



FLUM is interpreted together with Comp Plan text.

- Policy MC-1.1.3: Infill and Rehabilitation – ...Infill development should **be compatible in scale and character with adjacent uses and encourage more housing opportunities.**
- Policy MC-1.1.7: Preservation of Affordable Housing - Strive to retain the character of Mid-City as a mixed-income community by **preserving the area's existing stock of affordable housing units and promoting the construction of new affordable units...**
- Policy MC-2.4.5: Reed-Cooke Area – **Support existing housing** within the Reed-Cooke neighborhood, **maintain heights and densities at appropriate levels,** and encourage small-scale business development that does not adversely affect the residential community.

Future Land Use Map

Evaluation of FLUM Consistency



Densities on the FLUM reflect all contiguous properties on a block where individual buildings might be larger or smaller than the typical ranges stated.

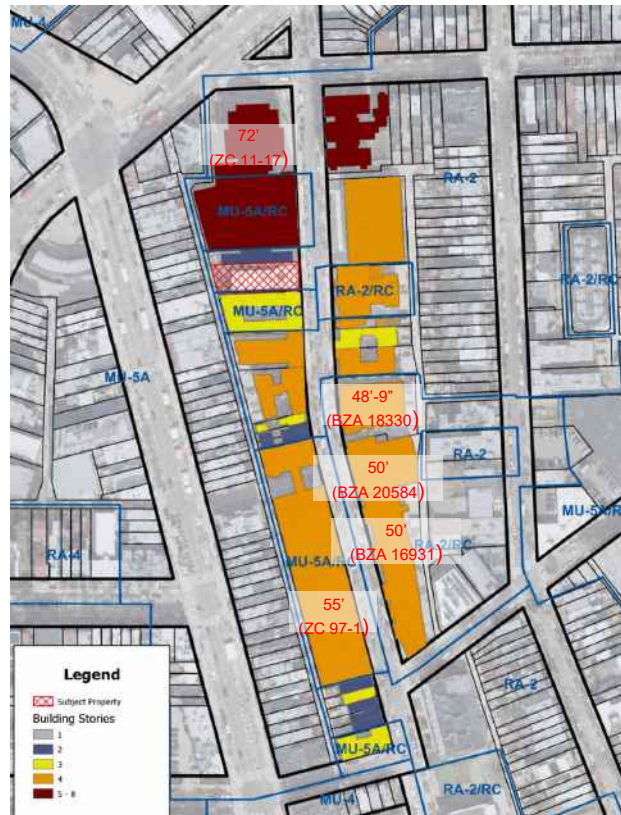
- “FLUM is not a zoning map and is to be interpreted broadly and **land use categories identify desired objectives.**”
- “While the densities within any given area on the [FLUM] **reflect all contiguous properties on a block**, there may be **individual buildings that are larger or smaller than these ranges within each area.**”

Framework Element (228)

Future Land Use Map

Evaluation of FLUM Consistency

- “While the densities within any given area on the [FLUM] reflect all contiguous properties on a block, there may be individual buildings that are larger or smaller than these ranges within each area.” *Framework Element (228)*
- Average density along the block is approx. 2.24 FAR (RA-2 zone permits 2.16 FAR w/ IZ and 2.592 FAR w/ IZ PUD).



Future Land Use Map

Evaluation of FLUM Consistency



- The Commission may grant a map amendment as part of a PUD where it might not otherwise as a standalone map amendment because a PUD allows for an evaluation of a specific project's impacts.
- "A PUD map amendment is thus a temporary change to existing zoning, that does not begin until a PUD covenant is recorded, ceases if the PUD is not built, and ends once the PUD use terminates. This being the case, the Commission may grant PUD-related map amendments in circumstances where it might reject permanent rezoning." Z.C. Order No. 921
- "A map amendment granted as part of a PUD establishes no precedent for zoning cases involving permanent zoning map amendments. A PUD map amendment is tied to the PUD use. The PUD use is constrained by covenant. Therefore, the merits of such amendments are usually analyzed in the narrow context of the PUD use requested." Z.C. Order No. 921.
- "A PUD-related zoning map amendment is valid only in combination with and contingent upon a project being built and operated under the conditions of a PUD approval. PUD-related map amendments establish no precedent for the Zoning Commission's consideration of permanent changes to the zoning of the PUD site or adjacent areas or for consideration of future PUDs." Subtitle X, Section 300.4

Future Land Use Map

Evaluation of FLUM Consistency



The Commission may grant a map amendment as part of a PUD where it might not otherwise as a standalone map amendment because a PUD allows for an evaluation of a specific project's impacts.

- “Under the Zoning Regulations, a proposed Planned Unit Development **should not result in unacceptable project impacts on the surrounding area.**” *Framework Element (227.2)*
- “A PUD applicant seeking a related map amendment must still demonstrate that "public health, safety, and general welfare goals of the zoning regulations would be served by the amendment.” *Z.C. Order No. 05-42 at 8 (FOF 31).*

Future Land Use Map

Consideration of Zones

	RA-2	RA-2/RC	RA-3	MU-5A/RC
FLUM Category Description	Moderate Residential	Moderate Residential	Medium Residential	Moderate Commercial
Framework Element Guidance Typical [MOR] Density (more with IZ and PUD)	Up to 1.8	Up to 1.8	1.8 – 4.0	2.5 – 4.0
ZR16 Description	Moderate Residential	Moderate Residential	Areas developed with predominantly medium-density residential	Medium-density mixed-use
Uses	Residential	Residential	Residential	Residential and non-residential
Height (ft.)	MOR: 50 PUD: 60	40 (no PUD increase permitted)	MOR: 60 PUD: 75	MOR: 40 (50 w/ IZ) (no PUD increase permitted)
Density (FAR)	MOR: 1.8 (2.16 w/ IZ) PUD: 2.592	1.8 (2.16 w/ IZ) (no PUD increase permitted)	MOR: 3.0 (3.6 w/ IZ) PUD: 4.32	MOR: 3.5 (4.2 w/ IZ) (no PUD increase permitted)
Note	Does not meet project needs	Does not meet project needs	Meets project needs	Comp Plan inconsistency with a standalone map amendment

Comprehensive Plan Policy Guidance

Policies Advanced by the PUD

Land Use Element

- **LU-2.1.1: Variety of Neighborhood Types**
- **LU-2.1.2: Neighborhood Revitalization**
- LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods
- LU-2.1.8: Explore Approaches to Additional Density in Low- and Moderate-Density Neighborhoods

Housing Element

- H-1.1.2: Production Incentives
- H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority
- **H-1.2.2: Production Targets**
- H-1.2.3: Affordable and Mixed Income Housing
- H-1.2.7: Density Bonuses for Affordable Housing
- H-1.2.8: District Housing Finance Agency (DCHFA)
- **H-1.2.9: Advancing Diversity and Equity of Planning Areas**
- H-1.2.10: Redevelopment of Existing Subsidized and Naturally Occurring Affordable Housing
- H-1.6.5: Net-Zero, Energy Efficient Housing
- **H-2.1.1: Redeveloping Existing Income-restricted Affordable Housing**
- **H-2.1.2: Preserving Affordable Rental Housing**
- **H-2.1.4: Avoiding Displacement**
- **H-2.1.5: Conversion of At-Risk Rentals to Affordable Units**
- **H-2.1.6: Long-Term Affordability Restrictions**
- **H-2.1.9: Redevelopment of Affordable Housing**

Mid-City Area Element

- MC-1.1.1: Neighborhood Conservation
- **MC-1.1.7: Preservation of Affordable Housing**
- MC-1.1.12: Green Development Practices
- MC-1.2.1: Cultural Diversity
- MC-2.4.1: Creating an Inclusive Adams Morgan
- **MC-2.4.3: Mixed-Use Character**
- MC-2.4.5: Reed-Cooke Area

Environmental Protection Element

- **E-1.1.2: Urban Heat Island Mitigation**
- E-3.2.3: Renewable Energy
- E-3.2.6: Alternative Sustainable and Innovative Energy Sources
- E-3.2.7: Energy-Efficient Building and Site Planning
- E-3.2.8: Locally Generated Electricity
- E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff
- E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff
- E-4.2.1: Support for Green Buildings
- E-4.4.1: Mitigating Development Impacts

Urban Design Element

- UD-2.2.1: Neighborhood Character and Identity
- UD-4.2.4: Creating Engaging Facades

Transportation Element

- T-1.1.2: Land Use Impact Assessment
- **T-1.1.7: Equitable Transportation Access**
- T-2.3.B: Bicycle Facilities
- T-2.4.1: Pedestrian Network
- T-3.1.1: TDM Programs
- T-3.2.D: Unbundle Parking Cost
- T-3.4.1: Traveler Information Systems

- **Policies that explicitly address racial equity.**

Comprehensive Plan Policy Guidance

Adams Morgan Vision Framework



- The AM Framework “provides strategic planning direction that seeks to reinforce the long-standing character and identity of the neighborhood through a number of short- and long-term actions with the overarching goal of remaining a textured and vibrant neighborhood and outstanding place to live.” *AM Framework at p.2*
- The proposal is consistent with AM Framework recommendations related to:
 - Promoting community diversity
 - Protecting neighborhood character
 - Advancing sustainability
 - Protecting affordable housing

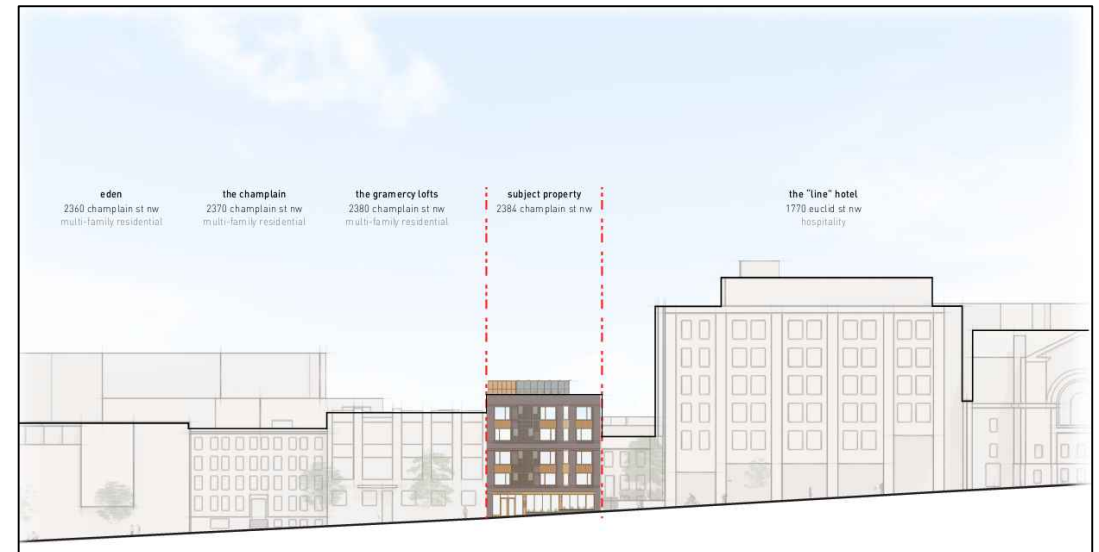
Evaluation of Potential Comp Plan Inconsistencies

Identified Potential Inconsistencies

- LU-2.1.4: Rehabilitation Before Demolition
- UD-2.2.4: Transitions in Building Intensity
- UD-2.2.5: Infill Development

Outweighing Policies or Other Considerations

- Consistency with Adams Morgan Vision Framework
- MC-1.1.7: Preservation of Affordable Housing
- MC-2.4.1: Creating an Inclusive Adams Morgan
- H-2.1.1: Redeveloping Existing Income-restricted Affordable Housing
- H-2.1.2: Preserving Affordable Rental Housing
- H-2.1.9: Redevelopment of Affordable Housing



PUD Balancing Test

Zoning Commission **shall judge, balance, and reconcile** the relative value of public benefits and project amenities offered, the degree of development incentives requested, and any potential adverse effects of the project.

The Zoning Commission shall find that the proposed development:

- Is **not inconsistent with the Comprehensive Plan** and with other adopted public policies and active programs;
- Does not result in unacceptable project impacts but instead **impacts shall be favorable, capable of being mitigated, or acceptable** given the quality of public benefits; and
- Includes specific **public benefits and project amenities** that are not inconsistent with the Comprehensive Plan or with other adopted public policies and active programs.

Public Benefits and Project Amenities

Housing (X-305.5(f) & (g))	• Approx. 44 affordable housing units (including preservation of all 32 existing affordable units) • 10 units @ 30% MFI • 34 units @ 60% MFI
Transportation Infrastructure (X-305.5(o))	
Environmental / Sustainability (X-305.5(k))	• Enterprise Green Community Plus • Approx. 3,000 square feet of green roof • Approx. 1,000 square feet of rooftop solar
Urban design, architecture, site planning and efficient land utilization (X-305.5(a), (b), & (l))	• High quality, varied material palette (brick, metal detailing, decorative screening) • Engaging façade articulation • Appropriate scaling to general development pattern
Streetscape, Landscaping, Open Spaces (X-305.5(b) & (l))	• Reconstructed streetscape
Commemorative Works / Public Art (X-305.5(d))	
Other Public Benefits (X-305.5(r))	

Development Incentives / Technical Zoning Flexibility

- PUD-related zoning map amendment to RA-3 (11-X DCMR § 303.12)
- Density
- Lot occupancy

Comparison to Existing Zoning			
	Height	Density (FAR)	Lot Occupancy
Project (Proposed)	50 ft.	3.91	80%
RA-2 (Permitted)	MOR: 50 ft. PUD: 60 ft.	MOR: 1.8 (2.16 w/ IZ) PUD: 2.592	60%
RA-3 (Permitted)	MOR: 60 ft. PUD: 75 ft.	MOR: 3.0 (3.6 w/ IZ) PUD: 4.32	75%
Development Incentives / Flexibility Gained Through PUD	--	+ 1.75	+20%

PUD Balancing Test

Zoning Commission **shall judge, balance, and reconcile** the relative value of public benefits and project amenities offered, the degree of development incentives requested, and any potential adverse effects of the project.

BENEFITS & AMENITIES

- Superior urban design and architecture.
- Site planning and efficient and economical land utilization.
- Approx. 44 units of affordable housing (including preservation of existing 32 affordable units)
 - 10 units @ 30% MFI
 - 34 units @ 60% MFI
- Sustainable design
 - Enterprise Green Communities Plus
 - Green roofs
 - Rooftop solar

INCENTIVES AND POTENTIAL ADVERSE EFFECTS

- Map amendment to RA-3
 - Density and lot occupancy
- * No building height gained through the PUD and related map amendment.

Conclusion

The proposed PUD and related map amendment is not inconsistent with the Comp Plan when read as a whole, including when viewed through a racial equity lens, and specifically:

- The proposal is consistent with the recommendations of the Adams Morgan Vision Framework that are relevant to the PUD site.
- The proposal's consistency with the FLUM, GPM, and numerous policies related to land use, housing, and development around Metrorail outweigh any potential Comp Plan inconsistencies.
- The proposed PUD and related map amendment is not inconsistent with the FLUM as the Comp Plan allows other zones within the Moderate Density land use category through a PUD, and the average density across the entire block is within the Framework Element's guidance on density for Moderate Density residential areas.
- The proposal provides tangible public benefits that are not inconsistent with the Comp Plan
- The proposal will not result in unacceptable impacts on the surrounding area but rather will yield favorable impacts overall.
- Overall, the degree of development incentives requested through the PUD and the potential impacts of the proposal are well balanced by the Applicant's proffered benefits and amenities.

