



ZC 25-18

PUD and Related Map Amendment (RA-2 to RA-3)

Champlain Street Partners, LLC
2384 Champlain Street NW

OP Hearing Presentation
May 21, 2026

OP recommends that the Zoning Commission **approve** the application for a PUD and related Map Amendment.

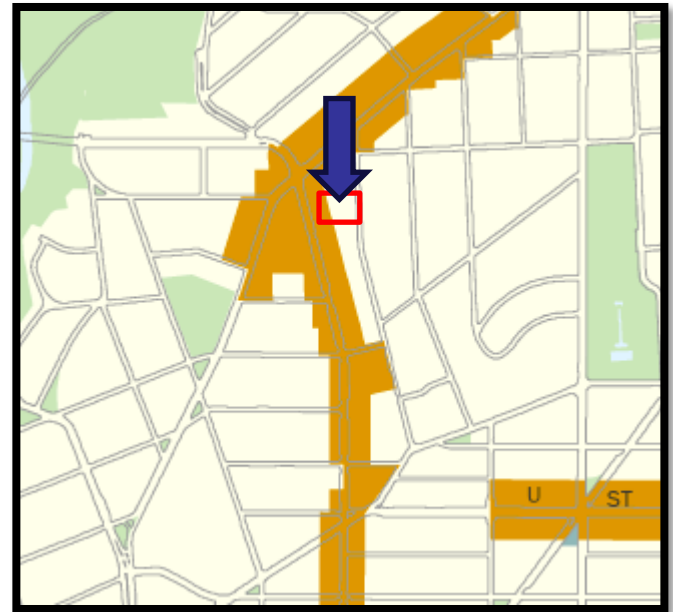
ZC 25-18 Comprehensive Plan

Future Land Use Map (FLUM)



- Residential-Moderate Density (RMOD)

Generalized Policy Map (GPM)



- Neighborhood Conservation Areas



ZC 25-18

Public Benefits

The Applicant has proffered the following public benefits and amenities:

- **Superior urban design and architecture**
 - High-quality, varied materials
 - Ground-level setback
- **Affordable housing**
 - 44 all affordable units and between 30-60% MFI
 - 10 units @ 30% MFI
 - 34 units @ 60% MFI
- **Environmental and sustainable benefits**
 - Enterprise Green Communities Plus (EGC+) certification
 - Green roof
 - Rooftop solar
 - Net-Zero Energy