

June 17, 2026

VIA IZIS

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

Re: Z.C. Case No. 25-18: Applicant's Proposed Proffers and Conditions

Dear Chairman Hood and Members of the Commission:

Pursuant to the requirements of Subtitle X § 308.6, the Applicant hereby submits its list of proffers and corresponding conditions of approval. Set forth below is a chart outlining the proffers for the above-referenced case and the corresponding draft conditions that are both specific and enforceable. For ease of reference, the Applicant includes all proposed conditions of approval in the chart below.

Public Benefits	
Proffer	Condition
<u>Superior Urban Design and Architecture (11-X DCMR § 305.5(a)):</u> Through the use of brick, high-quality metal detailing, and decorative screening, the project's design provides a subtle gesture toward the character of the existing 1940s building and complements the surrounding neighborhood. The project is appropriately scaled to the general development pattern along the 2300 block of Champlain Street. Given the narrowness of the street, the modest ground-level setback provided by the project will provide an additional pedestrian space adjacent to the property.	In consideration of the Findings of Fact and Conclusions of Law contained in this Order, the Zoning Commission concludes that the Applicant has satisfied its burden of proof and, therefore, APPROVES the Application, subject to the following guidelines, conditions, and standards for: • A consolidated PUD and related Zoning Map amendment to rezone the PUD site from the RA-2 zone to the RA-3 zone; • Flexibility from the following technical zoning requirements: • Lot occupancy (Subtitle F § 210.1); • Closed court (Subtitle F § 209.1); • Minimum parking (Subtitle C § 701.5);

	· Parking screening (Subtitle C § 714); and • Such other conditions and flexibility as set forth in the conditions hereof: A. <u>Project Development</u> 1. The project shall be built pursuant to the RA-3 zone district in accordance with the plans and elevations dated September 18, 2025, at Ex. 3G1 – 3G2, as modified by Ex. 14B (collectively, the “Final Plans”), and as further modified by the guidelines, conditions, and standards herein. 2. The PUD site shall be redeveloped with a new multifamily residential building containing approximately 44 dwelling units with a maximum density of approximately 3.91 FAR, and a maximum height of approximately 50 feet (excluding penthouses and roof structures). 3. The project shall have design flexibility in the areas enumerated in Subtitle Z § 702.15 and, as modified and supplemented by the following: i. <u>Exterior Materials – Type</u>: 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; ii. <u>Exterior Details – Projections and Encroachments</u>: 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
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	Chapter 32 of the Building Code (Title 12 DCMR) or as the result of the related review and permitting process. iii. <u>Affordable Units</u>: 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, provided that under any scenario all dwelling units within the project shall be devoted to affordable housing at an average income level of no more than 60% MFI for a minimum of 30 years. iv. <u>Rooftop penthouse and roof structures</u>: 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. v. <u>Sustainable Features</u>: To vary the approved sustainable features of the project, including 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.
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Affordable housing in excess of the amount that would have been required through matter-of-right development and at deeper levels of affordability (11-X § 305.5(g)(1) and (2))

The Project provides a substantial amount of permanent affordable rental housing. Through the PUD process, the Applicant will redevelop the Property with a new multi-family residential building that contains approximately 44 dwelling units, all of which will be devoted to income-restricted housing that is subject to new, long-term affordability covenants. The new affordability covenants will mandate that the proposed 44 dwelling units are devoted to households earning between 30%-80% MFI, subject to adjustment in accordance with flexibility granted by the Commission to accommodate financing requirements. 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 proposed affordable housing far exceeds what would otherwise be required through matter-of-right development under existing zoning. Under the Property's existing RA-2 zoning, approximately 1,500–2,000 gross floor area ("GFA") of affordable housing would be required if the Property were redeveloped, which, assuming rental, would have to be devoted to households earning up to 60% MFI. In contrast, the Project will be 100% devoted to affordable housing (approximately 28,730 GFA).

B. Public Benefits

1. **For the life of the Project**, the Applicant shall set aside 100% of the residential floor area of the project to affordable housing, as follows:
 - a. **For the first 30 years of the Project**, the Applicant shall devote 100% of the residential floor area of the project to affordable housing in accordance with the following table, as may be modified in accordance with the flexibility granted by the Commission 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 shall be devoted to affordable housing at an average income level of no more than 60% MFI.
 - b. **For the remaining life of the Project**, the Applicant shall devote a minimum of 15% of the residential floor area of the project to affordable housing for households earning no more an average income level of 60% MFI.
2. The 30-year control period established under this condition shall commence upon the issuance of the first certificate of occupancy for the project.
3. The affordable housing described in Condition B.1.a above assumes the Applicant will obtain the financing necessary

	to be able to provide the affordable housing required under Condition B.1.a, as may be adjusted in accordance with the flexibility granted by the Commission. Should the Applicant be unable to provide the affordable housing required under Condition B.1.a (except as otherwise provided in this Order) due to an inability to secure necessary financing or any other reason, the Applicant will need to return to the Commission to seek a modification to the approved PUD before it can proceed with any other development on the PUD site.
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Affordable Housing Summary Table						
Residential Unit Type	Residential GFA (sf)	Units	Income Level (MFI)	Affordable Control Period	Affordable Unit Type	Notes
Residential Total	28,731	44				
Market Rate	0	0	N/A			
Affordable (non-IZ)	28,731	44	30% - 80%	30 years (minimum)	Rental	Income levels may be adjusted in accordance with flexibility granted by the Commission, provided that under any scenario dwelling units within the project shall be devoted to affordable housing at an income level that averages no more than 60% MFI.
Affordable (IZ)	4,310	TBD	60%	Project duration (after initial non-IZ term)	Rental	Commences after expiration of 30-year affordable housing financing control period. The number of IZ units will be determined based upon the allocation of the required amount of GFA and the proportionality requirements of the IZ program.

<u>Environmental and Sustainable Benefits (11-X § 305.5(k)(5)):</u> The Project has been designed to meet Enterprise Green Community Certification design standards and will achieve the GAR requirement. Specific sustainable benefits in the Project include approximately 3,000 square feet of green roof, and approximately 1,000 square feet of rooftop solar panel array area.	4. <u>Prior to the issuance of the final certificate of occupancy for the Project</u>, in accordance with the requirements in Subtitle X § 305.5(k)(5), the Applicant shall provide the Zoning Administrator with evidence that the Project will meet Enterprise Green Community Certification design standards. 5. <u>Prior to the issuance of the final certificate of occupancy for the Project</u>, the Project shall include approximately 3,000 square feet of green roof and approximately 1,000 square feet of rooftop solar panel arrays, as may be modified by the flexibility in sustainable elements granted by the Commission.
Transportation Mitigation	
C. <u>Transportation Mitigation</u> 1. <u>Prior to issuance of the final Certificate of Occupancy for the Project and for the life of the Project</u>, the Applicant shall adhere to the following Transportation Demand Management plan measures: a. Identify a Transportation Coordinator for the planning, construction, and operations phases of development. The Transportation Coordinator will function as the point of contact with DDOT, goDCgo, and Zoning Enforcement and will provide their contact information to goDCgo.com; b. Transportation Coordinator will conduct an annual commuter survey of building residents onsite, and report TDM activities and data collection efforts to goDCgo once per year; c. Develop, distribute, and market various transportation alternatives and options to residents, including promoting transportation events (e.g., Bike to Work Day, National Walking Day, Car Free Day) on the property website and in any internal building newsletters or communications; d. Direct the Transportation Coordinator to subscribe to goDCgo’s residential newsletter and receive TDM training from goDCgo to learn about the transportation conditions for this project and available options for implementing the TDM Plan;	

- e. Provide welcome packets to all new residents that should, at a minimum, include the Metrorail pocket guide, brochures of local Metrobus lines, carpool, and vanpool information, CaBi coupon or rack card, Guaranteed Ride Home (GRH) brochure, and the most recent DC Bike Map;
 - Brochures can be ordered from DDOT's goDCgo program by emailing info@godcgo.com.
- f. Provide residents who wish to carpool with detailed carpooling information and will be referred to other carpool matching services sponsored by the Metropolitan Washington Council of Governments (MWCOC) or other comparable service if MWCOC does not offer this in the future.
- g. Post all transportation and TDM commitments on the building website, publicize availability, and allow the public to see what has been promised;
- h. Offer a SmarTrip card and one (1) complimentary Capital Bikeshare coupon good for a free ride to every new resident;
- i. Provide at least two (2) short- and 16 long-term bicycle parking spaces, meeting or exceeding ZR16 minimum requirements for at least two (2) short- and 15 long-term bicycle parking spaces; and
- j. Accommodate non-traditional sized bikes including cargo, tandem, and kids bikes, with a minimum 5% of spaces (minimum of 2) designed for longer cargo/tandem bikes, and a minimum of 10% of spaces designed with electrical outlets for the charging of electric bikes and scooters.
 - There will be no fee to the residents for use of the bicycle storage room and strollers will be permitted to be stored in the bicycle storage room.
- k. Following the issuance of a Certificate of Occupancy for the Project, the Transportation Coordinator will submit documentation summarizing compliance with the transportation and TDM conditions of the Order (including, if made available, any written confirmation from the Office of the Zoning Administrator) to the Office of Zoning for inclusion in the IZIS case record of the case.
- l. Following the issuance of a Certificate of Occupancy for the Project, the Transportation Coordinator will submit a letter to the Zoning Administrator, DDOT, and goDCgo every five (5) years (as measured from the final Certificate of Occupancy for the Project) summarizing continued substantial compliance with the transportation and TDM conditions in the Order, unless no longer applicable as confirmed by DDOT. If such letter is not submitted on a timely basis, the building shall have sixty (60) days from date of notice from the Zoning Administrator, DDOT, or goDCgo to prepare and submit such letter.

Miscellaneous**D. Transportation Mitigation**

1. No building permit shall be issued for the PUD until the Applicant has recorded a covenant in the land records of the District of Columbia, between the Applicant and the District of Columbia, that is satisfactory to the Office of Zoning, Legal Division and the Zoning Division, Department of Buildings. Such covenant shall bind the Applicant and all successors in title to construct and use the Property in accordance with this Order, or amendment thereof by the Commission. The Applicant shall file a copy of the recorded covenant with the records of the Office of Zoning.
2. The PUD shall be valid for a period of two years from the effective date of this Order within which time an application shall be filed for a building permit. Construction must begin within three years of the effective date of this Order.
3. The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this Order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 et seq. (the “Act”), the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination that is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.

The Applicant looks forward to the Commission’s final action on this matter. Please feel free to contact the undersigned with any questions.

Respectfully submitted,

/s/ _____
Jeff Utz

/s/ _____
Shane Dettman, Urban Planner

June 17, 2026

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CERTIFICATE OF SERVICE

I certify that on or before June 17, 2026, a copy of the foregoing document was delivered via e-mail to the addresses listed below.

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/s/ Shane L. Dettman
Shane L. Dettman, Urban Planner