



2384 Champlain

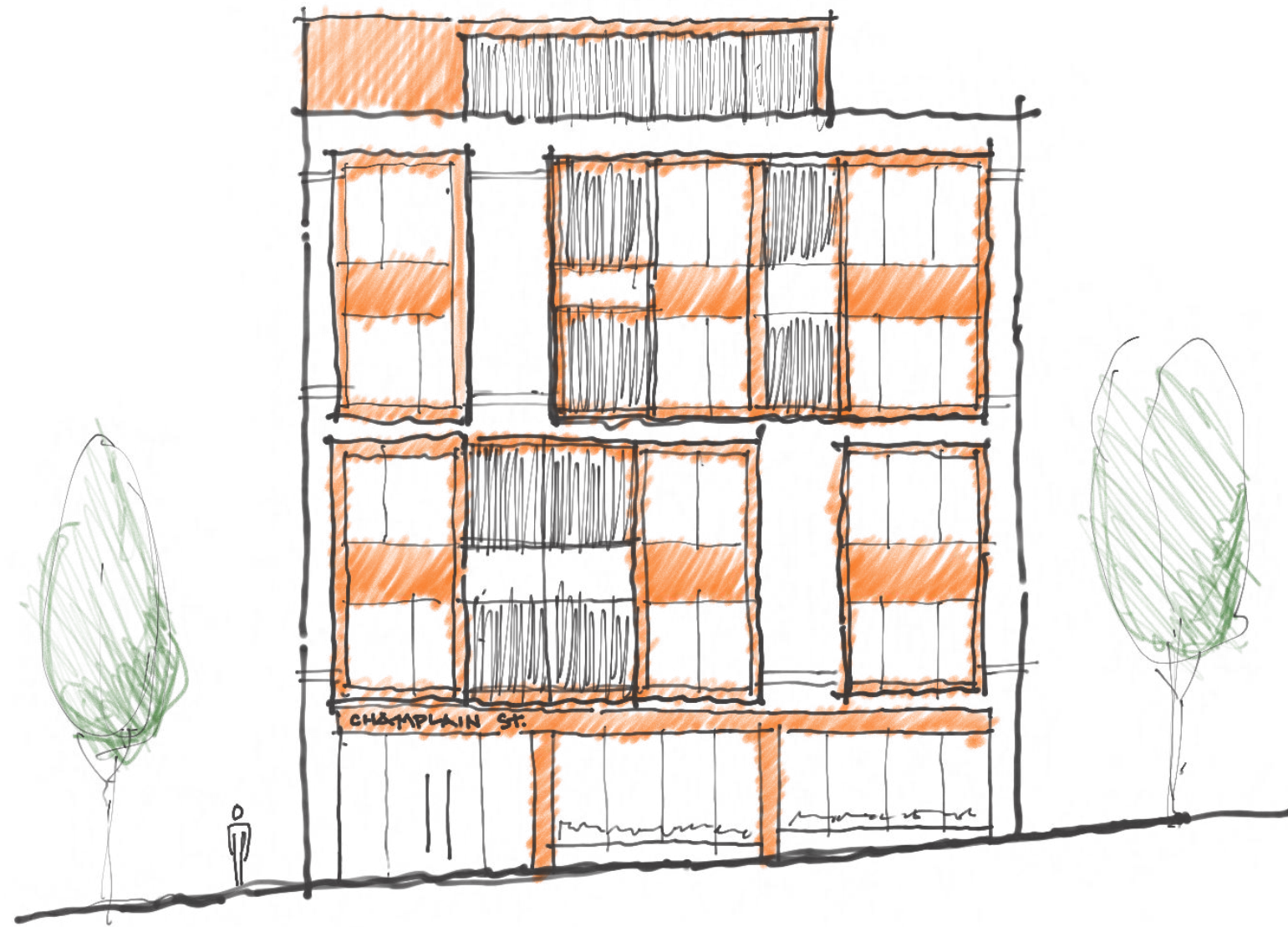
PUD Application

18 September 2025

Owner:	Champlain Street Partners, LLC
Architect:	Teass \ Warren Architects
Civil Engineer:	VIKA Capitol
Transportation:	Gorove Slade
Land Use Counsel:	Goulston & Storrs



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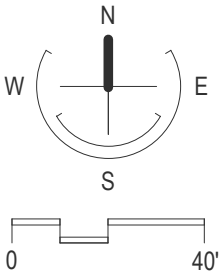
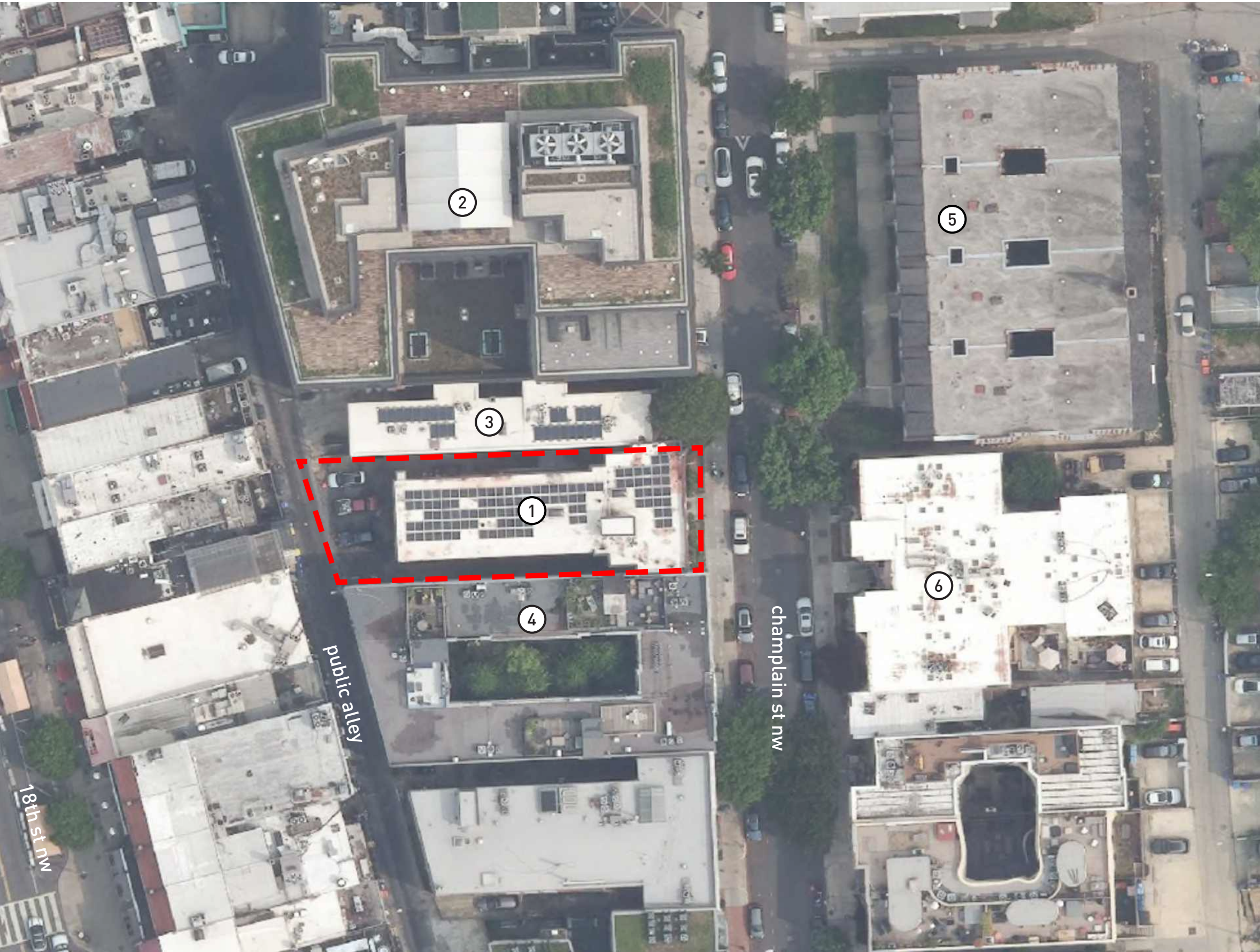


project background

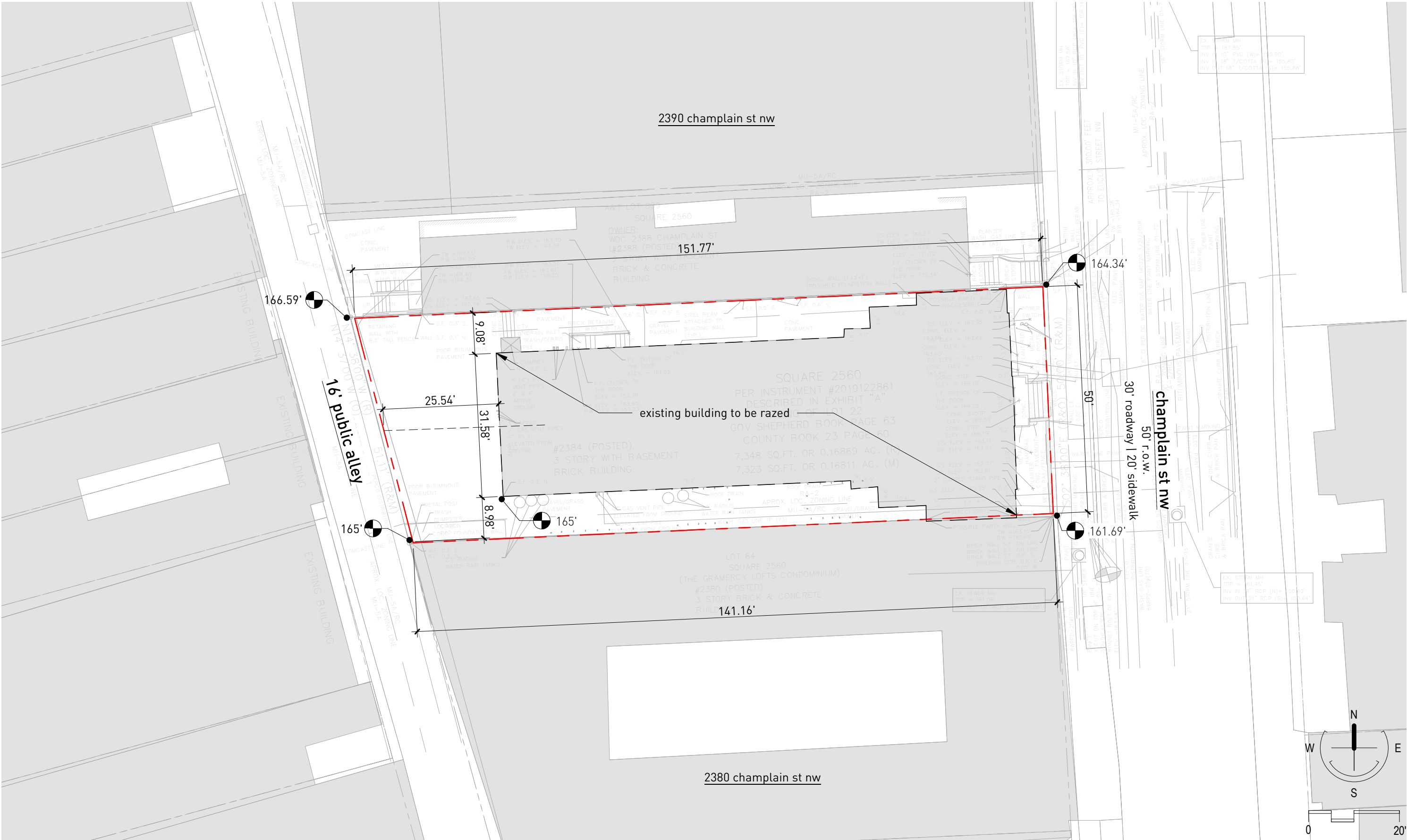
context analysis

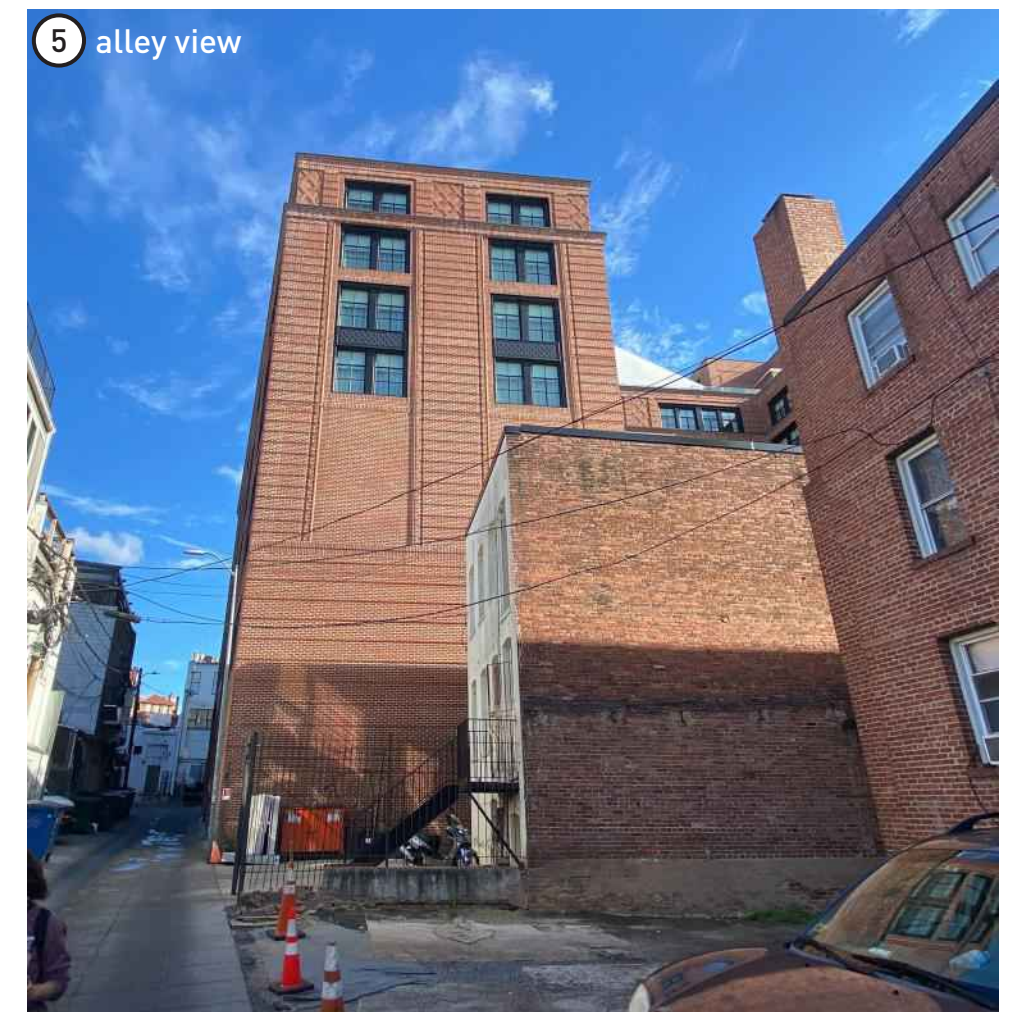
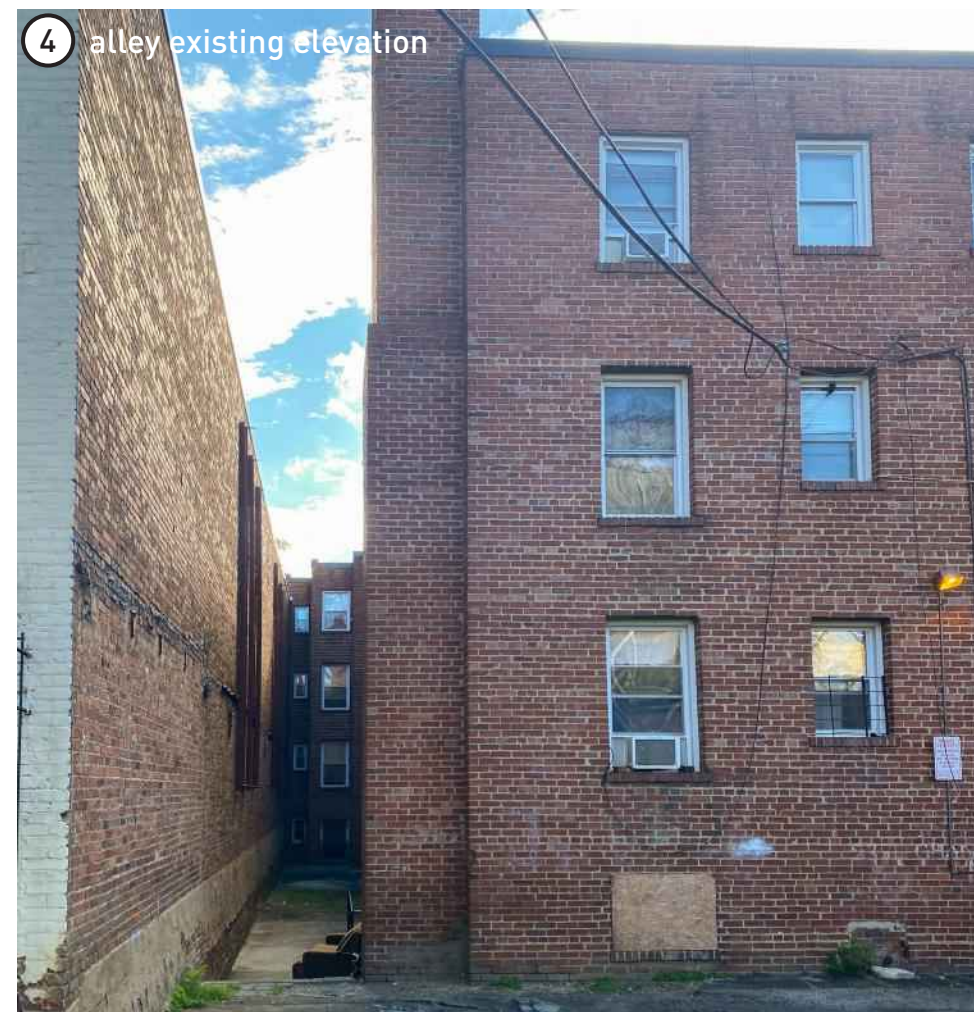
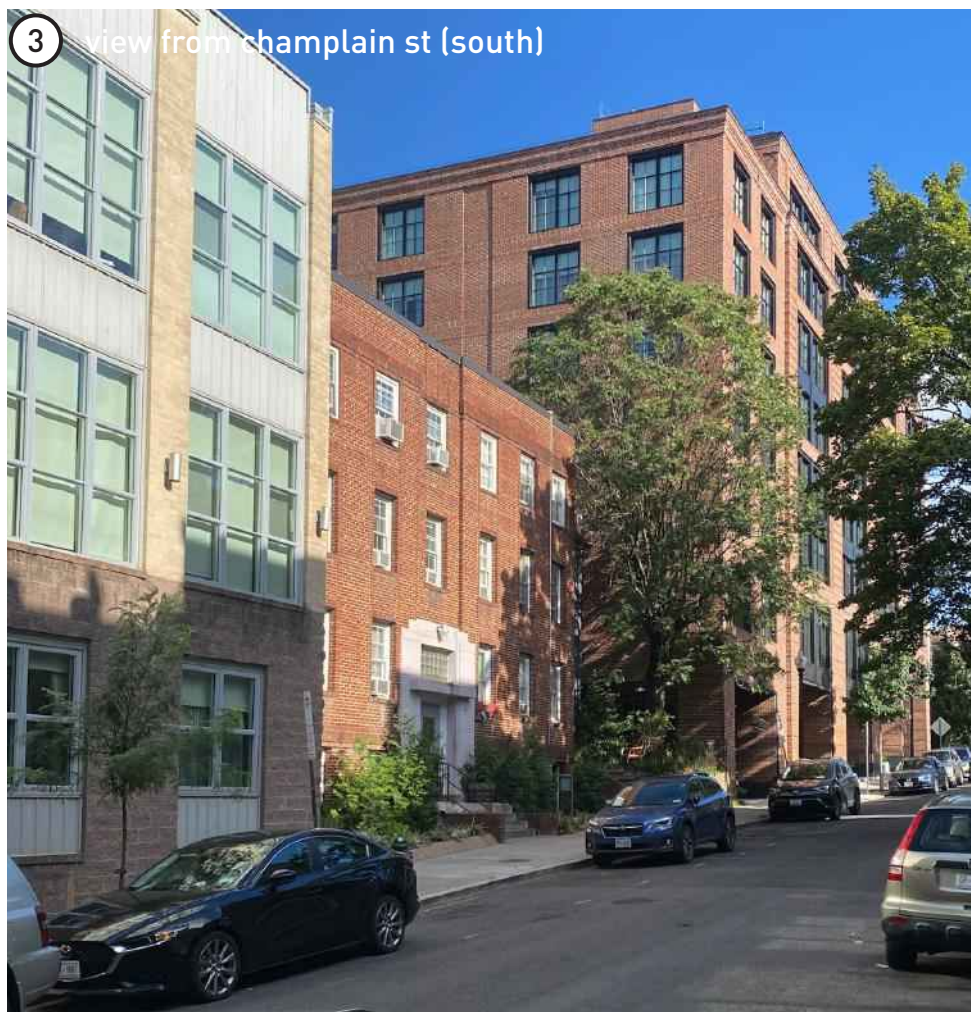
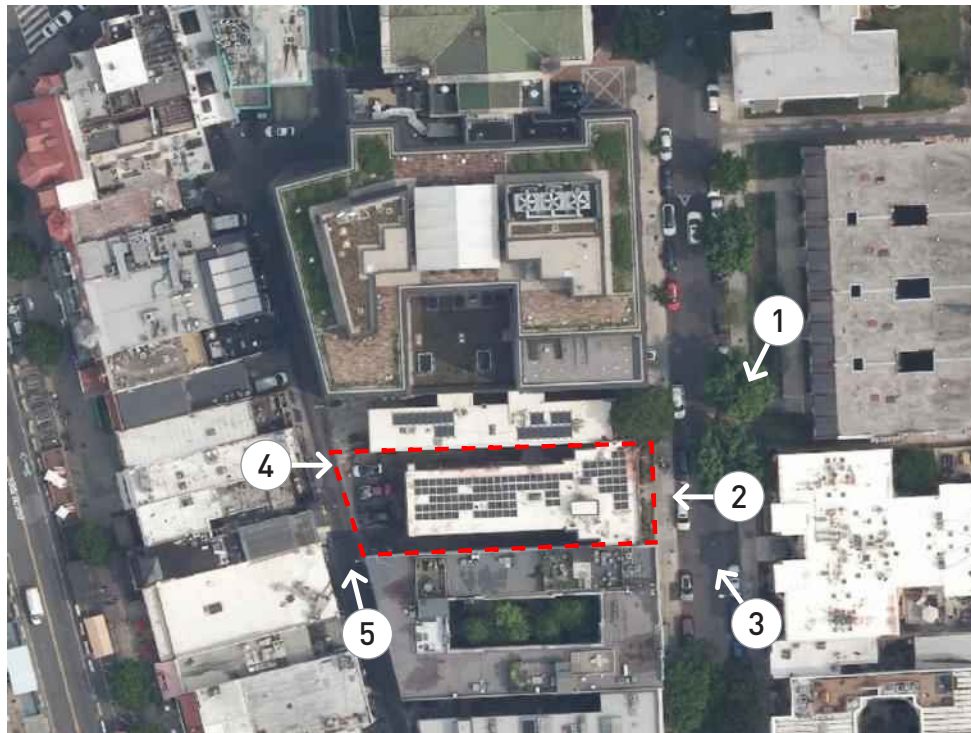
key

- 1 subject property
- 2 1770 euclid st nw (line hotel)
- 3 2388 champlain (apartments)
- 4 2380 champlain (gram. lofts)
- 5 2371-2377 champlain (apts)
- 6 2363 champlain (orlovon lofts)



existing site plan



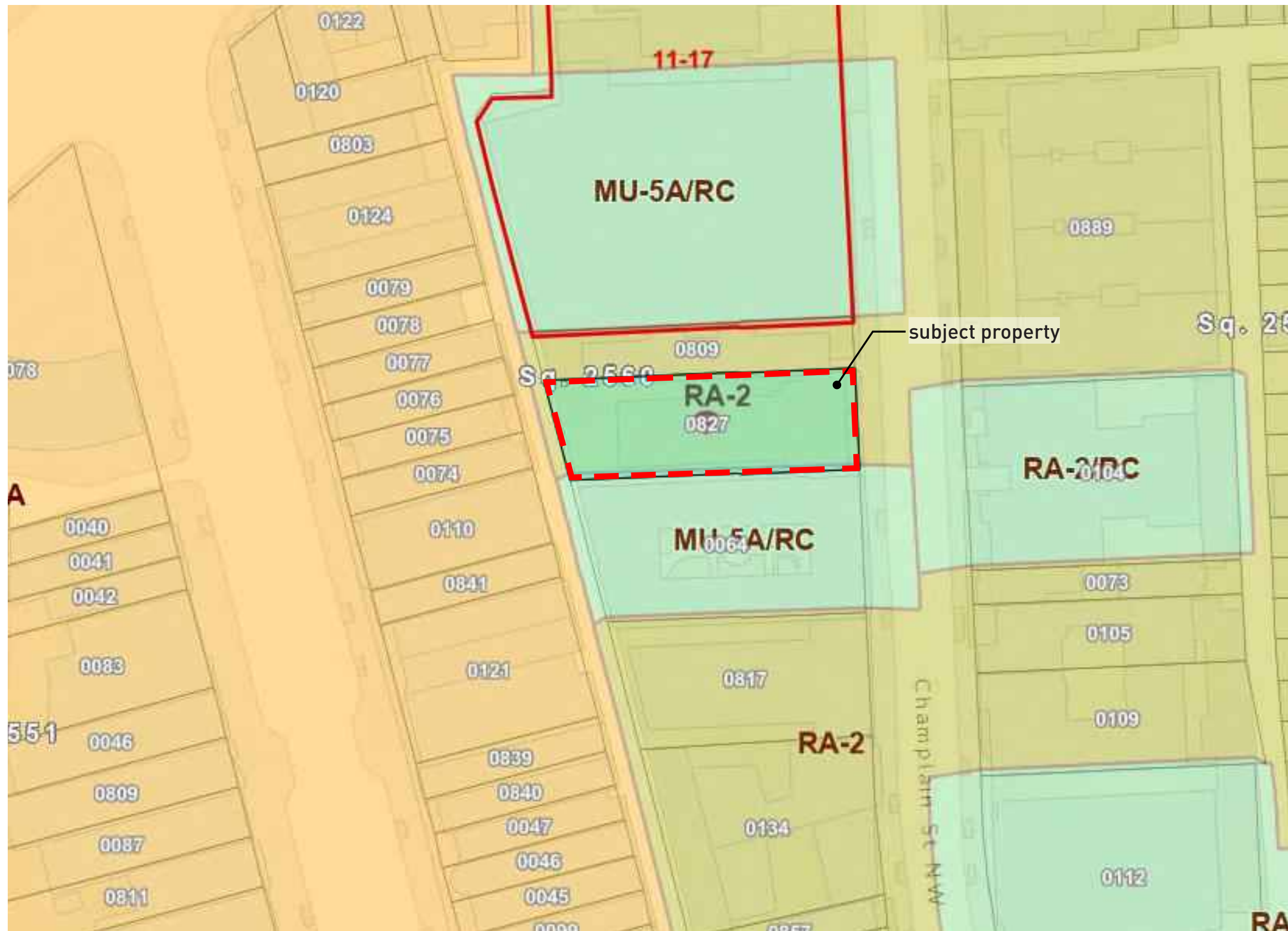




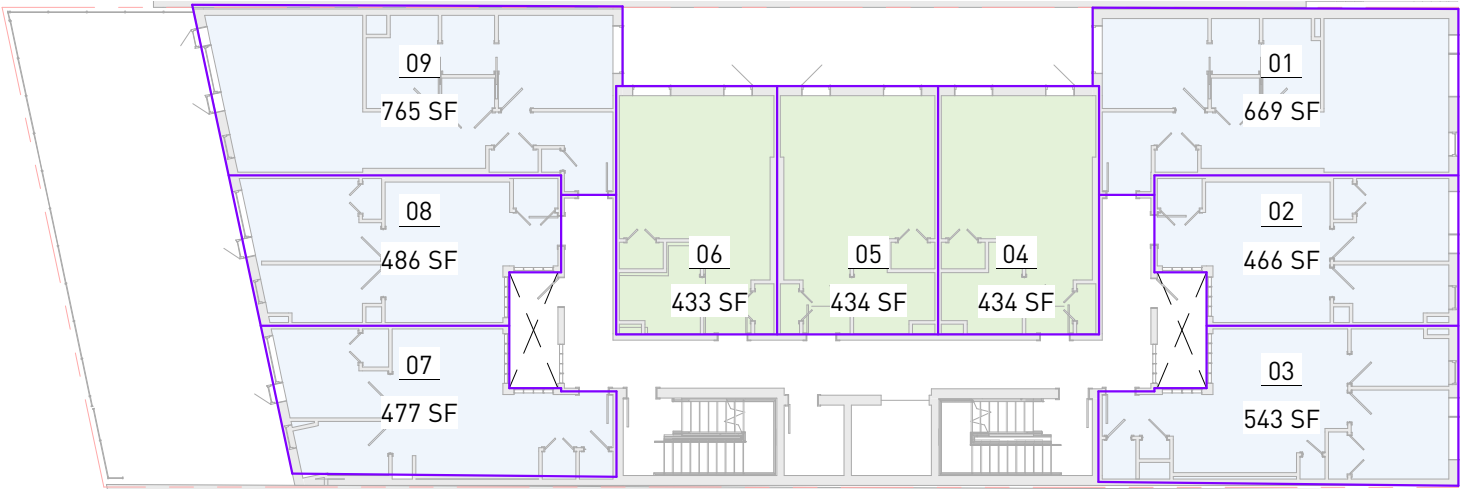
site analysis

comprehensive plan future land use map

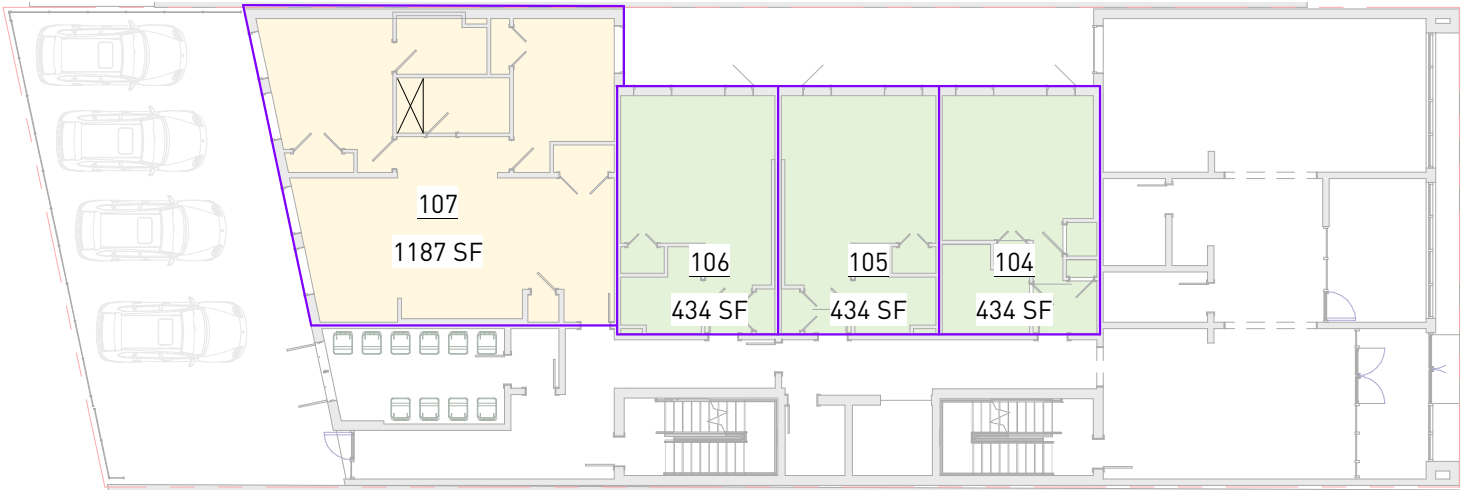




RA-2				RA-3 / PUD			
Item	Reference	Requirement	Existing	Reference	Requirement	Proposed	Flexibility
Building Height (ft) (max)	§ F203.2	50'	35'	§ F203.2	75'	50'	
Building Height (stories) (max)	§ F203.2	NO LIMIT	4	§ F203.2	NO LIMIT	5	
Penthouse Height	§ F205.1	12' / 15' MECH	N/A	§ F205.1	12' / 18.5' (PUD)	12' / 15' MECH	
FAR (max)	§ F201.1	1.8 / 2.16 (IZ)	2.2	§ F201.1	3.6 (IZ) / 4.32 (PUD)	3.91	
Lot Occupancy (%) (max)	§ F210.1	60%	56%	§ F210.1	75%	80%	+5%
Rear Yard (ft) (min)	§ F207.1	4" / 1' HT (15' MIN)	20'	§ F207.1	4" / 1' HT (15' MIN) 16.7' REQUIRED	20'	
Side Yard (ft)	§ F208.2	NONE REQUIRED 4' MIN IF PROVIDED	N/A	§ F208.2	NONE REQUIRED 4' MIN IF PROVIDED	N/A	
Court Width - Open (ft)	§ F209.1	4" / 1' HT (10' MIN)	N/A	§ F209.1	4" / 1' HT (10' MIN)	N/A	
Courth Width - Closed (ft)	§ F209.1	4" / 1' HT (15' MIN)	N/A	§ F209.1	4" / 1' HT (15' MIN) 20.67' REQUIRED	8.33'	-12.34'
Closed Court Area	§ F209.1	2xW² (350 sf min)		§ F209.1	2xW² (350 sf min) 854 sf REQUIRED	393 sf	-461 sf
Green Area Ratio (min)	§ F211.1	0.40	N/A	§ F211.1	0.30	0.30	
Vehicle Parking	§ C701.5	1 PER 3 D.U. IN EXCESS OF 4	4	§ C701.5	13 SPACES REQUIRED	4	-9
Bicycle Parking - Long-Term (min)	§ C802.1	1 PER 3 D.U.	N/A	§ C802.1	1 PER 3 D.U. 15 REQ'D	16	
Bicycle Parking - Short-Term (min)	§ C802.1	1 PER 20 D.U.	N/A	§ C802.1	1 PER 20 D.U. 2 REQ'D	2	
Loading (Residential > 50 DU)	§ C901.1	1 BERTH / 1 SER. SPACE IF > 50 DU, NO LOADING REQUIRED	N/A	§ C901.1	1 BERTH / 1 SER. SPACE IF > 50 DU, NO LOADING REQUIRED	N/A	



unit distribution - typical



unit distribution - ground

GROSS CONSTRUCTION AREA (GSF)	
LEVEL	GSF
00 - CELLAR FF	5,637 SF
01 - GROUND FF	5,513 SF
02 - SECOND FF	5,878 SF
03 - THIRD FF	5,755 SF
04 - FOURTH FF	5,755 SF
05 - FIFTH FF	5,755 SF
TOTAL GSF	34,292 SF

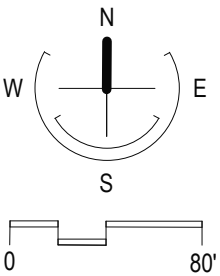
GROSS FLOOR AREA / FAR		
LEVEL	AREA	FAR
01 - GROUND FF	5,513 SF	0.75
02 - SECOND FF	5,878 SF	0.80
03 - THIRD FF	5,755 SF	0.78
04 - FOURTH FF	5,755 SF	0.78
05 - FIFTH FF	5,755 SF	0.78
TOTAL	28,655 SF	3.90

UNIT DISTRIBUTION			
CONFIGURATION	COUNT	AVERAGE UNIT SIZE	% TOTAL
studio	19	448 SF	43%
1 br	24	567 SF	55%
2 br	1	1,187 SF	2%
TOTAL UNITS	44	23,330 SF	100%

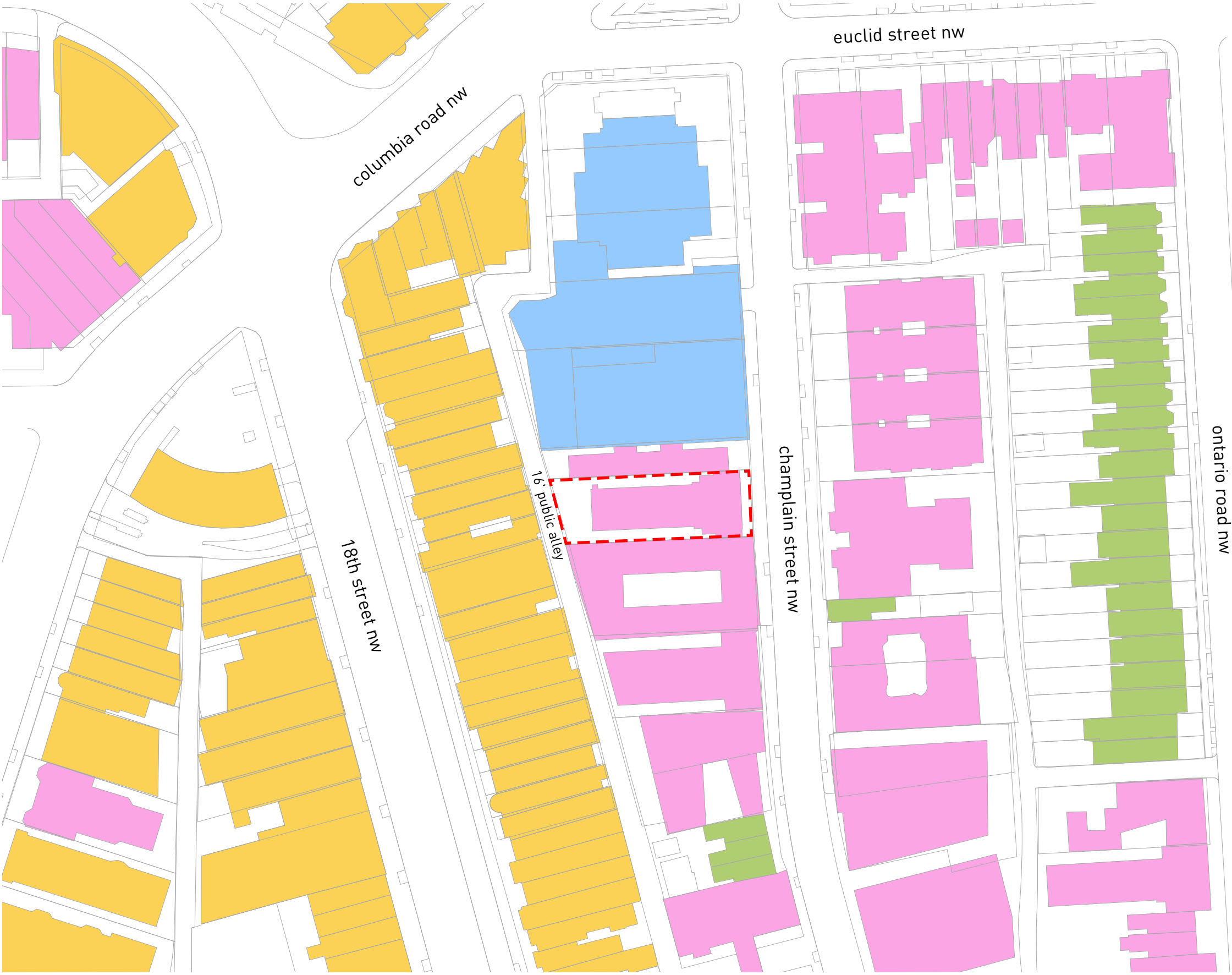
neighborhood context



- key
- 1 subject property
 - 2 woodley park metro station
 - 3 columbia heights metro station
 - 4 bus stop
 - 5 capital bikeshare station
 - 6 1770 euclid st nw (first church)
 - 7 1770 euclid st nw (line hotel)
 - 8 2388 champlain (apartments)
 - 9 2380 champlain (gram. lofts)
 - 10 2371-2377 champlain (apts.)
 - 11 2363 champlain (orlovon lofts)

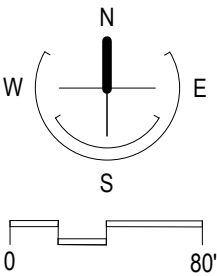


building use



legend

- one and two-unit residential
- multi-family residential
- commercial / mixed-use
- institutional / hospitality

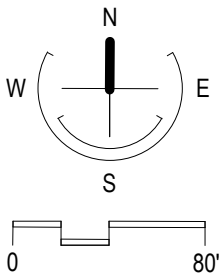


building height



legend

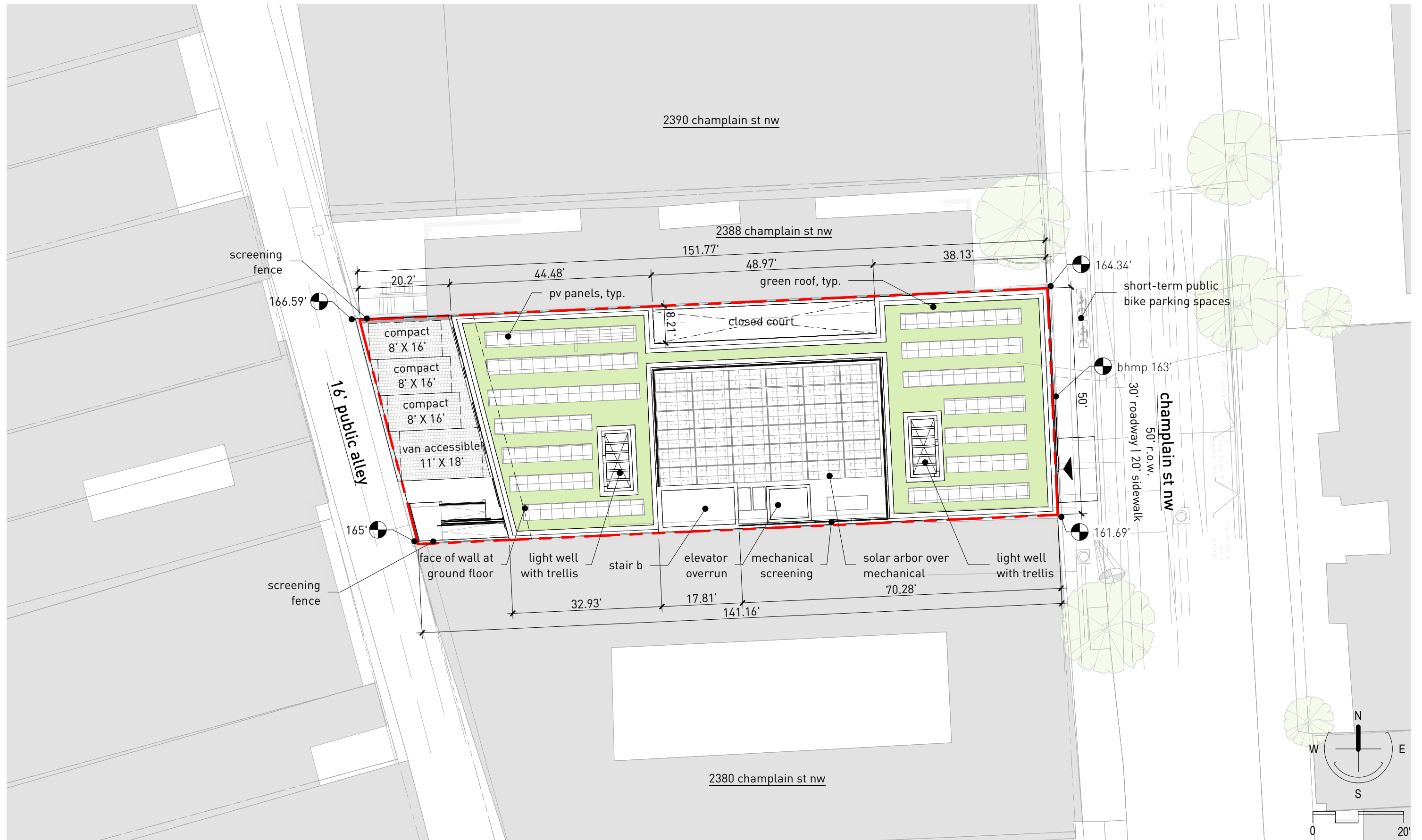
- 1 story
- 2-3 stories
- 4-5 stories
- 6+ stories



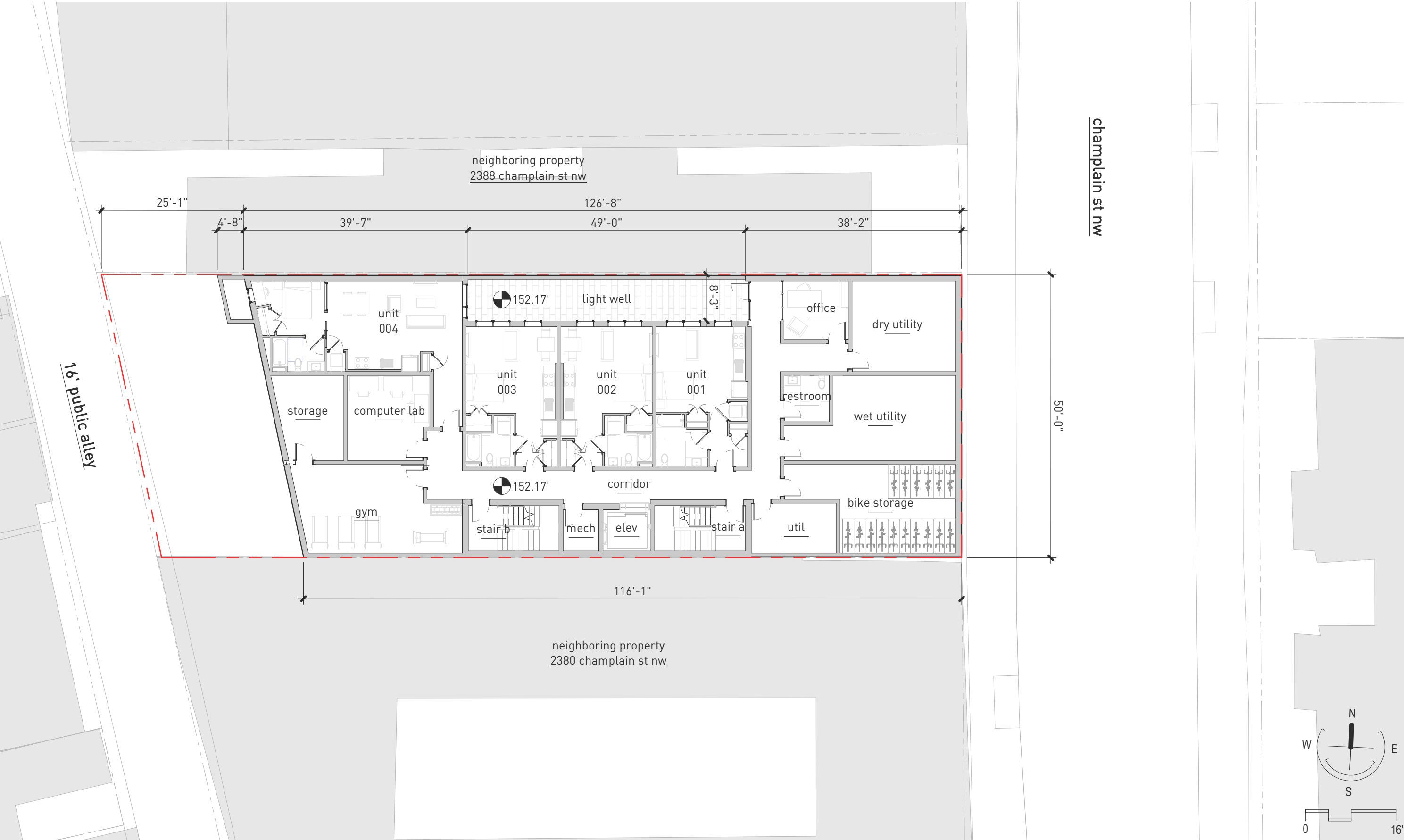


architectural

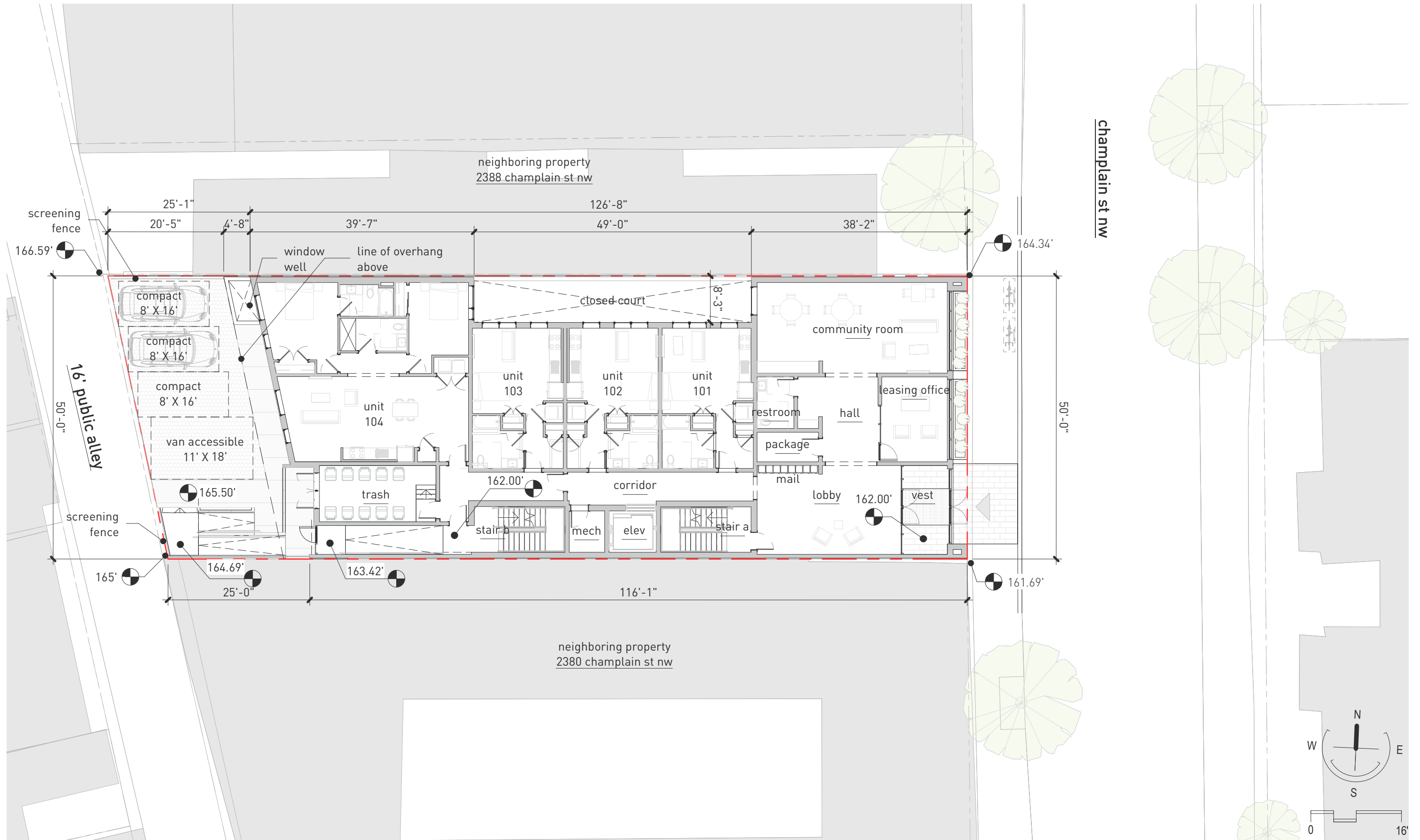
proposed site plan



cellar floor plan



ground floor plan



second-fifth floor plan

