

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that on June 14, 2024, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 301.6, a copy of the Notice of Intent to File a Zoning Application with the District of Columbia Zoning Commission for a Consolidated Planned Unit Development and related Zoning Map amendment (the “Notice”) for Champlain Street Partners, LLC (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 1C, the ANC within which the Property is located, and to the owners of all property within 200 feet of the perimeter of the Property.

On August 2, 2024, Z.C. Order No. 22-25 went into effect, which amended the pre-filing notice requirement for PUDs to include each lessee having a lease with the owner for all or part of any building located on a property involved in a PUD application. As such, on March 5, 2025, the Applicant provided a copy of the Notice to all existing tenants of the Property.

The Applicant met with the Office of Planning regarding the project on June 10, 2024, and has been engaged in conversations with the District Department of Transportation regarding the Project. The Applicant will continue to work with existing tenants, government agencies, and the community regarding the project.

/s/
Jeffrey Utz

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR A CONSOLIDATED PLANNED UNIT DEVELOPMENT (“PUD”) AND RELATED ZONING MAP AMENDMENT

(2384 Champlain Street, NW)

March 5, 2025¹

Champlain Street Partners LLC (the “**Applicant**”) hereby gives notice of its intent to file a zoning application (“**Application**”) for the property located at 2384 Champlain Street, NW (Square 2560, Lot 827) (“**Property**”).

The Property consists of approximately 7,348 square feet of land area. The Property is generally bounded by Champlain Street, NW, on the east, private property improved with residential uses on the north and south, and a public alley on the west. Uses surrounding the Property include residential and lodging (The Line Hotel) to the north; multi-family residential to the south; multi-family, flats, and single-family residential to the east, and commercial (retail, service, and eating and drinking establishments) to the west. The Property is currently zoned RA-2. It is designated as Moderate Density Residential and Neighborhood Conservation Area on the Comprehensive Plan Future Land Use Map and Generalized Policy Map, respectively. The Property is located in Ward 1 within the boundaries of Advisory Neighborhood Commission 1C and Single Member District 1C07.

The Property is currently improved with a three-story apartment building that is approximately 35 feet in height and contains 30 dwelling units. The Applicant seeks approval of a consolidated PUD and related Zoning Map amendment from RA-2 to RA-3 for the Property. The proposal consists of a new 44-unit apartment building that contains approximately 28,730 square feet of gross floor area (approximately 3.91 FAR) and has a height of approximately 50 feet (not including penthouse). As part of the Project, and in collaboration with existing tenants and a full-service tenant relocation organization, the Applicant is developing a relocation plan that will prioritize existing tenants’ right of return following construction of the Project, if desired. The existing apartment building is subject to an affordable housing covenant and the project will retain, enhance, and expand the affordable housing provided on site. In addition to the PUD-related Zoning Map amendment to RA-3, as part of the Application the Applicant will request technical zoning flexibility for density, lot occupancy, closed court, and parking requirements.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 of the District of Columbia Zoning Regulations, 11 DCMR (effective

¹ On June 14, 2024, a copy of this notice was mailed to property owners within 200 feet of the Property and to Advisory Neighborhood Commission 1C, as required by the Zoning Regulations in effect at that time. On August 2, 2024, Z.C. Order No. 22-25 went into effect, which amended the pre-filing notice requirement for PUDs to include each lessee having a lease with the owner for all or part of any building located on a property involved in a PUD application. As such, this notice is being sent to all tenants residing at the existing building on the Property as of the date of this notice.

September 6, 2016, as amended). The project architect is Teass \ Warren Architects. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Jeff Utz at jutz@goulstonstorrs.com or 202-721-1132.