

PRESS RELEASE

**Bellevue Neighborhood Civic Association
FOR IMMEDIATE RELEASE**
For further information, contact:
Kemi Morten, 202-492-5963
bnca20032@gmail.com

September 18, 2024

BELLEVUE CIVIC ASSOCIATION ANNOUNCES A PUBLIC MEETING TO DISCUSS PROPOSED 821-UNIT, MARTIN'S VIEW PROJECT IN THE BELLEVUE NEIGHBORHOOD OF WARD 8

WASHINGTON, D.C. — Today, the Bellevue Neighborhood Civic Association (BNCA) a community meeting to discuss an 821-unit, five-story apartment building project proposed by Kaye Stern Properties, Bensahel Capital, and Martin View LLC (Developers) for 200-210 and 201-211 Elmira Street, S. W. and a proposed Bellevue Community Benefits Agreement (BNCA CBA). The meeting will be held on Saturday, September 28, 2024, at 1 p.m., at the Covenant UCC Church, 3845 South Capitol Street, S.W.

The proposed BNCA CBA includes (1) annual grants for Bellevue students, athletes, artists (of all ages), (2) a Good Neighbor Fund to issue low-interest micro-loans and grants to Bellevue nonprofits, churches, and residents to pay for unexpected capital improvements to their properties, such as a new roof or furnace, and (3) additional funds to cover BNCA's cost of administering the grant program.

Over the next six years, Kaye Stern and Bensahel Capital propose to construct a \$300 million, five-story, 821-unit apartment project, including penthouses with views of the Potomac River. According to the PUD application, 17% (or 140 units) of the 821 units will be set aside for affordable housing for a single person earning \$52,986.60 and for a household of four earning \$85,380.

The proposed BNCA CBA, as amended, requires the Developers to present a financial summary for a 400-unit development on September 28th and to the D. C. Zoning Commission not later than September 30, 2024. In addition, in the proposed CBA. The Bellevue civic association

**ZONING COMMISSION
District of Columbia
CASE NO.23-29
EXHIBIT NO.46B**

is named as the Jobs Partner for the project with input into hiring, job training, contracting, construction, environmental impact, community engagement, property management, and noise reduction processes throughout the life of the project

The D. C. Zoning Commission held a hearing on the proposed development on July 22, 2024. Advisory Neighborhood Commission 8D did not testify but sent a letter of support “with reservations” about the size and scope of the project. BNCA and three witnesses opposed the proposed project for the same reason.

The Zoning Commission delayed voting on the application and encouraged Martin’s View LLC to meet with BNCA to address their concerns. The Zoning Commission continued the matter until October 10, 2024, and gave BNCA and three witnesses who testified in opposition to the Martin’s View project, until September 30th to update their comments on the record.

End