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Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 23-29

December 6, 2024

Zoning Commission of the District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, DC 20001

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission, I found that the proposed Consolidated Planned Unit Development and Related Map Amendment located at 4337 Martin Luther King Jr. Avenue, SW, Washington, DC is not inconsistent with the *Comprehensive Plan for the National Capital* and would not adversely impact any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed and available online at www.ncpc.gov/review/archive/2024/12/ as part of the December 2024 meeting materials.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc Ms. Anita Cozart, Director, DC Office of Planning



Delegated Action of the Executive Director

PROJECT**Consolidated Planned Unit Development
and Related Map Amendment**

4337-4347 & 4353-4363 Martin Luther King Jr.
Avenue, SW and 201-11 & 200-210 Elmira
Street, SW
Washington, DC

SUBMITTED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 23-29

NCPC MAP FILE NUMBER

31.30(06.00)45935

ACTION TAKEN

Approval of report to the Zoning
Commission

REVIEW AUTHORITY

Advisory

Per 40 U.S.C. § 8724(a) and DC Code § 2-
1006(a)

The Zoning Commission of the District of Columbia submitted a proposed consolidated Planned Unit Development (PUD) and related map amendment on behalf of the applicant, Martins View, LLC, for NCPC comment. The proposal would revise the zoning designation for the subject properties at 4337-4347 & 4353-4363 Martin Luther King Jr. Avenue, SW and 201-11 & 200-210 Elmira Street, SW from RA-1 to RA-2. The site is comprised of four parcels located immediately south of the District of Columbia Public School's Leckie Education Campus with frontage on Martin Luther King Jr. Avenue, SW, and is immediately east of Fort Greble Park, which is administered by the National Park Service. The site is currently developed with four, two-three story apartment buildings totaling 156 units constructed around 1943. The immediate area is composed of moderate and low-density residential.

The proposed PUD would allow the redevelopment of the site as four, five-story apartment buildings with partially habitable penthouses, which would total 821 units. Of those, 17 percent would be Inclusionary Zoning (IZ) units and up to 137 units would be dedicated to on-site tenant relocations. The proposed plans are intended to create a more cohesive urban fabric than what exists between the existing structures and Fort Greble Park. Gaps are provided in the massing of the enclosed courtyard between Building 2 & 3 that delineates the form of the buildings from the street as two buildings. Each of the four proposed buildings have district architecture but will share a common design language and materials so that the development does not starkly contrast with neighboring brick buildings. Balconies will also be distributed equally across the proposed facades. The development would be designed to achieve LEED Gold certification and mitigate heat island effects in part by reducing the overall of impervious surfaces on-site through the utilization of green roofs and the relation of parking below-grade.



Figure 1: Rendering of Potential Development

The maximum height of the proposed buildings is consistent with the 1910 Height of Buildings Act. The applicant requested flexibility from the Zoning Commission for the height of two mechanical penthouses at 18.5 feet, which is above the 15-foot maximum allowed by zoning. The additional three and a half feet would accommodate the elevator overruns. Without the elevators, the penthouses would not be able to be habitable, which would reduce the overall unit count. The elevator overruns for which flexibility is requested will have setbacks significantly greater than 1:1 from the roof edges, therefore complying with the Height of Buildings Act.


While the proposal is adjacent to Fort Greble Park, it would not adversely impact the park. The development would increase visibility of, and access to, the park as compared to the existing conditions; therefore, staff finds there would be no adverse impacts to any federal properties. As such, the proposed zoning and related map amendment would not be inconsistent with the federal elements of the *Comprehensive Plan for the National Capital*, nor would it adversely affect any other federal interests.

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Pursuant to delegations of authority adopted by the Commission on April 1, 2021 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Consolidated Planned Unit Development and Related Map Amendment from RA-1 to RA-2 for the property located at 4337-4347 & 4353-4363 Martin Luther King Jr. Avenue, SW and 201-11 & 200-210 Elmira Street, SW would not be inconsistent with the federal elements of the *Comprehensive Plan for the National Capital*, nor would it adversely affect any other federal interests.



Marcel Acosta
Executive Director

11-29-2024

Date