

# One Page Summary of Martin's View Consolidated PUD and Related Map Amendment

Basic Information	
Applicant	Martin's View LLC
Property	4337 – 4347 Martin Luther King Jr. Avenue SW, 4353 – 4363 Martin Luther King Jr Avenue SW, 201 – 211 Elmira Street SW, and 200 – 210 Elmira Street SW (Parcels 252/0082, 252/0083, 252/0092, and 252/0086); 213,748 sf land area total and located in ANC 8D
Existing Uses	Four occupied low-rise apartment buildings consisting of 156 units
Application	Consolidated PUD and Related Map Amendment from RA-1 to RA-2 Zone
Project	~423,222 sf (2.59 FAR); 60 ft. height; 0.4 GAR; 276 underground parking spaces, incl. 5 EV stations
Proposed Uses	821 residential units, of which 130 units (17%) are IZ affordable, plus existing residents may return at current rents, and at least 63 units (8%) of the Project's total units are three-bedroom; ~5,500 square feet daycare
Site Plan and Public Realm	<ul style="list-style-type: none"> <li>Four buildings with a common frontage on Martin Luther King Jr. Avenue SW, with Elmira Street and a private driveway separating the buildings.</li> <li>South of Elmira Street SW is one new building with its own underground parking and at-grade loading ("Building 1").</li> <li>North of Elmira Street, are two buildings (one for zoning) connected by the central courtyard amenity space – the "social garden" – and child daycare ("Buildings 2 &amp; 3").</li> <li>Loading facilities will be shared by Buildings 2 &amp; 3.</li> <li>To the north of Building 3 is a private driveway with landscaping and pedestrian facilities that serves as a vehicular exit from parking and loading facilities to Martin Luther King Jr. Ave. and pedestrian access to Fort Greble Park.</li> <li>North of the private driveway is the fourth new building ("Building 4"), which has its own loading facilities.</li> <li>One common underground parking level is below Buildings 2, 3, &amp; 4 and the private driveway.</li> </ul>
Key Design Elements	<ul style="list-style-type: none"> <li>Investments in and improvements to Fort Greble Park</li> <li>~5,500 square feet devoted to a child daycare</li> <li>LEED Gold, rooftop solar panels, mid-block crossing, and sustainable landscaping</li> </ul>
Flexibility	<ul style="list-style-type: none"> <li>Design Flexibility</li> <li>Zoning Flexibility/Variance for Mechanical Penthouse Height (18.5')</li> <li>Phasing/Validity of Order Flexibility</li> </ul>
PUD and Related Map Amendment Criteria	
Comprehensive Plan and Racial Equity Lens	<p>Future Land Use Map = Moderate Density Residential.: <i>the application is consistent</i></p> <p>Generalized Policy Map = Neighborhood Conservation Area: <i>the application is consistent</i></p> <p>Racial Equity Lens: 17% IZ, 8% 3-bedroom units, no permanent displacement (tenant right to return), improved access to Fort Greble Park, sustainable design including LEED Gold commitment and rooftop solar, enhanced ANC/community engagement in process</p>
Potential Impacts	<ul style="list-style-type: none"> <li>Construction-related impacts: <i>capable of being mitigated and/or acceptable in light of public benefits provided</i></li> <li>Vehicular traffic impacts: <i>capable of being mitigated and/or acceptable in light of public benefits provided</i></li> </ul>
Public Benefits	<ul style="list-style-type: none"> <li>Affordable Housing: 17% set-aside at 60% MFI</li> <li>Large Units: 8% (63 units) are three-bedrooms</li> <li>Daycare: ~5,500 square feet reserved for daycare</li> <li>Sustainability: LEED Gold; ~8,000 square feet of rooftop solar; extensive tree and landscape planting</li> </ul>
Balancing Test	<p>The Project's benefits (affordable housing, LEED/solar, large units) outweigh any potential impacts. The Project is not inconsistent with the Comprehensive Plan when taken "as a whole." Therefore, the PUD and Map Amendment should be approved.</p>