

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"> Four buildings with a common frontage on Martin Luther King Jr. Avenue SW, with Elmira Street and a private driveway separating the buildings. South of Elmira Street SW is one new building with its own underground parking and at-grade loading ("Building 1"). 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 & 3"). Loading facilities will be shared by Buildings 2 & 3. 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. North of the private driveway is the fourth new building ("Building 4"), which has its own loading facilities. One common underground parking level is below Buildings 2, 3, & 4 and the private driveway.
Key Design Elements	<ul style="list-style-type: none"> Investments in and improvements to Fort Greble Park ~5,500 square feet devoted to a child daycare LEED Gold, rooftop solar panels, mid-block crossing, and sustainable landscaping
Flexibility	<ul style="list-style-type: none"> Design Flexibility Zoning Flexibility/Variance for Mechanical Penthouse Height (18.5') Phasing/Validity of Order Flexibility
PUD and Related Map Amendment Criteria	
Comprehensive Plan and Racial Equity Lens	Future Land Use Map = Moderate Density Residential.: <i>the application is consistent</i> Generalized Policy Map = Neighborhood Conservation Area: <i>the application is consistent</i> 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
Potential Impacts	<ul style="list-style-type: none"> Construction-related impacts: <i>capable of being mitigated and/or acceptable in light of public benefits provided</i> Vehicular traffic impacts: <i>capable of being mitigated and/or acceptable in light of public benefits provided</i>
Public Benefits	<ul style="list-style-type: none"> Affordable Housing: 17% set-aside at 60% MFI Large Units: 8% (63 units) are three-bedrooms Daycare: ~5,500 square feet reserved for daycare Sustainability: LEED Gold; ~8,000 square feet of rooftop solar; extensive tree and landscape planting
Balancing Test	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.