

MARTIN'S VIEW



OWNER
ARCHITECT
LANDSCAPE ARCHITECT
CIVIL ENGINEER

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LANDDESIGN
VIKA

PUD FILING | 06.21.2024

MARTIN'S VIEW

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*UPDATED SINCE DECEMBER 19, 2023 FILING

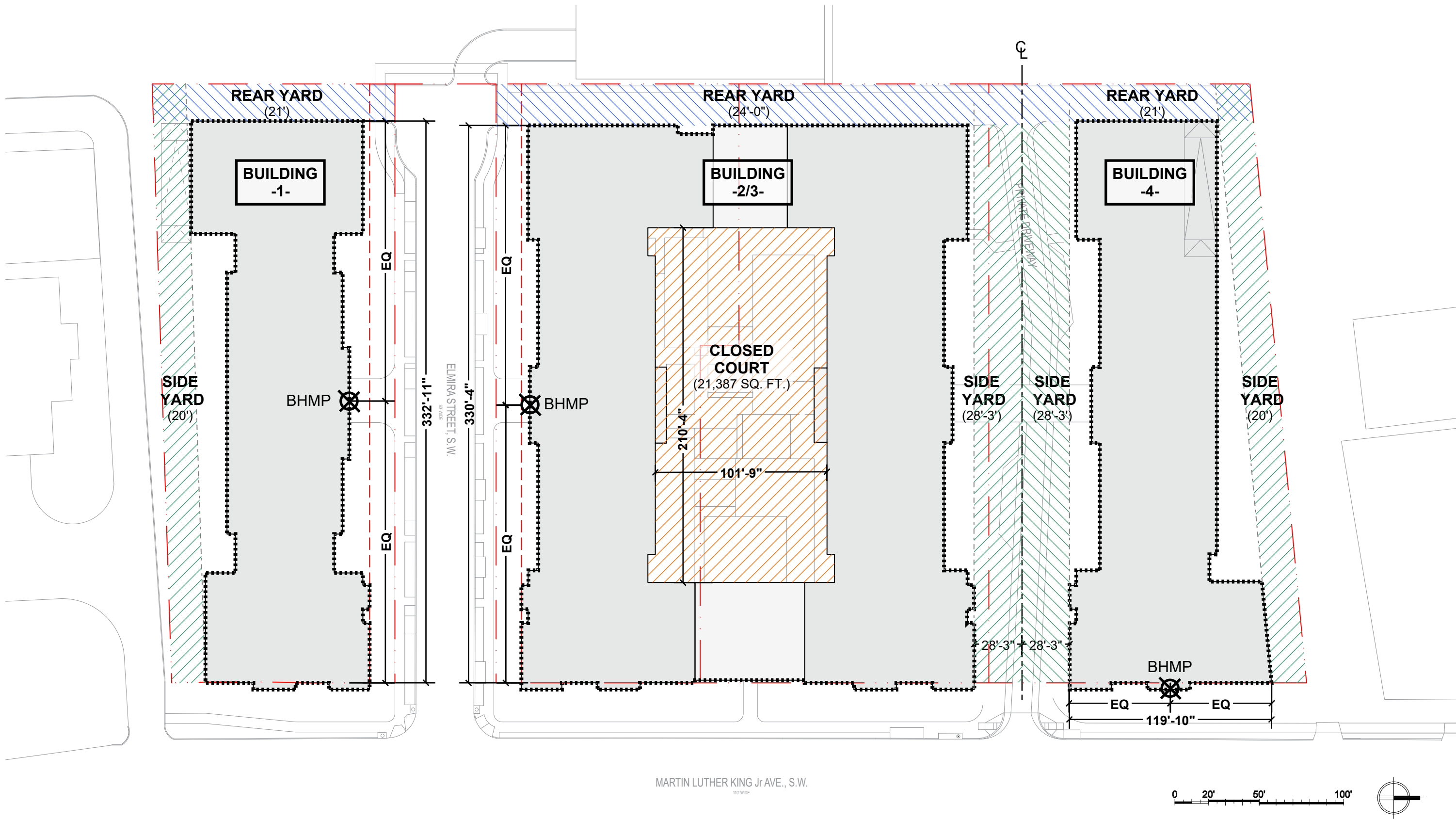
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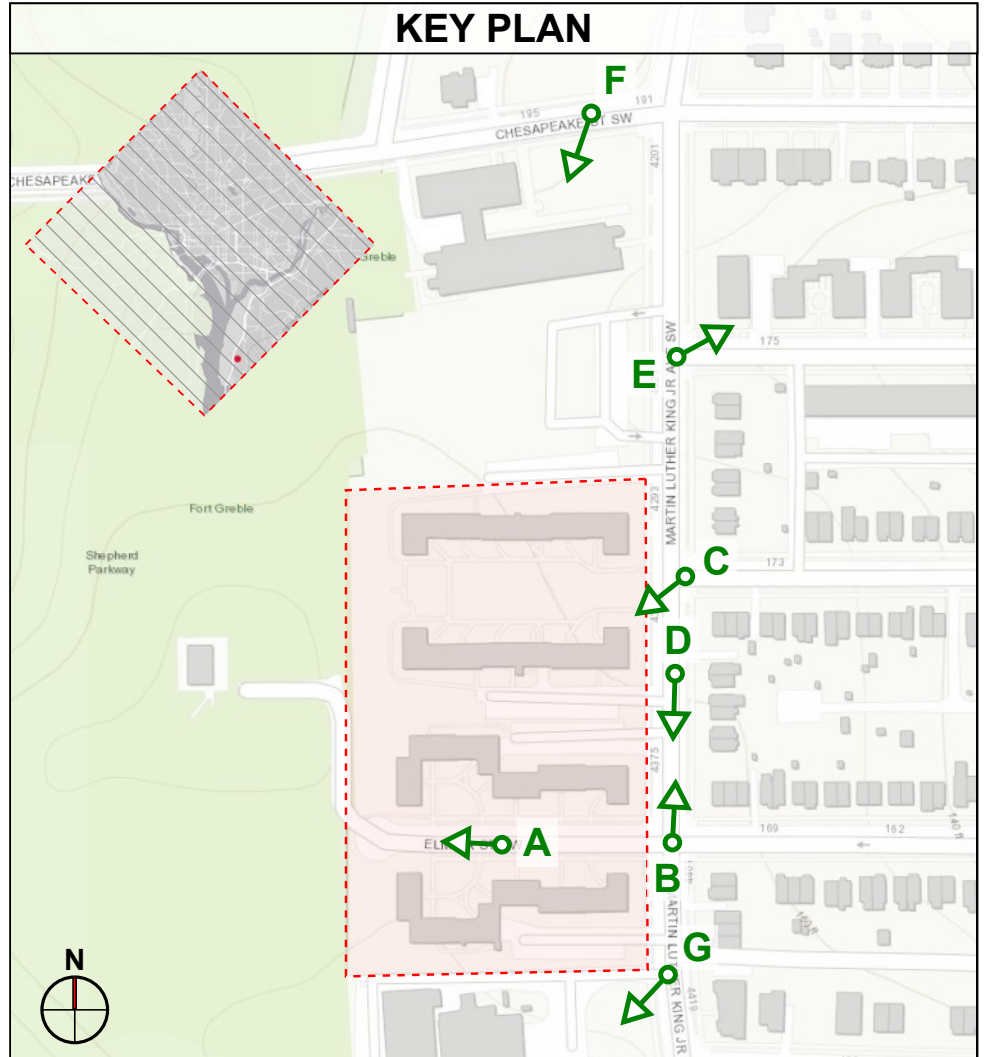
JUNE 21, 2024

PROJECT OVERVIEW

DECEMBER 19, 2023







/ ZONING ANALYSIS

Residential Apartment (RA) Zones: RA-2

Square 252 / Lots 82, 83, 92, 86

Lot Area: 213,748 sq.ft.

ZONING REGULATION		ZONING ALLOWANCE / REQUIREMENT		PROPOSED	COMMENTS
DCMR11, F302	Density / FAR	1.8 / 2.592 (PUD)		2.592	COMPLY
DCMR11, F303.1	Height	50' / 60' PUD		60'	COMPLY
DCMR11, F304	Lot Occupancy	60%		54%	COMPLY
DCMR11, F202	Open Court	4 in./ft. of height of court/10 ft.min.		N/A	COMPLY
DCMR11, F202	Closed Court	4 in./ft. of height of court/15 ft.min.		101'-9" provided	COMPLY
DCMR11, F202	Closed Court Area	(x2) the square of the requ'd width of court dimension but not less than 350 sq. ft. min.		21,387 sq. Ft. provided	COMPLY
DCMR11, F305	Rear Yard	4 in./ft. of height but no less than 15ft = 20' min.		21' and 24' provided	COMPLY
DCMR11, F306	Side Yard	Not req'd but if provided no less than 4ft		20' and 28'-3" provided	COMPLY
DCMR11, F307	Green Area Ratio	0.40		0.40	COMPLY
DCMR11, F303.2	Penthouse Height	12' except 15' for penthouse mechanical space		12' / 15' for PH mech. space 18'-6" for Elevators overrun only	RELIEF REQUESTED
DCMR11, C1502.1	Penthouse Setback	1:1 Setback required		1:1 Setback provided	COMPLY
DCMR11, C701	Off Street Parking	Residential Daycare	1 per 3 dwelling units in excess of 4 units = 273 0.5 per 1,000 sq. ft. = 3	276 Parking spaces provided (five (5) electric vehicle parking stations included)	COMPLY
DCMR11, C802	Bicycle Parking	Residential Daycare	Short term: 1 per 20 units = 41 Long term: 1 per 3 units = 274 Short term: 1 per 10,000 sq. ft. = 1 Long term: 1 per 10,000 sq. ft. = 1	42 Short term spaces provided 275 Long term spaces provided	COMPLY
DCMR11, C901	Loading and Service /Delivery Spaces	1 loading berth @ 12' x 30' deep and 1 service / delivery space @ 10' x 20' deep		3 berths @ 12' x 30' deep provided and 3 service / delivery spaces @ 10' x 20' provided	COMPLY
DCMR11, C905.4	Loading Platform	Minimum 100 sf. and at minimum 8 ft. wide		3 platforms @ 100 s.f. /10' wide provided	COMPLY

/ ZONING MAP



PROJECT DATA

	TOTAL FAR : 2.592																															
Site	SITE -1-										COMBINED FAR : 2.571																					
Lot Area	49,122 sf										103,712 sf										60,914 sf											
Zoning FAR	2.661								0.00		2.776						0.28		2.221						0.22							
Level	Parking	Cellar	1	2	3	4	5	PH	TOTAL	Parking	Cellar	1	2	3	4	5	PH	TOTAL	Cellar	1	2	3	4	5	PH	TOTAL						
Lot Occupancy	0%	0%	54%	52%	54%	54%	53%	N/A	54%	0%	6%	58%	56%	54%	53%	51%	N/A	58%	5%	41%	42%	45%	45%	44%	N/A	45%	52%	53%				
(1) Construction Floor Area	28,373	23,487	26,461	26,584	26,601	26,601	26,208	16,214	200,529	132,336	49,822	60,843	57,981	56,176	55,091	53,130	34,839	367,882	21,962	25,409	25,919	27,422	27,422	27,024	15,902	171,060	671,278	871,807				
(2) Gross Floor Area toward FAR	0	0	26,306	25,389	26,406	26,406	26,208	0	130,715	0	6,280	60,446	57,585	55,780	54,695	53,130	0	287,916	3,221	25,182	25,648	27,151	27,151	26,953	0	135,306	423,222	553,937				
Amenities / Lobby / Leasing	0	0	3,341	0	0	0	0	0	3,341	21,325	0	5,302	0	0	0	0	0	5,302	822	2,952	0	0	0	0	0	3,774	30,401	33,742				
Daycare	0	0	0	0	0	0	0	0	0	0	0	3,700	1,800	0	0	0	0	5,500	0	0	0	0	0	0	0	0	5,500	5,500				
Estimated units per floor (740 sf/Units)	N/A	25	26	30	32	32	32	18	195	N/A	50	53	72	72	71	69	37	424	23	23	32	35	35	35	19	202	626	821				
Net Residential units area	N/A	17,988	18,369	22,153	23,170	23,170	22,800	12,850	140,500	N/A	35,896	37,746	49,015	49,015	47,952	46,171	29,149	294,944	16,894	16,861	22,483	23,986	23,986	23,528	13,106	140,844	435,788	576,288				
Core Factor	N/A	76.6%	69.4%	83.3%	87.1%	87.1%	87.0%	79.3%	81.4%	N/A	72.0%	62.0%	84.5%	87.3%	87.0%	86.9%	83.7%	80.5%	76.9%	66.4%	86.7%	87.5%	87.5%	87.1%	82.4%	77.5%						
Loading SF	1,017										1,397										1,002											
Bike Parking	65										142										67											
Parking	53																															
	276															223																

(1) Parking, Cellar and Penthouse levels included

(2) Parking, Cellar, Penthouse and bay projection in public space not included

DECEMBER 19, 2023

ECA MARTINS VIEW LLC

ZONING ANALYSIS

A04

BUILDING -1-						
	Studio	U1BR	1BR	2BR	3BR	
Cellar	4	0	14	5	2	25
1ST FLOOR	4	1	14	5	2	26
2ND FLOOR	2	2	17	7	2	30
3RD FLOOR	2	4	17	7	2	32
4TH FLOOR	2	4	17	7	2	32
5TH FLOOR	2	4	17	7	2	32
PH	1	0	9	8	0	18
TOTAL	17	15	105	46	12	195
%	9%	8%	54%	24%	6%	
Taget %	5%	5%	40%	30%	5%	
Current Avg. Area	450	510	694	901	922	707
Target Avg. Area	500	525	625	900	1075	599
Rentable SF	7,655	7,653	72,910	41,453	11,058	140,729
Target ANSI A (15%)	3	2	16	7	2	29

BUILDING -2-						
	Studio	U1BR	1BR	2BR	3BR	
Cellar	1	4	11	8	2	26
1ST FLOOR	1	4	12	8	2	27
2ND FLOOR	4	7	16	7	2	36
3RD FLOOR	4	7	16	7	2	36
4TH FLOOR	4	7	16	7	2	36
5TH FLOOR	4	6	15	8	1	34
PH	0	0	5	11	2	18
TOTAL	18	35	91	56	13	213
%	8%	16%	43%	26%	6%	
Taget %	5%	20%	40%	30%	5%	
Current Avg. Area	499	527	619	892	1,010	675
Target Avg. Area	500	525	625	900	1075	599
Rentable SF	8,988	18,462	56,342	49,957	13,136	146,885
Target ANSI A (15%)	3	5	14	8	2	32

BUILDING -3-						
	Studio	U1BR	1BR	2BR	3BR	
Cellar	2	3	10	8	1	24
1ST FLOOR	1	4	12	8	1	26
2ND FLOOR	4	6	15	7	3	35
3RD FLOOR	4	6	15	7	4	36
4TH FLOOR	4	6	15	7	4	36
5TH FLOOR	4	6	15	8	2	35
PH	0	0	6	12	1	19
TOTAL	19	31	88	57	16	211
%	9%	15%	42%	27%	8%	
Taget %	5%	20%	40%	30%	5%	
Current Avg. Area	506	526	619	886	1,069	666
Target Avg. Area	500	525	625	900	1075	599
Rentable SF	9,610	16,306	54,444	50,508	17,103	147,971
Target ANSI A (15%)	3	5	13	9	2	32

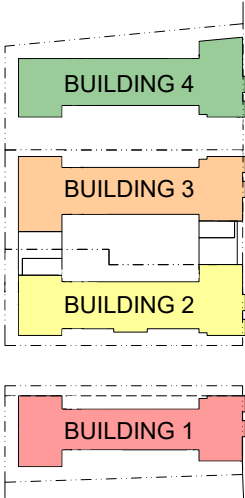
BUILDING -4-						
	Studio	U1BR	1BR	2BR	3BR	
Cellar	1	4	10	5	3	23
1ST FLOOR	1	4	10	5	3	23
2ND FLOOR	4	6	13	5	4	32
3RD FLOOR	7	6	13	5	4	35
4TH FLOOR	7	6	13	5	4	35
5TH FLOOR	7	6	13	6	3	35
PH	3	0	7	8	1	19
TOTAL	30	32	79	39	22	202
%	15%	16%	39%	19%	11%	
Taget %	5%	20%	40%	30%	10%	
Current Avg. Area	503	532	633	911	1,064	670
Target Avg. Area	500	525	625	900	1075	653
Rentable SF	15,080	18,072	49,975	35,547	23,410	142,084
Target ANSI A (15%)	5	5	12	6	3	30

TOTAL

	Studio	U1BR	1BR	2BR	3BR	
Cellar	8	11	45	26	8	98
1ST FLOOR	7	13	48	26	8	102
2ND FLOOR	14	21	61	26	11	133
3RD FLOOR	17	23	61	26	12	139
4TH FLOOR	17	23	61	26	12	139
5TH FLOOR	17	22	60	29	8	136
PH	4	0	27	39	4	74
TOTAL	84	113	363	198	63	821
%	10%	14%	44%	24%	8%	
Taget %	10%	15%	40%	30%	5%	
Current Avg. Area	490	524	641	898	1,016	612
Target Avg. Area	500	525	625	900	1075	624
Rentable SF	41,333	60,493	233,671	177,465	64,707	577,669
Target ANSI A (15%)	13	17	54	30	9	123

UNIT TYPE DISTRIBUTION

Unit type distribution is approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission.





CURRENT BUILDINGS



DEMO CURRENT BUILDING 1

RELOCATE EXISTING BUILDING 1 RESIDENTS INTO BUILDINGS 2/3/4



CONSTRUCT NEW BUILDING 1

RELOCATE ALL EXISTING RESIDENTS INTO BUILDING 1, WITH SIMILAR UNIT TYPES AND SIZES



DEMO CURRENT BUILDINGS 2/3/4

DEMO EXISTING BUILDINGS 2/3/4 TO ACCOMODATE NEW PARKING GARAGE UNDER NEW BUILDINGS



CONSTRUCT NEW BUILDINGS 2 + 3



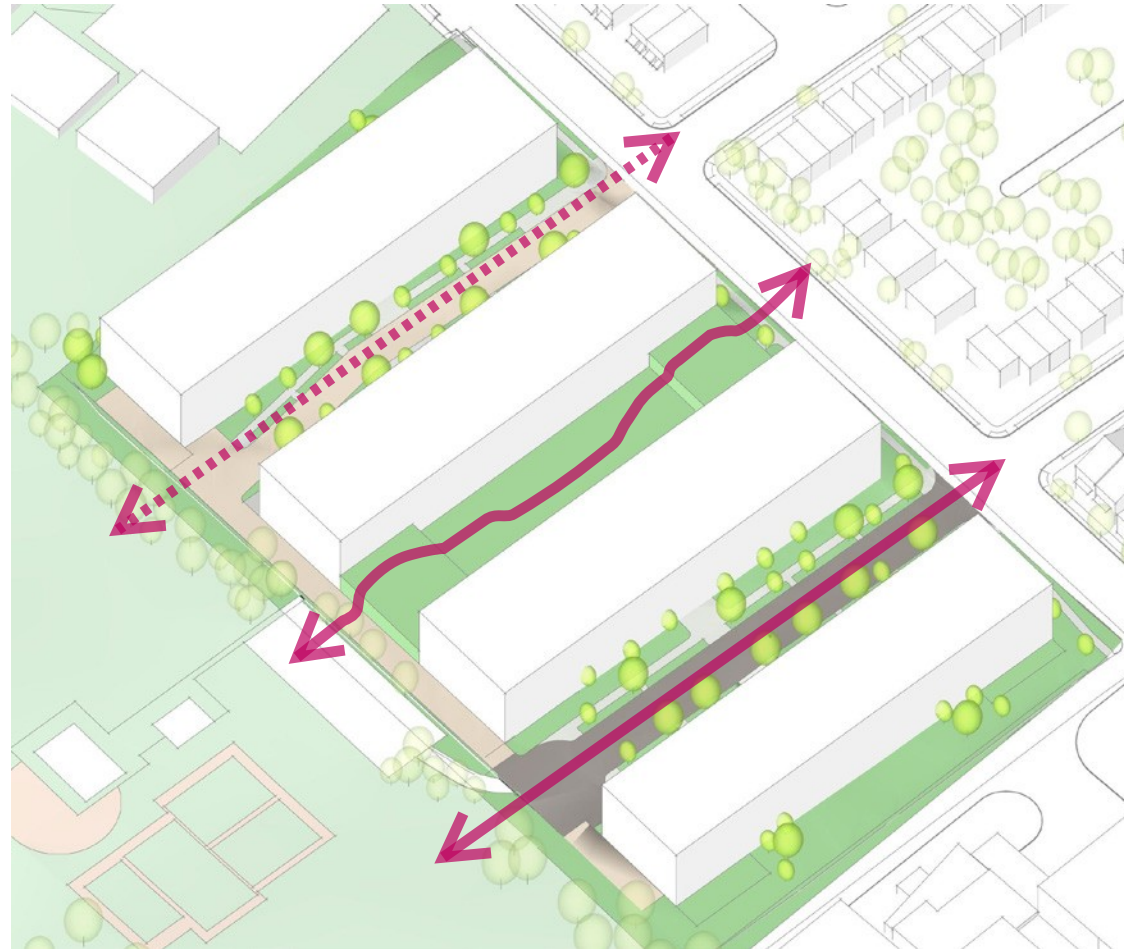
CONSTRUCT NEW BUILDING 4

RELOCATE EXISTING RESIDENTS ACROSS ENTIRE SITE IF REQUESTED

ARCHITECTURAL DESIGN

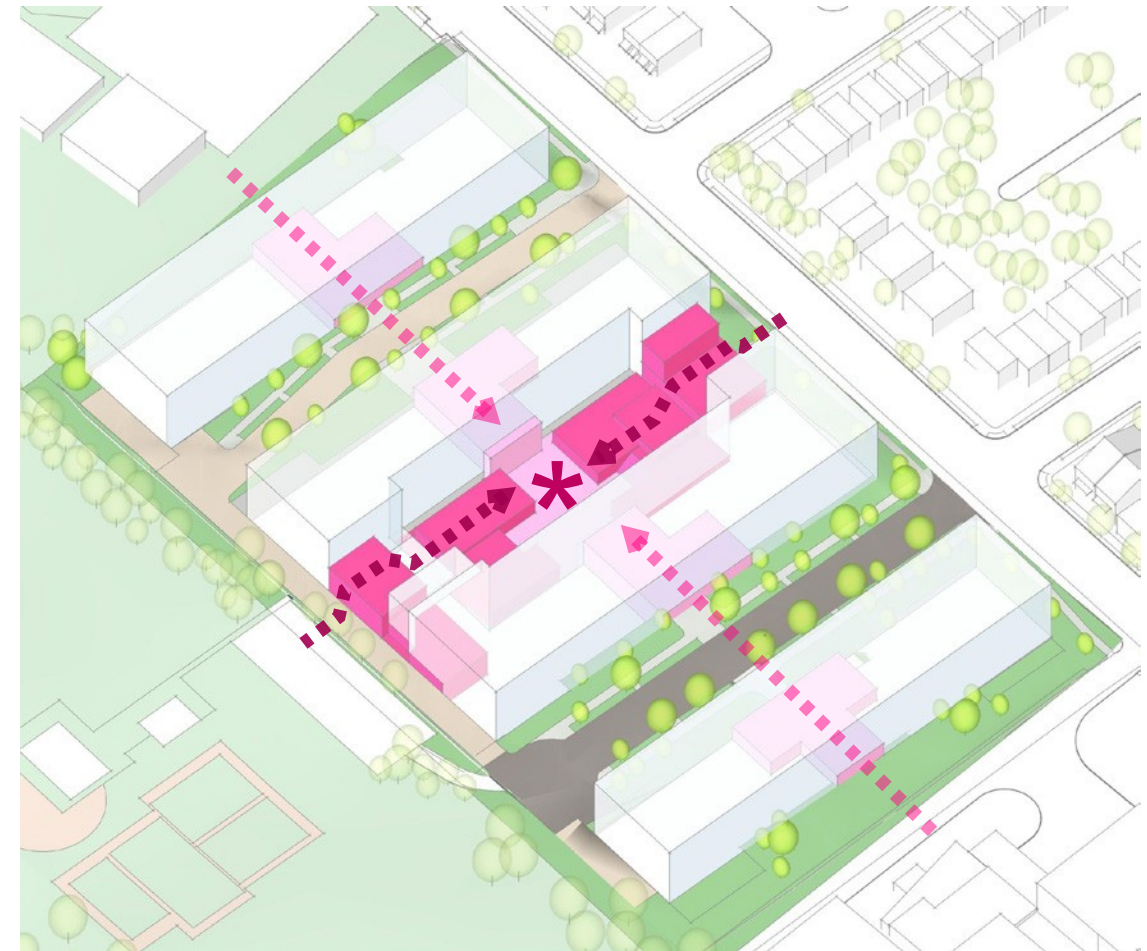
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1. POROSITY



BUILDING ORIENTED ALONG EAST-WEST AXIS TO
CREATE POROSITY BETWEEN MARTIN LUTHER KING JR
AVE AND FORT GREBLE PARK.

2. SOCIAL GARDEN



AMENITIES ARE CENTRALIZED TO FOSTER COMMUNAL
PLACEMAKING AMONG THE 4 BUILDINGS.



DECEMBER 19, 2023

ECA MARTINS VIEW LLC

MASSING

A08

/ POROSITY THROUGH SOCIAL GARDEN



SOCIAL GARDEN SECTION DIAGRAM

/ SOCIAL GARDEN AMENITIES

