



Z.C. Case No. 23-29

JULY 22, 2024 - ZONING COMMISSION HEARING

ZONING COMMISSION
District of Columbia
CASE NO.23-29
EXHIBIT NO.32A1

Kaye Stern Properties and Bensahel Capital are DC-based developers with significant experience in developing affordable multifamily housing communities.

The development team has over 30 years of combined affordable housing experience within DC and the greater metropolitan area.

Z.C. Case No. 23-29

MARTIN'S VIEW - JULY 2024

Applicant



- Comprised of four low-rise apartment buildings built in 1944
- Contains 156 units
- Outdated facilities and systems
- Lacking modern amenities

Z.C. Case No. 23-29

MARTIN'S VIEW PUD

Site Background

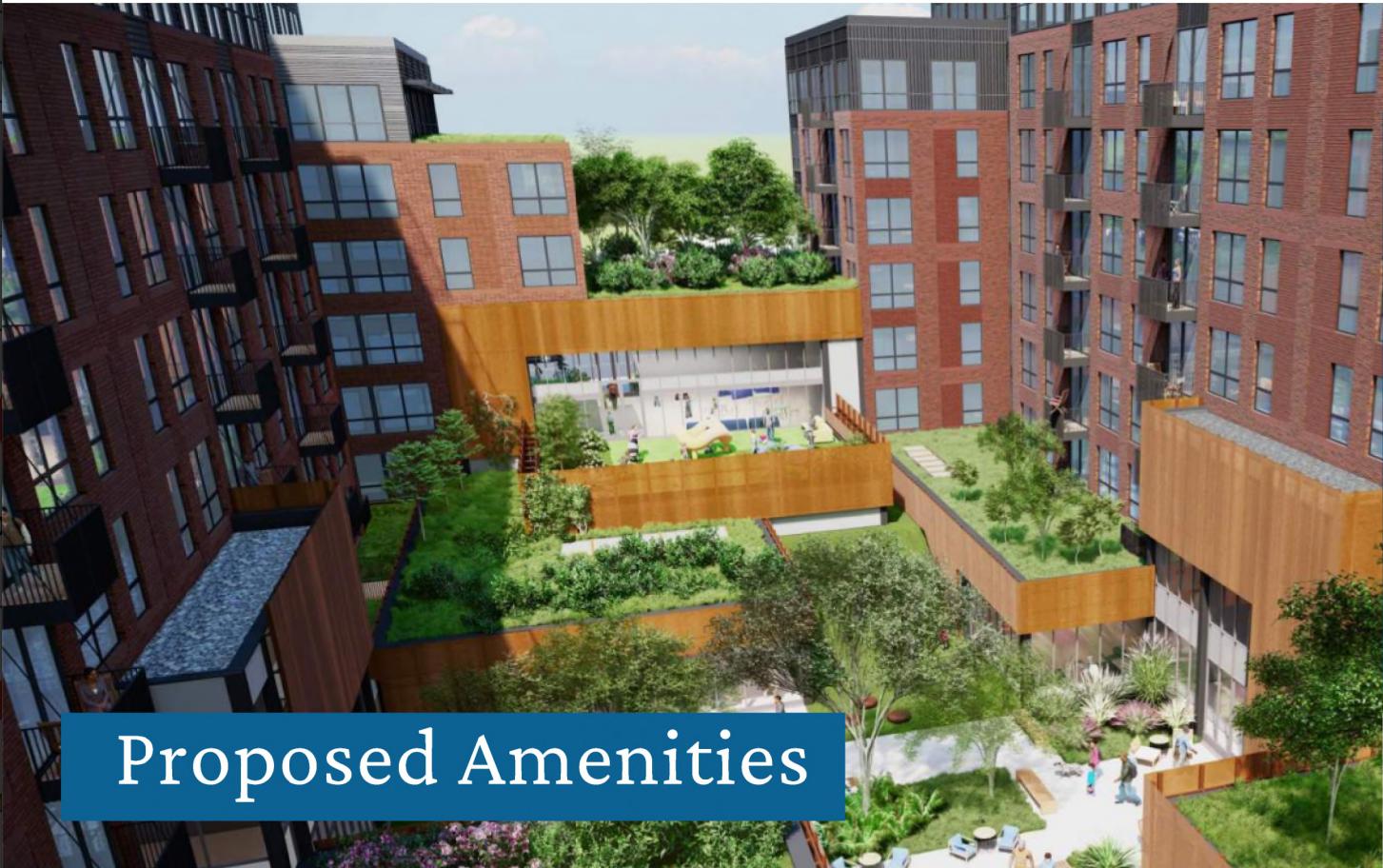
- Phased redevelopment to support on-site relocation of existing residents
- 100% replacement of existing 156 units
- Four buildings will be built in phases with ~205 units each totaling ~821 units
 - ~156 replacement units at current rents + allowed annual increases
 - ~140 Inclusionary Zoning affordable units (17%)
 - ~524 market rate units
 - Studio, 1BR, 2BR, and 3BR layouts



Z.C. Case No. 23-29

MARTIN'S VIEW PUD

Development Overview



Proposed Amenities

Martin's View Reimagined

MARTIN'S VIEW PUD

In addition to new, high-quality apartment units, the redevelopment will also bring new amenity spaces for residents, including communal green space, a fitness center, a daycare, a community room, secure garage parking, and more.



MARTIN'S VIEW



OWNER
ARCHITECT
LANDSCAPE ARCHITECT
CIVIL ENGINEER

MARTINS VIEW LLC
ERIC COLBERT & ASSOCIATES
LANDDESIGN
VIKA

PUD HEARING | 07.22.2024

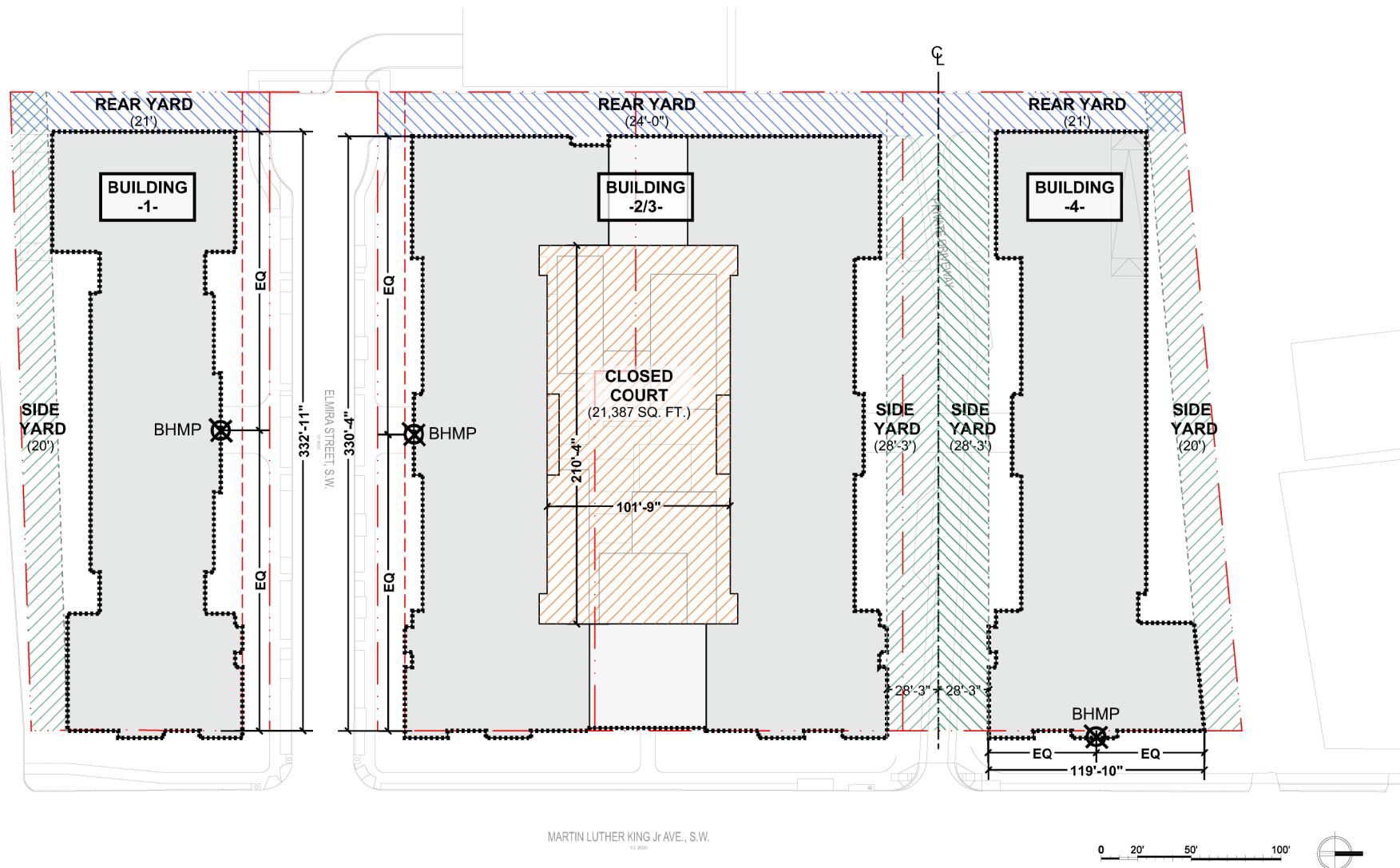


LOCATION MAP

A01

DECEMBER 19, 2023

MARTINS VIEW LLC **ECA**



DECEMBER 19, 2023

ECA MARTINS VIEW LLC

ZONING DIAGRAM

A02

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



SOCIAL GARDEN RENDER

A11

DECEMBER 19, 2023

MARTINS VIEW LLC **ECA**



SOCIAL GARDEN RENDER: [VIEW FROM AMPHITHEATER BASE](#)

APRIL 12, 2024

A12.1

MARTINS VIEW LLC **ECA**

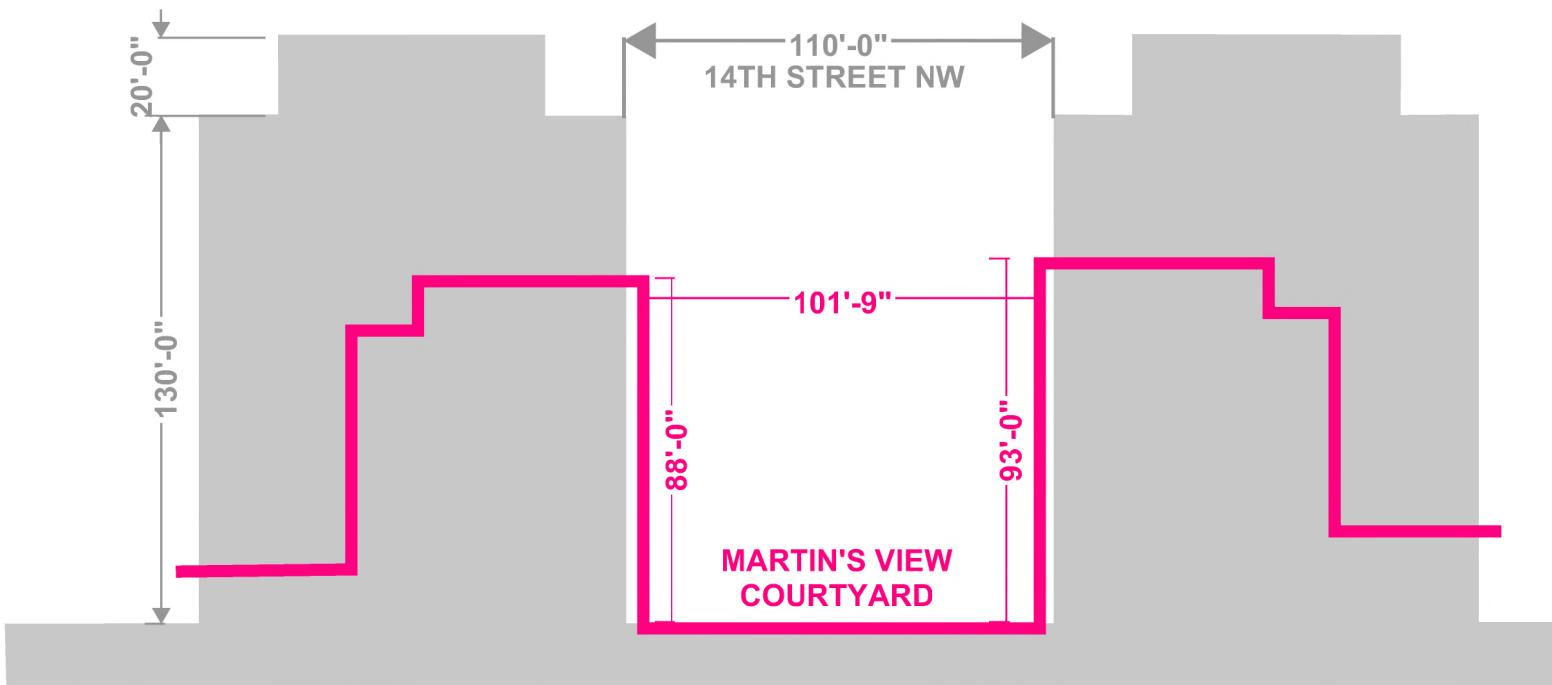


APRIL 12, 2024

SOCIAL GARDEN RENDER: BUILDING LOBBY VIEW OF COURTYARD AMENITY

ECA MARTINS VIEW LLC

A12.4



14TH STREET NW @ K ST NW



MARTIN'S VIEW COURTYARD

APRIL 12, 2024

ECA MARTIN'S VIEW LLC

SCALE REFERENCE OF SOCIAL GARDEN

A12.6