



1
CURRENT BUILDINGS



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



3
CONSTRUCT NEW BUILDING 1
RELOCATE ALL EXISTING RESIDENTS INTO BUILDING 1,
WITH SIMILAR UNIT TYPES AND SIZES



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



5
CONSTRUCT NEW BUILDINGS 2 + 3



6
CONSTRUCT NEW BUILDING 4
RELOCATE EXISTING RESIDENTS ACROSS ENTIRE
SITE IF REQUESTED

DECEMBER 19, 2023

ECA MARTINS VIEW LLC

PHASING PLAN

A06

ZONING COMMISSION
District of Columbia
CASE NO.23-29
EXHIBIT NO.32A5

- Net additional ~665 new high quality residential units
- 17% IZ set-aside @ 60% MFI
- 8% reserved as 3-bedroom units
- LEED Gold design, including rooftop solar
- Daycare (5,500 sf)
- Streetscape improvements, including mid-block crossing on Elmira Street
- Fort Greble Park gateway signage and wayfinding

Z.C. Case No. 23-29

MARTIN'S VIEW PUD

Public Benefits

- Community Benefits Agreement with ANC
 - \$175,000 to the following locally-based community organizations:
 - \$100,000 to Johnson Middle School Football Athletic Program
 - \$25,000 to CC Prep Academy
 - \$25,000 to The Well at Oxon Run
 - \$25,000 to Community of Hope
 - Jobs Organization Space – Approx. 1,000 square feet for use by a locally-based jobs partner to provide job-search and job-training assistance
 - Hiring at least 35% CBE eligible contractors with preference for contractors in Ward 8 who consider hiring youth interested in architecture, construction, and engineering

Z.C. Case No. 23-29

MARTIN'S VIEW PUD

Public Benefits

PUD STANDARD OF REVIEW

The Zoning Commission shall find that the proposed development:

- Is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs;
- Does not result in unacceptable impacts but instead impacts shall be favorable, capable of being mitigated, or acceptable given the quality of public benefits; and
- Includes specific public benefits and project amenities that are not inconsistent with the Comprehensive Plan or with other adopted public policies and active programs.

Zoning Commission shall judge, balance, and reconcile:

- Relative value of public benefits and project amenities,
- Degree of development incentives requested, and
- Any potential adverse effects of the project.

(11-X DCMR §§ 304.3 & 304.4)

EQUITY AND THE COMPREHENSIVE PLAN

Equity is both an outcome and a process.

- As a process, we apply a racial equity lens when those most impacted by structural racism are meaningfully involved in the creation and implementation of the institutional policies and practices that impact their lives, particularly people of color.
- As an outcome, the District achieves racial equity when race no longer determines one's socioeconomic outcomes; when everyone has what they need to thrive, no matter where they live or their socioeconomic status; and when racial divides no longer exist between people of color and their white counterparts.

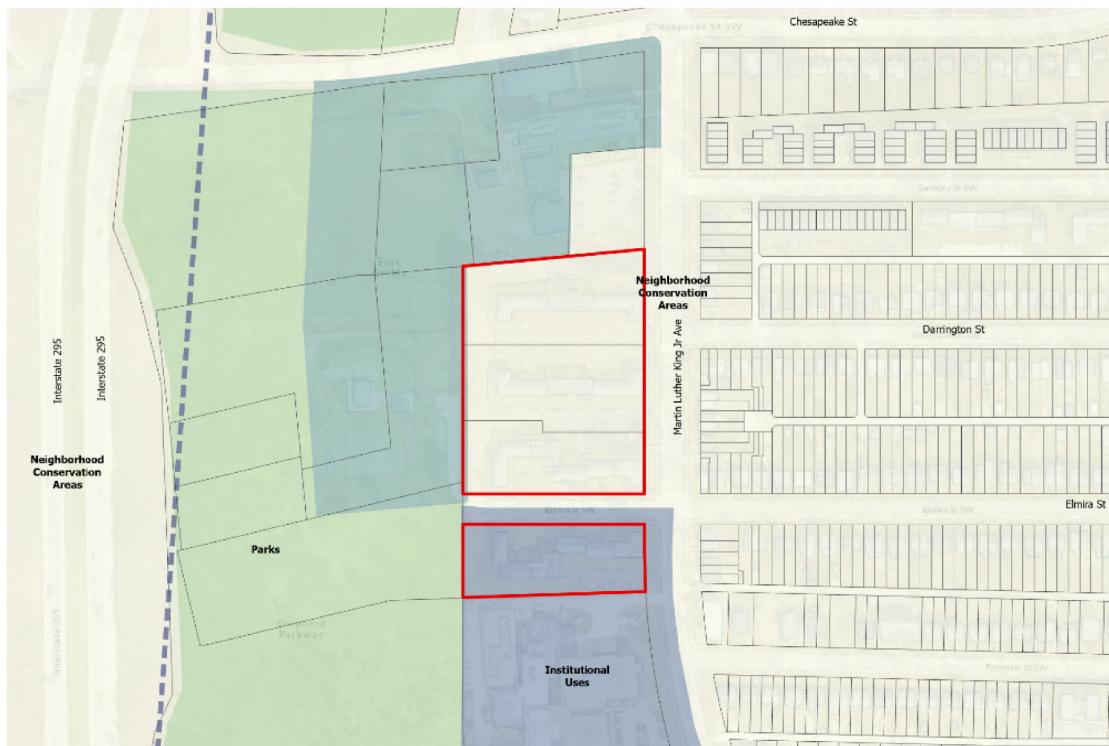
10-A DCMR § 213.9

The Zoning Commission shall “evaluate all actions through a racial equity lens as part of its Comprehensive Plan consistency analysis.”

10-A DCMR § 2501.8

GENERALIZED POLICY MAP

Neighborhood Conservation Area / Institutional



Neighborhood Conservation Area

- Generally residential in character.
- Maintenance of existing land use and community character is anticipated.
- Guiding philosophy is to conserve and enhance established neighborhoods, but not preclude development, particularly to address city-wide housing needs.
- Redevelopment should be compatible with the scale, natural features, and character of each area.
- **Densities are guided by the FLUM and Comp Plan policies.**
- **Approaches to managing context-sensitive growth may vary based on neighborhood socio-economic and development characteristics.**
- **Areas facing housing insecurity and displacement should emphasize preserving affordable housing and enhancing services, amenities, and access to opportunities.**

GENERALIZED POLICY MAP

Neighborhood Conservation Area / Institutional



Institutional

- Land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions.
- **Presumed to be a cartographic drafting error**

Framework Element: Guidelines for Using the FLUM

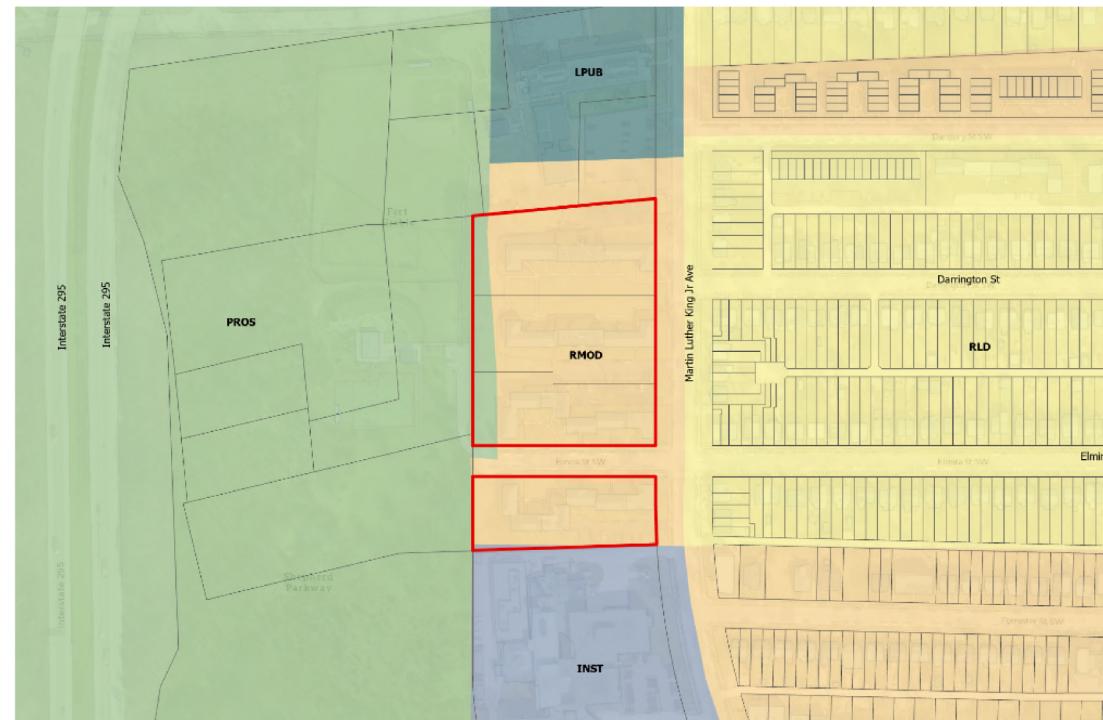
- “The [FLUM] does not show density or intensity on institutional sites. **If a change in use occurs on these sites in the future...the new designations should be generally comparable in density or intensity to those in the vicinity.**

The Project is not inconsistent with the GPM

- Maintains residential on the site and helps address citywide housing needs.
- Compatible with the scale and character of the area.
- Density is consistent with FLUM and Comp Plan policies.
- Additional density allows preservation of existing and new affordable housing.
- New day care center, workforce training center, and market rate housing will help enhance neighborhood services, amenities, and access to opportunities.

FUTURE LAND USE MAP

Moderate Density Residential



Moderate Density Residential:

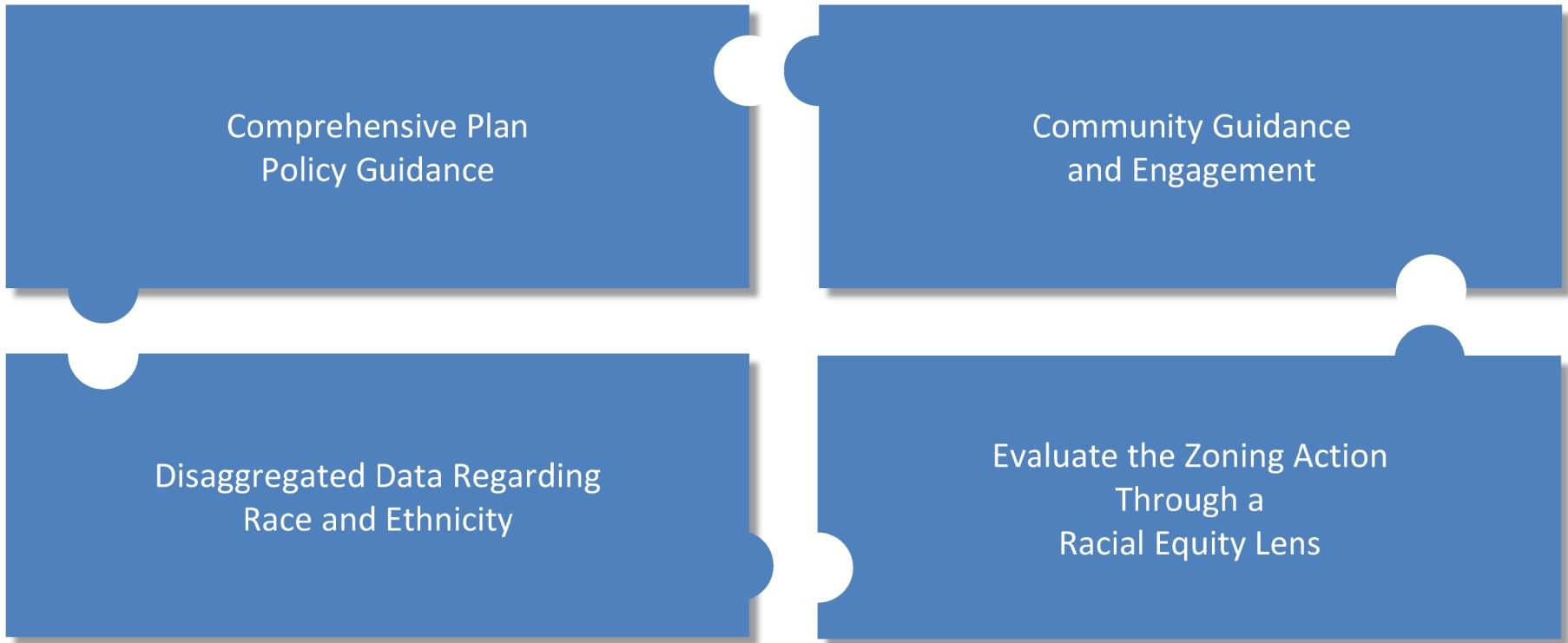
- Generally, but not exclusively, suited for row houses and low-rise garden apartment complexes.
- Typical [matter-of-right] density: up to 1.8 FAR (greater density permitted with IZ or PUD).
- Consistent zones: R-3, RF, and **RA-2** (other zones may apply)

Proposed PUD-Related Map Amendment	Permitted Density	Proposed PUD Density
RA-2	Matter-of-Right: 1.8 FAR Matter-of-Right (w/ IZ): 2.16 FAR PUD: 2.592 FAR	2.592 FAR

Parks, Recreation, and Open Space:

- Presumed to be a cartographic drafting error

ZONING COMMISSION RACIAL EQUITY TOOL



See Exhibits 2 and 2F for Applicant's full racial equity tool evaluation

COMPREHENSIVE PLAN POLICY GUIDANCE

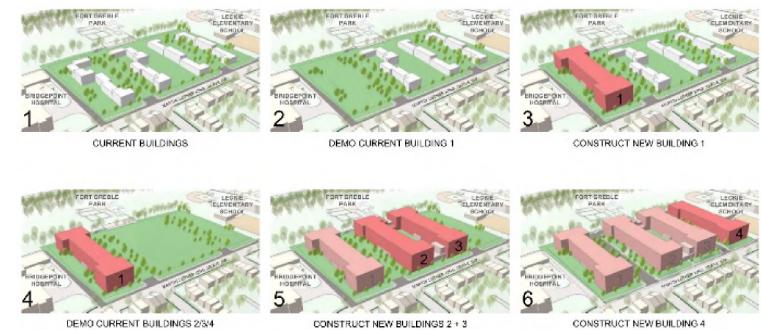
Anti-Displacement Strategies

Policy H-2.1.9: Redevelopment of Affordable Housing

“As dedicated affordable housing reaches the end of its functional life, **support maintaining or expanding the quantity of dedicated affordable housing in the redevelopment of the site to the greatest extent feasible**, in line with the District’s goals as identified in the Framework Element including those for racial equity and equitable development, and **with all applicable redevelopment strategies as referenced in Policy H-2.1.1.**”

While the Project does not entail redevelopment of dedicated affordable housing, it nonetheless fully adheres to the anti-displacement strategies set forth in the Comp Plan:

- The Project provides existing tenants a **guaranteed right of return** to a replacement unit under the same tenancy qualifications.
- The Project will be constructed in accordance with a **comprehensive relocation plan** that has been developed with existing tenant and allows for **on-site relocation** during construction, or **assistance for temporary off-site relocation**.
- Project includes **one for one replacement** of existing naturally-occurring affordable units at the same rent levels (with allowable annual increases), and with unit sizes needed by existing residents, including family-sized units.



	Studio	1B1R	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

EVALUATE ZONING ACTION THROUGH A RACIAL EQUITY LENS

Indicator	Anticipated Outcome	Positive / Negative / Neutral
Direct Displacement	<ul style="list-style-type: none"> • No permanent displacement of existing residents • Phased construction will allow existing residents to remain onsite. • Assistance for temporary off-site relocation if onsite unit is unavailable (priority return) 	
Indirect Displacement	<ul style="list-style-type: none"> • Economic: New housing not expected to cause indirect displacement of existing residents as Bellevue neighborhood has not experienced the population increases seen in other District neighborhoods (in fact decreasing slightly) and thus not experiencing pressures that often cause housing cost and supply issues. • Bellevue considered one of the most affordable neighborhoods in the District. • Additional affordable and market rate housing will help mitigate any potential indirect economic displacement. • Project is unlikely to cause an “amenity effect” that can contribute to economic displacement. 	
	<ul style="list-style-type: none"> • Cultural: Preservation of existing naturally-occurring affordable housing, phased construction and on-site relocation of existing residents, and increased affordable and market-rate housing will help residents remain in the neighborhood. 	
Housing	<ul style="list-style-type: none"> • Increased housing (market rate, preserved affordable, and new affordable) will help achieve District housing goals. • Additional housing can help temper any potential for increases in housing costs. 	
Physical	<ul style="list-style-type: none"> • Public realm and pedestrian safety improvements. • Wayfinding improvements to Fort Greble. • Significant improved storm water management and landscaping. 	
Access to Opportunity	<ul style="list-style-type: none"> • CBA with the community. • Construction jobs. • New job opportunities in residential building management. • Workforce / job training center space. 	

PUD BALANCING TEST

Zoning Commission **shall judge, balance, and reconcile** the relative value of public benefits and project amenities offered, the degree of development incentives requested, and any potential adverse effects of the project.

The Zoning Commission shall find that the proposed development:

- Is **not inconsistent with the Comprehensive Plan** and with other adopted public policies and active programs;
- Does not result in unacceptable project impacts but instead **impacts shall be favorable, capable of being mitigated, or acceptable** given the quality of public benefits; and
- Includes specific **public benefits and project amenities** that are not inconsistent with the Comprehensive Plan or with other adopted public policies and active programs.

PUBLIC BENEFITS / PROJECT AMENITIES

“A project may qualify for approval by being particularly strong in only one (1) or a few of the categories in this section, but must be acceptable in all proffered categories and superior in many.” 11-X DCMR 305.12

Urban design and Architecture	<ul style="list-style-type: none">• Pedestrian-oriented site plan.• Differentiated massing, balconies, articulation and design respond to context.• High-quality, context-sensitive façade materials and finishes.• Substantial (multi-generational) project amenity spaces.• Highly visible wayfinding improvements to Fort Greble Park.
Site Planning and Efficient and Economical Land Utilization	<ul style="list-style-type: none">• Improved utilization of land to help address citywide housing needs.• Increased site permeability and connectivity
Streetscape, Landscaping, Open Spaces	<ul style="list-style-type: none">• Streetscape improvements, including mid-block crossing on Elmira Street• Significant landscape improvements (seasonal planting plan)
Housing	<ul style="list-style-type: none">• Approx. 821 new high-quality housing units<ul style="list-style-type: none">• Preservation of 156 existing naturally occurring affordable units (on-site relocation plan)
Affordable Housing	<ul style="list-style-type: none">• 17% affordable housing at 60% MFI (50% MFI for penthouse habitable space set aside)• Preservation of existing naturally occurring affordable units (on-site relocation plan)• 8% of units reserved for 3-bedroom units
Building Space for Special Uses / Uses of Special Value to the Neighborhood or the District as a Whole	<ul style="list-style-type: none">• Daycare center (approx. 5,500 sf)• Workforce / job training space (community service center)
Environmental / Sustainability	<ul style="list-style-type: none">• LEED Gold• Green roof• Rooftop solar
Transportation Infrastructure	<ul style="list-style-type: none">• Signage and wayfinding improvements to Fort Greble Park
Other	<ul style="list-style-type: none">• Community Benefits Agreement (CBA)

DEVELOPMENT INCENTIVES / TECHNICAL ZONING FLEXIBILITY

PUD- related zoning map amendment

RA-1 to RA-2

PUD Flexibility	RA-1 (Permitted MOR / PUD)	RA-2 (Permitted MOR / PUD)	RA-2 (Proposed)	Flexibility
Height	40 ft. (3 stories) / 60 ft.	50 ft. / 60 ft.	60 ft.	+20 ft. / +0 ft.
Density	0.9 (1.08 w/ IZ) / 2.08	1.8 (2.16 w/ IZ) / 2.59	2.59 FAR	+1.51 / +0.51

Technical Zoning Flexibility

Maximum mechanical penthouse height to allow 18'-6" rather than 15'-0"

IZ unit set aside distribution across PUD site rather than each individual building

Construction phasing

Community service center use (for workforce / job training space)

ASSESSMENT OF POTENTIAL IMPACTS

Topic Area	Determination of Potential Impacts
Land Use	FAVORABLE or MITIGATED by the Project's design or offset by public benefits. The PUD site will remain devoted to residential use, as contemplated by the Comp Plan. FAVORABLE RECOMMENDATION FROM DCOP.
Transportation	Transportation impacts are CAPABLE OF BEING MITIGATED OR ACCEPTABLE given quality of the public benefits. Project is located along a Priority Bus route that connects to the Congress Heights and Anacostia Metro stations. The Project will also include an adequate supply of vehicle parking. The Project has been evaluated using the multi-modal Comprehensive Transportation Review ("CTR") which found the project would not have an adverse impacts on the District's transportation network provided TDM measures and a Loading Management Plan are implemented. NO OBJECTION FROM DDOT.
Arts & Culture	No impacts.
Housing	FAVORABLE impacts through increased supply of market rate and affordable housing, and preservation of existing naturally-occurring affordable housing. NO OBJECTION FROM DHCD.
Historic Preservation	No impacts. NO OBJECTION FROM HPO.
Environmental Protection	The Project will have FAVORABLE impacts on the environment through achievement of LEED Gold, rooftop solar, use of green roofs, and substantial improvements to stormwater management. NO OBJECTION FROM DOEE.
Economic Development	FAVORABLE economic impacts on tax revenue, and on businesses in the Bellevue neighborhood and wider Ward 8.
Parks, Recreation, Open Space	FAVORABLE impacts to adjacent public space and access improvements to Fort Greble Park. NO OBJECTION FROM DPR.

ASSESSMENT OF POTENTIAL IMPACTS

Topic Area	Determination of Potential Impacts
Urban Design	FAVORABLE impacts resulting from high-quality, pedestrian-oriented design and overall site plan in relation to adjacent context. FAVORABLE RECOMMENDATION FROM DCOP.
Community Services and Facilities	The Project may increase utilization of libraries, recreation centers, and parks, but such impacts WILL NOT BE UNACCEPTABLE . Any existing District residents that reside in the Project will have no net new impact on community services and facilities, any new District residents living in the Project will contribute new income tax dollars that will support community facilities. The Project in and of itself will also result in increased property taxes that can help support community facilities.
Educational Facilities	The Project may result in an increase in enrollment at public schools, but such impact WILL NOT BE UNACCEPTABLE given the size of the Project, mix and type of units, and capacity of nearby in-boundary schools.
Public Safety	FAVORABLE impacts to public spaces created by increase in residents in the neighborhood and proposed balconies that add “eyes on the street.” NO OBJECTION FROM FEMS.
Construction	Potential construction-related impacts are CAPABLE OF BEING MITIGATED through existing DC construction code and noise ordinance requirements.
Infrastructure, Utilities, and City Services	The Project will have NO ADVERSE IMPACTS on city services. Solid waste and recycling will be regularly collected. Connections to utility infrastructure will be within existing systems and are not expected to exceed existing capacity, or result in a reduction or disruption of service to other properties. NO OBJECTION FROM DPW.

See Exhibits 2 and 2F for Applicant's full racial equity tool evaluation

PUD BALANCING TEST

Zoning Commission **shall judge, balance, and reconcile** the relative value of public benefits and project amenities offered, the degree of development incentives requested, and any potential adverse effects of the project.

BENEFITS & AMENITIES

- Superior design features:
 - Urban design and architecture
 - Site planning and efficient and economical land utilization, and
 - Streetscape, landscaping, open space
- Approx. 821 housing units (approx. 665 net new housing units)
 - 17% affordable housing @ 60% MFI (50% for penthouse habitable space set aside)
 - Preservation of approx. 156 naturally-occurring affordable units
 - Three-bedroom units
- Environmental / Sustainability
 - LEED Gold
 - Green roofs
 - Rooftop solar
- Transportation Infrastructure
 - Wayfinding improvements to Fort Greble Park
- Uses of Special Value to the Neighborhood or the District as a Whole
 - Daycare center (approx. 5,500 sf)
 - Workforce / job training space
- Community Benefits agreement

INCENTIVES AND POTENTIAL ADVERSE EFFECTS

- Map amendment to RA-2
- Height (+20 ft.)
- Density (+1.51 FAR)
- Technical zoning flexibility
 - Max. mechanical penthouse height to allow 18'-6" rather than 15'-0"
 - IZ set aside distribution
 - Construction phasing
 - Community service center use (for workforce / job training space)
- Predominately favorable impacts, any potential impacts are mitigated through the proposed design, building program, and TDM Plan and Loading Management Plan.
- No unacceptable impacts

CONCLUSION

- Not inconsistent with the Comprehensive Plan when read as a whole through a racial equity lens.
- Will not create unacceptable impacts, but rather
- All impacts are favorable, mitigated, or acceptable given the quality of the public benefits.
- Substantial public benefits that are directly informed by the Comp Plan, Housing Equity Report, Bellevue Small Area Plan, and community input.
- Far superior to what could be development as a matter-of-right under existing zoning
- Development incentives and flexibility are balanced by proffered benefits and project amenities.



Thank you.

Questions?

Z.C. Case No. 23-29

MARTIN'S VIEW - JULY 2024