

July 19, 2024

DC Office of Zoning
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: Planned Unit Development Application 23-29, Martins View LLC

Dear DC Zoning Commission:

As residents of the Martin's View Apartments, we wish to express our wholehearted support for the proposed redevelopment plans for our community. The current state of our apartments leaves much to be desired, with aging infrastructure and maintenance issues that have become increasingly challenging to address. However, we are thrilled at the prospect of new apartment units that will match or exceed my current square footage, providing us with modern and comfortable living spaces. Additionally, the developers have committed to keeping rents for existing residents the same as what we pay now and only increasing by the rent control limits that we are subject to in my current apartment.

The COMMITMENT from the developers to include amenities such as a senior lounge, senior wellness center/gym, ADA compliant units, and senior-friendly outdoor spaces, and enhanced security features such as cameras, improved lighting, and secured building access is truly commendable. These additions will greatly enhance the quality of life for all residents, particularly our senior members, by fostering a sense of community and promoting active and healthy lifestyles.

The development team has also committed to supporting residents throughout the relocation process, including assistance with identifying available units, packing and moving expenses, and expenses related to the return back to Martin's View once Phase 1 units are complete. The commitment to ensuring that every lease-compliant resident at Martin's View has both a right and opportunity to return to a new unit at Martin's View strengthens my support of this project, as staying in this community is important to me as a long-time resident.

In conclusion, as a resident of the Martin's View Apartments, as long as the Developers provide a binding agreement that lists or specifies the amenities to the redevelopment and the commitments they are willing to make to both residents and the broader community above, I wholly endorse and am excited for this redevelopment.

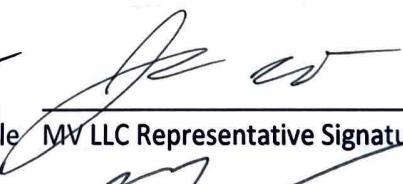
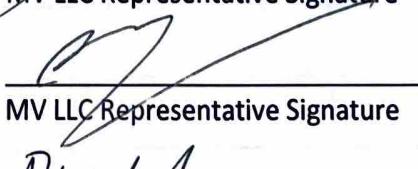
The development team has informed us of and is committed to the following:

1. Phased relocation and demolition of buildings 200, 202, 204, 206, 208, and 210 Elmira Street SW for the creation of a Phase I rental building, followed by the relocation and demolition of (201, 203, 205, 207, 227, 209, and 211 Elmira Street SW, and 4337, 4339,

4341, 4343, 4345, 4347, 4353, 4355, 4357, 4359, 4361, and 4363 Martin Luther King Jr. Ave, SW for the creation of Phases 2, 3, and 4 rental buildings.

2. Creation of a mixed-income community with no displacement of current residents in good standing
3. No net loss of affordable units
4. Commitment to honor rental rates with standard CPI annual increases of existing Martin's View Residents through relocation and return to a new unit of the same unit type as they currently occupy
5. Temporary relocation and right of return for all residents in good standing. Moving expenses and rent differential paid for by Martin's View LLC, as well as packing assistance for those in need
6. Agreement to meet with the surrounding community and ANC 8D regularly during the development process
7. Integration of senior-focused common spaces to support community-building among the growing senior population among existing residents
8. Exploration with architect of design features to support the aging population; these may include, but not be limited to, handrails in corridors, convertible unit designs, etc.
9. The engagement of the future Tenant Association and other interested residents to provide advice and consultation on design and amenities
10. Enhanced First Source Agreement Commitment
11. 35% or greater CBE participation
12. Mitigation of construction impacts on the surrounding community (e.g. construction parking managed on-site with MV property limits, respect of construction time frames as specified by DOB, coordination with impacted neighbors, as appropriate, for any short-term extreme impacts such as excessive noise)
13. Investing in and improving the access to Fort Greble park in order to enhance a unique community resource

Martin's View LLC, which is comprised of Kaye Stern Properties and Bensahel Capital, is committed to redeveloping Martin's View to the standards outlined above and will continue to collaborate with Martin's View residents throughout the development process to realize a new, safe, and healthy community at the property.

<u>Jason Stern, member</u>		<u>7/19/2024</u>
MV LLC Representative Name/Role	MV LLC Representative Signature	Date
<u>Jesse Kaye, member</u>		<u>7/19/2024</u>
MV LLC Representative Name/Role	MV LLC Representative Signature	Date
<u>ALEXANDRE BENSACHEL</u>		<u>7/19/2024</u>
MV LLC Representative Name/Role	MV LLC Representative Signature	Date

We, as residents of Martin's View, are asking for the DC Zoning Commission to approve the redevelopment plan for the Martin's View Apartments.

Residents of the Martin's View Apartments