



Department of
**PLANNING &
ZONING**

Elbert Avenue Residences Extension DSUP #2026-10002

Planning Commission Hearing
April 7, 2026

Agenda



1. Summary
2. Project Location
3. Layout and Architecture
4. Highlights and Benefits
5. Community and Recommendation



Summary

Request

- Extend approval for a 91 for a 91-unit all-affordable building

Action

- Planning Commission recommendation of approval

Key Elements

- Project design and benefits
- 2019 Green Building
- High-quality architecture



Project Location

Zone:

- ▶ RMF/Residential Multi-unit

Small Area Plan:

- ▶ Arlandria-Chirilagua

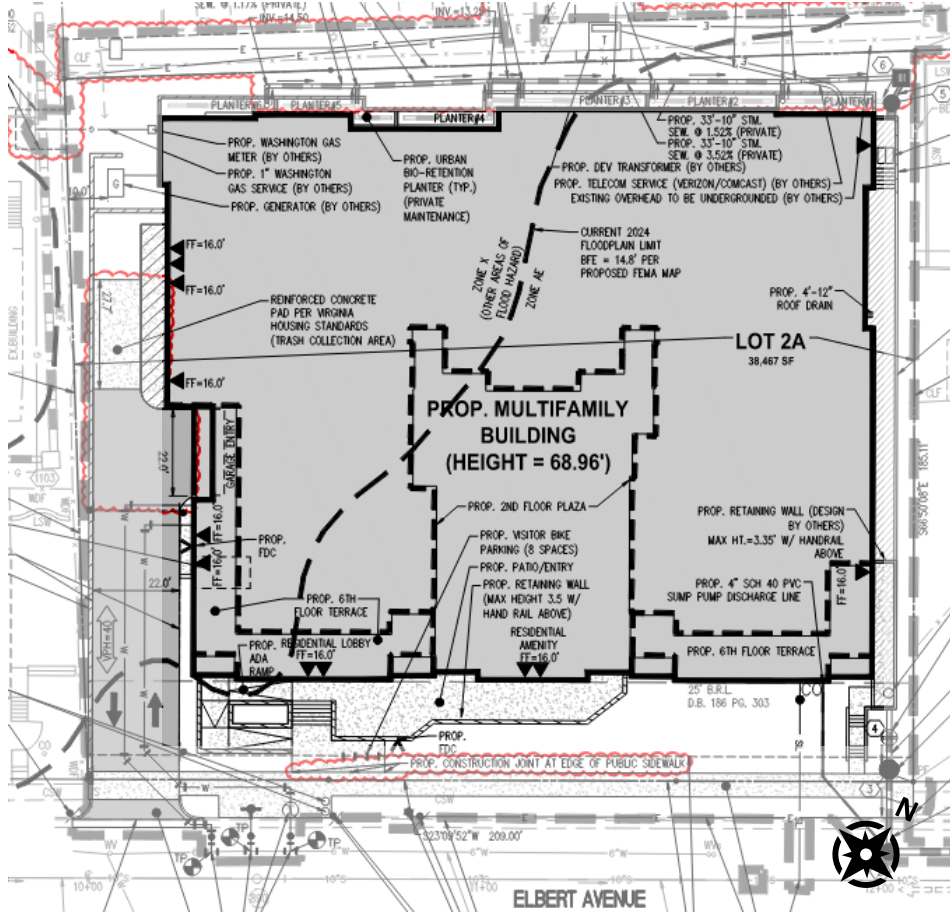
Surrounding Uses:

- ▶ Primarily residential, with commercial along Mt. Vernon Avenue





Layout and Architecture





Highlights & Benefits

Highlights

- **Stormwater management:** 13% more phosphorus removed than required
- **Transportation:** Trip generation for the project does not trigger a traffic study, TMP to mitigate potential impacts
- **Schools:** 55 total students (27 net new students), Mount Vernon Elementary, George Washington Middle, and Alexandria High School

Benefits

- 91 units (63 net new) deeply affordable housing, available to households earning 30-50% of the area median income;
- Compliance with the 2019 Green Building Policy;
- High-quality architecture



Community

Prior to the original approval, 11 community meetings were held

Mar. 11, 2026 – Community meeting (11 attendees)

Mar. 17, 2026 – P&Z Quarterly Community meeting (15 attendees)

Staff recommend approval of

1. DSUP #2026-10002