

Elbert Avenue Residences

3908 Elbert Avenue

Rezoning #2022-00008

Development Special Use Permit #2022-10022

TMP Special Use Permit #2022-00111

City Council
February 25, 2023



This presentation is subject to changes prior to hearing

Project Location



Project Description

- New 91-unit, all-affordable multifamily building
- Existing 28-unit building to be demolished
- Six stories (69 feet) in height
- Ground-level and above-grade open spaces
- 62-space above-grade parking garage

Unit Mix/Level of Affordability	30% AMI	40% AMI	50% AMI	60% AMI	Total
1-Bedroom	1	3	1	13	18
2-Bedroom	3	10	3	39	55
3-Bedroom	2	2	2	12	18
Total	6	15	6	64	91



Architecture



Front/Elbert Avenue elevation



Side/SW elevation



Land Use Requests



Rezoning

- RA / Multifamily zone to RMF/Residential Multifamily Zone

DSUP

- New 91-unit multifamily building
- SUP for FAR increase from 0.75 to 3.0

SUP

- Transportation Management Plan

Community Outreach



Date	Community Meeting
January 12, 2022	First resident meeting
March 1, 2022	Second resident meeting
March 2, 2022	Tenants and Workers United meeting
March 3, 2022	First open community meeting
June 2, 2022	First AHAAC meeting
July 19, 2022	Third resident meeting
July 21, 2022	Second open community meeting
October 25, 2022	Third open community meeting
November 2, 2022	LTRB meeting
December 1, 2022	Second AHAAC meeting
December 14, 2022	Fourth open community meeting
February 7, 2023	Planning Commission

Project Considerations



- Stormwater improvements, 13% phosphorous reduction
- Transportation: Streetscape revisions
- Schools: Net increase of 52 students with this proposal

School	Current Enrollment	Capacity	Utilization
Mount Vernon ES	855	755	113%
George Washington MS	1430	1150	124%
Alexandria City HS	4530	3781	120%

Benefits & Conclusion

Benefits

- 91 affordable housing units
- Deeply-affordable units
- Consistency with the City's 2019 Green Building Policy
- Developer contribution toward open space consistent with future policy

Conclusion

- Project consistent with Arlandria-Chirilagua SAP, Zoning Ordinance and City policies
- Staff and Planning Commission recommend **approval** subject to the conditions in the staff report

