



***Rezoning #2022-00008
Development Special Use Permit #2022-10022
Transportation Management Plan SUP #2022-00111
3908 Elbert Avenue – Elbert Avenue Residences***

Application	General Data	
Project Name: Elbert Avenue Residences	PC Hearing:	February 7, 2023
	CC Hearing:	February 25, 2023
	If approved, DSUP Expiration:	February 25, 2026 (three years)
	Plan Acreage:	38,467 SF
Location: 3908 Elbert Avenue	Existing Zone:	RA / Multifamily zone
	Proposed Zone:	RMF / Residential multifamily zone
	Proposed Uses:	Multifamily Residential
	Dwelling Units:	91 units
	Gross Floor Area:	127,032 SF
	Net Floor Area:	115,401 SF
Applicant: Community Lodgings, Inc (CLI) by Mary Catherine Gibbs, attorney	Small Area Plan:	Arlandria/Chirilagua
	Historic District:	N/A
	Green Building:	Compliance with the City’s Green Building Policy
	Schools:	Mount Vernon ES George Washington MS Alexandria City HS

Purpose of Application

Consideration of a request to construct a new 91-unit all-affordable multifamily residential building.

Applications and Modifications Requested:

1. Amendment to the official zoning map to change the zoning designation for the property from RA to RMF;
2. Development Special Use Permit with a site plan and a Special Use Permit to increase the maximum FAR to 3.0; and
3. Special Use Permit for a Tier I Transportation Management Plan.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Nathan Randall, Principal Planner nathan.randall@alexandriava.gov
Robert Kerns, AICP, Division Chief robert.kerns@alexandriava.gov

PLANNING COMMISSION ACTION, FEBRUARY 7, 2023: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Rezoning #2022-00008. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve Development Special Use Permit #2022-10022 and Special Use Permit #2022-00111, subject to all applicable codes and staff recommendations, and with revisions to Condition #101 as outlined in staff's February 7th memorandum to Planning Commission. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Commissioner Manor asked the applicant to further describe the objection to the Condition #101, including the revised version offered by staff. The applicant noted that the monetary contribution would contribute to a funding gap for the project. Commissioner Lyle expressed concern about requiring a developer contribution in advance of the adoption of the policy and considered whether she would support the inclusion of any version of the condition at all. She asked for developer contributions policies to be brought forward more quickly following adoption of a Small Area Plan.

Chair Macek expressed support for the project, including staff's recommended revisions to Condition #101. He noted that the revisions struck a good balance between the need for improved open space in the neighborhood (as expressed in the Small Area Plan) and the applicant's need for greater certainty about the contribution.

Vice-Chair McMahon also voiced her support for the project and for the revised Condition #101. She also stated that she had visited the site and noted the narrow width of Elbert Avenue and the presence of many vehicles on the street. Although not concerned about the provision of off-street parking as a part of this project, she encouraged staff to look into creative solutions to some of the existing vehicle-related issues neighbors have raised.

Commissioner Brown stressed the general importance of ensuring adequate public facilities, including schools, in connection with development projects.

Speakers:

Ingris Moran, representing Tenants and Workers United, spoke in support of the project and the provision of deeply-affordable housing units in general. She noted that the project represents an opportunity to live out the promise of the Arlandria-Chirilagua Small Area Plan.

Sandra Galeano, Elbert Avenue, expressed support for the proposal. She noted that she has lived in the neighborhood for 20 years and noted that everyone deserves an opportunity for affordable housing.

Mariela Raudales, Elbert Avenue, noted that she has lived in the City of Alexandria for 19 years and is currently a resident of the existing building at the site. She asked Planning Commission

to support for the project, stating that she is looking forward to new housing given that the existing units have aged.

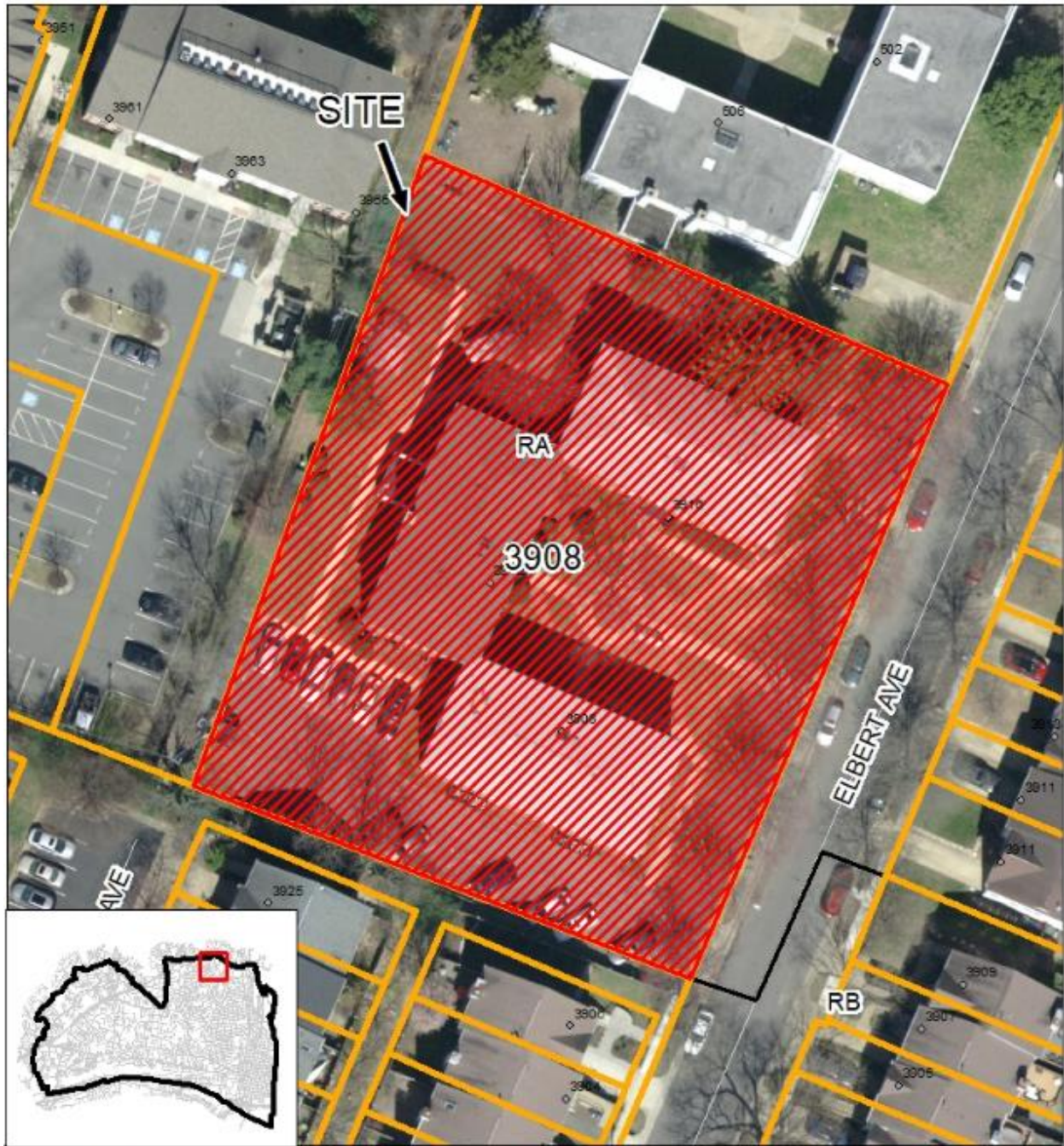
Lisa Lettieri, Community Lodgings Board member and resident of E. Nelson Avenue, spoke in support of the project.

Michael Dodson, Elbert Avenue, noted that he is one of the signatories of the August 2022 letter from neighbors expressing concerns about the project. He noted that he supports affordable housing and the Arlandria-Chirilagua Small Area Plan. He also expressed concern about the cumulative effect of development projects in the neighborhood. He appreciated the dialogue at community meetings and expressed disappointment that the neighborhood may not be eligible for some of the transportation-related solutions that have been discussed.

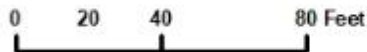
Mark Makary, Elbert Avenue, noted that he and other neighbors welcome new residents to the neighborhood but have traffic-related concerns. He asked for consideration of an extended “cut-back” or loading zone in front of the site to help prevent Elbert Avenue from being blocked by delivery vehicles.

Mary Catherine Gibbs, attorney representing the applicant, spoke in support. She stated that this project should be celebrated, particularly given its provision of deeply affordable housing. She noted that 16 emails of support have been forwarded to the Planning Commission and clarified that a loading zone is still being proposed along the frontage of the project site to help with delivery vehicles. She disagreed with the inclusion of Condition #101, noting that although the revised version contained in staff’s February 7th memorandum is an improvement, her clients still object to the requirement of a developer contribution in advance of the adoption of a policy.

PROJECT LOCATION MAP



Rezoning #2022-00008
Development Special Use Permit #2022-10022
Transportation Management Plan Special Use Permit #2022-00111
3908 Elbert Avenue - Elbert Avenue Residences



I. SUMMARY

A. Recommendation

Staff recommends **approval** of this proposal to construct a new all-affordable multifamily residential building at 3908 Elbert Avenue, subject to recommended conditions included in this report. This project provides several benefits for the community, including:

- The expansion of affordable housing units at the site from the 28 existing units to a total of 91;
- The provision of 27 of the 91 units as deeply affordable (to households earning 30-50% of area median income);
- Stormwater improvements to comply with the City's stormwater regulations;
- Consistency with the City's 2019 Green Building Policy; and
- Developer contribution, which is expected to be used toward open space and other neighborhood improvements, consistent with future Arlandria-Chirilagua developer contribution policy.

B. General Project Description

The applicant, Community Lodgings, Inc. (CLI), proposes to demolish the existing 28-unit all-affordable residential building at the site and, in its place, construct a new 91-unit all-affordable residential building. The new six-story building would feature community amenity spaces and garage parking on the first floor. A mix of one, two, and three-bedroom residential units are proposed on levels two through six. The land-use applications requested in connection with this proposal are: a rezoning of the site from RA / Multifamily zone to RMF / Residential multifamily zone, a Development Special Use Permit (which incorporates an SUP to allow a 3.0 FAR), and a Transportation Management Plan (TMP) Special Use Permit.

Key issues under consideration and discussed in greater detail in this report are:

- The proposal's consistency with the Arlandria-Chirilagua Small Area Plan;
- The rezoning of the property to RMF;
- The compatibility of the proposal's bonus density (via SUP) and bonus height (via the Arlandria-Chirilagua Small Area Plan) with the existing neighborhood;
- Building architecture; and
- Site layout, particularly given that the property is located in floodplain.

II. BACKGROUND

A. Site Context

The 0.88-acre site is located just south of the intersection of Elbert Avenue and Four Mile Road, approximately one block west of Mount Vernon Avenue, in the Arlandria-Chirilagua neighborhood. It is currently improved with a 28-unit multifamily affordable housing building, divided into three, three-story sections, that was built in 1947 prior to current zoning and renovated using tax credit financing in 1993. The three building sections face each other, forming a U-shape around a small grassy courtyard that opens toward Elbert Avenue. A surface parking lot containing 20 spaces exists on the southern side of the property and is accessed through a drive aisle and curb cut from Elbert Avenue on the southeastern edge of the site.

The property has a gradual slope downward, by approximately five feet, from its southwestern to northeastern corners. Several mature trees are present, particularly at the rear of the existing building and along the front property line adjacent to Elbert Avenue. Most of the site is now located within the 100-year floodplain boundary as a result of the preliminary 2022 FEMA flood map changes. It had been completely outside of the 100-year boundary on the previous flood map from 2011.

The property is surrounded by a mix of residential uses in the immediate vicinity. Mid- and high-rise apartment buildings are located to the north on Four Mile Road and to the west on Old Dominion Drive. Residential townhouses and the Presidential Greens multifamily residential community are located to the east. Additional townhouse, two-family, and single-family dwellings are located to the south and west, including the Sunnyside at Lenox Place community. Commercial uses are also located a short distance away along Mount Vernon Avenue.

The site is within the Arlandria/Chirilagua Small Area Plan chapter of the Alexandria Master Plan, which was adopted in January 2022. The Plan is organized around six guiding principles, three of which – housing for all, land use/urban design, and open space – are especially relevant to this redevelopment project.

B. Applicant Background

The applicant, Community Lodgings, Inc. (CLI), is the current owner of the site. A non-profit organization founded in 1987, it provides affordable housing, transitional housing and support services for persons experiencing homelessness, to 45 households at three properties: 607 and 612 Notabene Drive and the subject site at 3908 Elbert Avenue. As part of its mission to empower residents and help them attain financial self-sufficiency, CLI provides free educational programming, including after-school activities, mentoring, summer enrichment, and adult education, such as computer classes and English language learning, to its tenants as well as other families in the broader Arlandria-Chirilagua neighborhood and through a partnership with ACPS. CLI's Notabene properties were renovated in 2013 and 2017 through a partnership with HomeAid and the City.

III. PROJECT DESCRIPTION

The applicant proposes to demolish the existing 28-unit, all-affordable multifamily residential building at the site and replace it with a new 91-unit, all affordable multifamily residential building. The new six-story building would measure 115,401 net square feet in size and rise to a maximum height of 69 feet. Of the proposed 91 units, 18 would be one-bedroom units, 55 would be two-bedroom units, and 18 would be three-bedroom units.

The residential units are proposed on the second through sixth floors around a second-level courtyard that functions as open space for residents. This design results in a massing with approximately a U-shape when viewed from Elbert Avenue. Additional open spaces for residents are provided on two rooftop terraces on the sixth floor and on the ground level in front of the building. The ground level open space includes a terrace that spans from the front door to the street as well as a green space that also functions as a berm.

Lobby and indoor amenity spaces/community rooms would be located on the front portion of the ground level. These areas would effectively screen the 62-space parking garage, proposed in the central and rear portions of the ground floor. The garage would be accessed from a door on the southern end of the new building and is connected to Elbert Avenue via a two-way drive aisle in approximately the same location as the existing drive aisle.

IV. ZONING

C. Current Zoning

The subject site is currently zoned RA / Multifamily, which allows primarily residential uses. The maximum allowable FAR is 0.75 and the maximum allowable building height is generally 45 feet.

Section 11-400 of the Zoning Ordinance requires approval of a Development Site Plan (DSP) for new construction or additions that are not specifically exempt. Consistent with staff practice, new buildings requiring site plan approval that also require a Special Use Permit (SUP) are combined and processed as a Development Special Use Permit (DSUP). Transportation Management Plan (TMP) SUPs are required pursuant to Section 11-700 of the Zoning Ordinance.

D. Proposed Zoning

The applicant has requested approval of a map amendment (rezoning) to change the zoning of the project site from RA / Multifamily to RMF / Residential Multifamily. The RMF zone allows for the multifamily residential use proposed in this request and allows for a by-right maximum FAR of 0.75 for residential uses. The maximum FAR may increase to 3.0 with approval of a Special Use Permit and provided that the proposal delivers committed affordable housing in return for the additional density. Pursuant to Section 3-1406(B), the committed affordable housing square footage must amount to at least 1/3 of the bonus density (square footage allowed beyond the 0.75 FAR) and it must be affordable to households with incomes averaging 40% of area median income (AMI).

Pursuant to Section 3-1407, the maximum building height in the RMF zone is the maximum building height recommended in the applicable Small Area Plan. The Arlandria-Chirilagua Small Area Plan (SAP) recommends a three-tier maximum building height for this site depending on whether affordable housing is provided in return. The lowest maximum building height, applicable to properties without any committed affordable housing, is 45 feet. The middle building height limit, at 70 feet, is for projects that provide committed affordable units that are deeply affordable (40-50% of AMI) in return for the additional height. This provision originates in the SAP, rather than directly in the Zoning Ordinance, and therefore is referred to as “Plan bonus height.” The tallest maximum building height that could be applied to the site is 90 feet and is reserved for projects that provide the deeply-affordable housing required for the “Plan bonus height” and request approval of additional density through Section 7-700 of the Zoning Ordinance.

As described more fully later in this report, the applicant for the subject request is providing the deeply-affordable housing units required for the “Plan bonus height” but has not requested approval of additional bonus density and height through Section 7-700. Staff therefore is administering a maximum building height of 70 feet for this project.

E. Zoning Tabulations

Property Address:	3908 Elbert Avenue	
Total Site Area:	38,467 SF (0.88 acres)	
Current Zone:	RA / Multifamily	
Proposed Zone:	RMF / Residential multifamily	
Current & Proposed Use:	Multifamily Residential	
	Permitted/Required (RMF)	Proposed
Maximum FAR	0.75 / 3.0 with SUP	3.0
Maximum Height	70 feet max*	69 feet
Front Setback	None	25 feet
Rear Setback	8 feet	9.6 feet
Side Setback (North)		10 feet
Side Setback (South)		22.7 feet
Open Space	25% (9,617 SF)	29.6% (11,400 SF)
Tree Crown Coverage	25% (9,617 SF)	33.8% (13,000 SF)
Parking	60 spaces (min) 65 spaces (max)	62 spaces
Loading Space	None	1 space

* “Plan bonus height” provisions allow up to 70 feet maximum when deeply affordable housing is provided.

V. STAFF ANALYSIS

Staff recommends approval of the request to redevelop the subject site. The project would provide much-needed affordable housing in the city: 91 units of affordable housing are proposed in total, with a net increase of 63. Twenty-seven of the total units would be deeply affordable (for households earning between 30% and 50% of AMI). The new units would be located in an attractive new building with garage parking and open/amenity spaces. The rezoning and Special Use Permit requests are justified and the project is consistent with zoning ordinance requirements site plan standards, and the recently-updated Arlandria-Chirilagua Small Area Plan.

A. Consistency with the Master Plan

The proposal is one of the first development application to request approval in the boundaries of the Arlandria-Chirilagua Small Area Plan since that Plan's adoption in January 2022. It is consistent with several of the guiding principles, broad recommendations, and site-specific recommendations of the Plan as summarized in greater detail below.

Housing for All

An important guiding principal of the Plan is to ensure that the neighborhood “retains and welcomes social, economic, and cultural diversity” through the “deepening of housing affordability and expanding housing opportunity” (p. 11). The need for increased housing affordability is acute. City-wide, the cost of a two-bedroom apartment increased by 128% between 2000 and 2020 (p. 13). The Plan notes that 95% of neighborhood residents earn 40% of AMI or less and that there is an “urgent need for affordable housing at 30-40% of AMI and for larger units with more bedrooms” (p.13).

Several aspects of the proposal are consistent with housing affordability recommendations in the Plan. Broadly speaking, it meets the “housing for all” guiding principal as an all-affordable redevelopment project. By providing 1/3rd of the additional floor area above the existing “base” square footage as deeply affordable units, the project exceeds the provision of 10% of new density being deeply affordable housing listed in Recommendation #4 of the Plan. The project uses zoning tools – most prominently the rezoning of the site to RMF and the use of that zone's bonus density provisions – to support affordable housing generally, consistent with Recommendation #10 in the Plan. The project represents a partnership between the City and the developer of the project, the non-profit Community Lodgings Inc. (CLI), and one that is expected to leverage financial resources including low-income housing tax credits, consistent with Recommendation #11. Additional detail about housing affordability can be found later in this report.

Land Use & Urban Design

The project is also consistent with broad and specific land-use recommendations of the Plan, many of which focus on residential uses in support of the previously-described “housing for all” guiding principal. Overall, the Plan recommends the use of bonus density and height to achieve greater housing affordability, both of which are used in this proposal. Bonus height is recommended through the use of a Plan-specific, three-tiered approach that depends on whether deeply affordable units are provided at a project. The project makes use of the middle-tier – which is recommended at 70 feet at this site – with the inclusion of deeply affordable units as further detailed in

Recommendation #70. The rezoning of the property to RMF is also consistent with Recommendation #56 of the Plan, which encourages the creation of new zones or the amendment/use of existing zones to further housing affordability goals. The proposal achieves variation in building height within the site through the inclusion of the second-story courtyard and the building shoulders on the sixth floor, consistent with Recommendation #71. An appropriate transition between the three-story townhouses to the south and east and the new, six-story building, listed in Recommendation #72, has also been provided through the sixth-floor stepback and the greater front and southern side yards proposed on those sides of the building closest to the townhouses.

Open Space / Developer Contribution

Another guiding principle of the Arlandria-Chirilagua Small Area Plan is to “provide an expanded and enhanced open space network” (p. 29). In addition to onsite open space provided as part of new development, the Plan recommends the establishment or improvement of six neighborhood open spaces. Like other recent plans, in Arlandria-Chirilagua, the major open space improvements will be funded by in-kind or monetary developer contributions to mitigate the impacts of development.

Following the typical approach, a per square foot developer contribution rate is determined by dividing the estimated cost of recommended open space improvements by the anticipated additional square footage of new development in the Plan area. This per square foot rate is then formalized by a developer contributions policy approved by City Council. Staff is in the process of drafting the policy and expects to bring it forward for City Council consideration soon. While the rate for the forthcoming policy is not yet finalized, staff expects the rate will be approximately \$5.00 per new square foot of development above current zoning.

Projects which provide publicly accessible on-site open space consistent with the Plan-recommended open space network and table on pages 32 – 33 of the Plan are exempt from the monetary contribution. The previously approved Alexandria Housing Development Corporation (AHDC) project on Mount Vernon Avenue/West Glebe is an example of such a project, providing a publicly accessible neighborhood park onsite per the Plan recommendations.

While it is not typical that projects will be conditioned to provide a developer contribution in advance of the policy being approved by City Council, the Asher project located in the Braddock plan area was such a case. The project was conditioned to provide a developer contribution in 2008, and the policy was approved in June 2009.

In this case, Staff has recommended in Condition #101 that the applicant should provide a monetary contribution consistent with the future policy. This ensures consistent application of the policy across all projects in the Plan area to ensure that the open space network meets the recommendations of the Plan and serves existing and future development.

Although this proposal slightly exceeds the RMF zone requirements for open space as noted later in the report, these on-site areas are proposed to be private open spaces and do not include a playground. One of the recommended parks in the Arlandria-Chirilagua open space network is “Park Vue/Elbert Triangle Park” located within very short walking distance of the subject site at

the confluence of Elbert Avenue, Four Mile Road, and Mount Vernon Avenue. This open space is recommended for improvements including a new tot lot/playground to be funded by developer contributions.

B. Rezoning

Staff supports the request to rezone the property from RA to RMF to facilitate the construction of additional affordable housing units in the City. Alexandria has experienced a decline in market rate affordable rental units, losing more than 11,500 units between 2000 and 2022. In addition, the most recent U.S. Census American Community survey found that over 15,000 Alexandria renter households with incomes up to \$75,000 are cost burdened (paying 30% or more of household income on housing-related costs). High levels of housing cost burden jeopardize a household's ability to cover other essentials costs, such as food and medical and childcare, invest in education, and build savings. To help address this pressing issue, the City has embraced the challenge posed by Alexandria residents and the Metropolitan Washington Council of Governments to permit more housing, especially housing offered at affordable rates.

One tool to tackle the affordability challenge is the new RMF zone, which City Council adopted in 2019. The RMF zone includes incentive-based zoning provisions to permit greater density in exchange for on-site affordable units. No map amendments accompanied the 2019 text amendment that created the zone, meaning that it is a "floating zone" that the City or an applicant may request for a site through a rezoning. Three projects have previously received approval for rezonings to the RMF zone, with the request at the Samuel Madden site expected to be heard on the same docket (February 2023) as the current request.

As noted previously, the use of zoning tools – including the requested rezoning to RMF in this case – to increase affordable housing is consistent with the Arlandria-Chirilagua Small Area Plan. Additional analysis regarding how the project meets the RMF zone-specific standards for SUP approval, including a breakdown of the amount of affordable housing provided and its level of affordability, is discussed in the Special Use Permit section of this staff report.

C. Site & Building Design

Site Design

Staff finds the proposed site layout to be reasonable and appropriate. Two matters that were discussed during early iterations of the project were the proposed front setback and the location and screening of off-street parking. The 25-foot front setback in the current proposal, while somewhat larger compared to other similarly-situated projects in the City, has been included in the project for a few reasons. One reason is that it maintains compliance with a private, 25-foot building restriction line (BRL) on the property that dates back decades and for which a legal remedy is unclear. The setback also presents an opportunity for open space, such as the proposed terrace, and offers a greater buffer between the building and the lower-density townhouses across Elbert Avenue.

Underground parking was not possible in this instance given that most of the site is located in 100-year floodplain, a potential circumstance identified in the Arlandria-Chirilagua Small Area Plan.

The proposed above-grade parking has been located to the rear of the site, allowing the community amenity, lobby, and office spaces planned for the front portion of the ground level of the building to screen the parking from view as recommended in the Plan. The parking is accessed from a side-facing garage door that is connected to Elbert Avenue via a drive aisle in approximately the same location as the current drive aisle. The presence of the drive aisle in this location also results in the building having a larger side setback (nearly 23 feet) from the lower density townhouses located immediately to the south.

Building Design

Staff worked constructively with the applicant regarding the proposed building's design during the early stages of project review. The result of those efforts is a contemporary, six-story building with a U-shaped massing arranged around a central, second story courtyard. To help reduce apparent height, the sixth level of the building has been stepped back from the front building wall on both of the major building "wings." On the southern wing, the sixth level has also been stepped back from the southern side building wall. In the resulting building shoulder, outdoor terraces are provided as open spaces for residents.

The building design features a base clad in red brick and glass that extends around all four sides of the building. On the front façade, this base is punctuated with two-story rectangular expressions of red-brown brick on each of the two major wings, with a compatible one-story expression used on the central portion of the ground-level of the building. The middle portion of the building's exterior is typically clad in red brick and includes a repeating pattern of either two or three groups of windows – which is interrupted at the building corners and between window groups with gray/green fiber cement panels. Balconies are provided at building corners or in notches along the side and rear facades in many instances. The top level of the building is clad entirely with fiber cement panel to match that used elsewhere on the building.

D. Special Use Permits

The applicant has requested two Special Use Permits in connection with the project. The first request is incorporated into the DSUP to increase the maximum FAR at the site to 3.0 and the second request is for a stand-alone Transportation Management Plan (TMP).

Increased Density (Max 3.0 FAR) in RMF Zone

Staff supports the SUP request for increased density, up to the maximum 3.0 FAR allowed in the RMF zone. The request would allow for additional affordable housing and is consistent with all three requirements for SUP approval contained in Section 3-1406(B). Those requirements are:

1. One-third of the density increase (from the base 0.75 FAR) shall be reserved for committed affordable housing;
2. Affordable housing and relocation plans are submitted with the SUP request; and
3. Rents payable by households for the committed affordable units shall not, on average, exceed the maximum rents allowed under the Federal Low-Income Housing Tax Credit program for households with incomes at 40% of AMI.

The applicant has submitted the Affordable Housing Plan and Relocation Plan required in Item #2 above. As described in the Affordable Housing section of this report, the Alexandria Housing Affordability Advisory Committee (AHAAC) and the City’s Landlord Tenant Relations Board have approved both plans.

The project meets the minimum square footage (1/3 of the density increase) requirement (Item #1) as deeply affordable housing (Item #3) as detailed in the figures provided in Table #1 below.

Table 1: RMF Analysis

Additional floor area allowed with the RMF rezoning: 86,551 SF
Minimum floor area affordable to households with incomes averaging 40% AMI: 28,850 SF
Average residential unit (includes pro-rated common area): 1,052 SF
<u>Number of required units affordable to households with incomes averaging 40% AMI: 27 units</u>

Transportation Management Plan

Section 11-700 of the Zoning Ordinance requires residential development projects with 20 or more units to participate in a Transportation Management Plan (TMP). TMPs encourage residents to use alternate modes of transportation, such as walking, bicycling, or the bus, to reduce single-occupancy vehicle trips and create a healthier and safer community. Given that the project includes construction of more than 20 but fewer than 99 residential units, the applicant is subject to the requirements of a Tier 1 TMP.

Among the TMP conditions is an annual monetary contribution to the annual TMP fund for each occupied residential unit. The base assessment rate is adjusted on a yearly basis and the rate in effect at the time. Although technically applied for under a separate TMP SUP (SUP#2022-00111), Transportation Management Plan conditions have been included as part of the DSUP conditions in this report.

General SUP Approval Criteria

In addition to the matters discussed above, staff finds that both SUP requests also meet the general approval criteria for all SUPs listed in Section 11-500 of the Zoning Ordinance, as follows:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;

The requested Special Use Permits would not adversely affect the health or safety of people living or working in the neighborhood. The request for increased density has been reviewed in connection with a well-designed building with sufficient parking, little impact on traffic, and that would offer several community benefits. The Transportation Management Plan would require the applicant to coordinate parking management and transit activities with the Citywide TMP to encourage greater efficiency and will ensure the monitoring of on-site parking to encourage a reduction of single-occupancy vehicle trips.

2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood;

The requested Special Use Permits would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. The building for which the additional density is being sought meets zoning requirements has been designed, and conditions recommended, to mitigate potential impacts on the surrounding area and offer community benefits. The outcome of the TMP SUP - more individuals participating in alternative forms of transportation helps to reduce vehicular congestion – benefits the surrounding community by minimizing environmental impacts and increasing home values for properties close to a strong transportation network.

3. Will substantially conform to the Master Plan of the City.

As previously discussed in this report, the proposal to construct a new building in this location and the associated land-use requests are in substantial conformance with the Alexandria Master Plan.

E. Affordable Housing

The 2014 City’s Housing Master Plan “established a target of providing, preserving, or assisting 2,000 units from FY 2014 through 2025”. This 91-unit affordable project (with 63 net new units) contributes to that target by preserving existing, and creating new, affordable rental opportunities, in addition to supporting the City’s commitment to meeting the Council of Governments’ Regional Housing Initiative housing production goals. As such, the development program implements two Housing Master Plan goals:

- Providing long-term affordable and workforce rental housing through strategic new development and redevelopment; and
- Providing safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

The requested rezoning to the RMF zone will enable the 0.88-acre site to secure additional density for the purposes of creating new deeply affordable housing, with 23 percent of the units proposed to be deeply affordable at 30-40% Area Median Income (AMI), 7 percent at 50% AMI and the balance at 60% AMI (see Tables #2 & #3). The 27 units between 30% and 50% AMI result from the application of the requirements of the RMF zone. All of the units will be committed affordable for a minimum of 40 years.

The project’s focus on deepening levels of affordability (21 units are affordable at 30-40% AMI) and providing a diversity of unit types (80% of the units are two- to three-bedroom) in proximity to transit, retail, and amenities aligns with the goals and housing priorities of the Arlandria-Chirilagua SAP and the 2021 ALL Alexandria Resolution to advance racial and social equity.

Table 2: 2022 Area Median Household Incomes for DC Metro Area

Area Median Income by Household Size	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person
30% AMI	\$29,900	\$34,200	\$38,450	\$42,700	\$46,150	\$49,550
40% AMI	\$39,880	\$45,560	\$51,240	\$56,920	\$61,480	\$66,040
50% AMI	\$49,850	\$56,950	\$64,050	\$71,150	\$76,850	\$82,550
60% AMI	\$59,820	\$68,340	\$76,860	\$85,380	\$92,220	\$99,060

Source: HUD 2022

Table 3: Proposed Unit Mix by Level of Affordability and Size

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

In June 2022, the Alexandria Housing Affordability Advisory Committee (AHAAC) and City Council, respectively, approved Housing Trust Fund predevelopment funds totaling \$400,000 to assist with preliminary design and engineering work. The project is in the City’s affordable housing pipeline: the City and CLI are working together to identify city, state, federal, and other resources to fund the project. CLI, in coordination with staff, will brief AHAAC regarding its progress in funding and structuring the project, and it is anticipated that a City loan request will be brought to AHAAC and City Council in the future when a full funding package is assembled.

Following its initial briefing in June, AHAAC considered and unanimously approved CLI’s Affordable Housing Plan at its December 1, 2022 meeting.

The existing community is fully occupied. Consistent with the RMF Zone Tenant Assistance and Relocation Policy, CLI presented a draft Relocation Plan to the Landlord Tenant Relations Board (LTRB) for its consideration. The Plan outlines notification and relocation assistance requirements for existing tenants to mitigate the impacts of the proposed redevelopment, as well as the right to return for all income eligible households. The LTRB approved the Relocation Plan at its November 2, 2022 meeting, which was attended by three CLI residents. CLI has selected a firm to work with tenants to implement the Plan. The City’s relocation specialist will provide oversight and coordinate with ACPS and social services agencies as needed during the redevelopment process.

F. Traffic

The proposal is not anticipated to present negative traffic impacts. According to ITE Traffic Generation, the new multifamily residential building is expected to create an increase in AM peak hour trips by 21 vehicles and increase PM peak hour trips by 27 vehicles compared to existing conditions. These are small increases below the City’s threshold for submission of a traffic study and are not expected to create traffic issues. In addition, the requirements of the Transportation Management Plan (TMP) Special Use Permit are designed to further mitigate the potential for traffic impacts from the project.

G. Parking

As noted in the zoning tabulations section of this report, the proposal meets Zoning Ordinance requirements for off-street parking. The 91-unit, all-affordable building is eligible for, and has incorporated into the project, the optional parking ratios for affordable residential units pursuant to Section 8-200(A)(2)(a)(iii) of the Zoning Ordinance. The minimum parking requirement pursuant to these provisions is 60 spaces and the maximum parking requirement is 65 spaces. The applicant satisfies the off-street parking requirement with the provision of 62 spaces, which are located in the above-grade garage to the rear of the first floor of the building. Although not a zoning requirement for this project, the applicant has also provided one off-street loading space for delivery vehicles as well.

H. Streetscape/Pedestrian Improvements

Staff finds the proposed new streetscape across its frontage of the site to be a modest improvement compared to current conditions. The applicant initially proposed, and staff agreed, to retain the existing mature street trees located across most of the site frontage. However, upon additional analysis, the applicant determined that it would not be possible to save these trees during construction. Although the loss of these trees is not preferred, the circumstance presents an opportunity for streetscape improvements because their precise location prevents any adjustments to the streetscape for pedestrian safety.

In the current plan, the applicant proposes a streetscape that is generally consistent with the Arlandria-Chirilagua Small Area Plan. New street trees are proposed on the street side of the sidewalk and additional trees are anticipated on the far side of the new sidewalk. The relocated sidewalk is six feet away from the curb, rather than immediately next to it, to provide a safety buffer for pedestrians.

I. Open Space

General Requirements

Staff supports the open space proposal for the project. As shown in Table #4, the amount of open space provided (11,400 SF or 29.6%) exceeds the general minimum requirement found in the RMF zone (9,617 SF or 25%). The open space is proposed to be a mix of above-grade and ground level, with all of it being privately-accessible. Above-grade open space is provided the central courtyard located on the second level of the building. Ground-level open space is provided in two parts at the front of the building: 1) a terrace that spans between the main entrance and the street and 2) a grassy area, including a berm, near the northeastern corner of the site. In addition to these areas, the applicant is providing two sixth-level terraces, one on each major “wing” of the building. Although the applicant has not officially counted these terraces toward its open space requirement, they add over 1,100 square feet of additional outdoor space for passive use.

Table 4: Open Space Analysis

		Amount of Land (SF)	Percentage of Site	Percentage of Open Space Provided
Open Space Required		9,617 SF	25%	N/A
Open Space Provided	Ground-Level	9,400 SF	24.4%	82%
	Above-Ground	2,000 SF	5.2%	18%
	Total	11,400 SF	29.6%	100%

Additional RMF Zone Requirements

In addition to the general open space requirement, redevelopment projects located in the RMF zone must also meet the specific requirements of Section 3-1408 of the Zoning Ordinance. These provisions require City Council to determine that the project includes site amenities, open space and other similar features, supporting uses, and community and cultural facilities that encourage pedestrian use and promotes internal compatibility of uses. The project must provide access to all amenities within the development to all residents.

Staff finds that the proposed open space designs satisfy the requirements of these special provisions. The second-level courtyard has been designed with significant plantings, patio seating, and open green space. The ground-level terrace is well located near the main entrance and movable furniture is anticipated. The two rooftop terraces, at which patio seating is proposed, also add to the diversity of open spaces at the site. These areas offer over 1,100 square feet of open space in addition to the 11,400 square feet officially counting toward open space provided at the site. The applicant also proposes two interior amenity areas, totaling approximately 1,200 square feet of space, for residents at the front portion of the ground-level of the building. They will likely be programmed for community gathering space and a fitness room. All of the exterior open spaces and the interior amenity spaces will be accessible to all residents of the proposed new building.

J. Stormwater

This project will meet all stormwater green infrastructure and detention requirements of Chapter XIII of the City’s Zoning Ordinance. The City’s stormwater requirements are two-fold and involve both water quantity through detention measures and water quality through State and City recognized “Best Management Practices” (BMPs). The project meets the water quality standards by providing a two BMPs that would treat about 80% of the project’s impervious area: a Level 1 bioretention facility at the rear of the site and a manufactured proprietary hydrodynamic device. The proposed BMPs provide significant improvement to water quality given that runoff from the existing site is untreated. Over 100% of the required phosphorus reduction is achieved, resulting in an overall 13% reduction in phosphorous nutrient load compared to pre-development conditions. The detention system ensures that runoff from the site will not increase from existing conditions and also complies with flooding protection requirements for the 10-year storm, 24-hour storm event. Due to site constraints, the remaining untreated impervious area will be mitigated through payment into the City’s Water Quality Impact Fund.

K. Floodplain

As mentioned previously in this report, the majority of the subject site was recently re-mapped (according to the 2022 preliminary FEMA flood maps) into the 100-year floodplain of nearby Four Mile Run. New residential buildings are permitted in the floodplain if the building's lowest (finished) floor is constructed at least one foot higher than the base flood elevation (BFE). Parking and storage areas can be constructed at grade if they meet certain requirements but cannot be located below grade. The applicant has designed the proposed redevelopment at this site consistent with these requirements. They propose to raise the grade at the site, particularly at the northeastern corner which has the lowest elevation at the site, and provide a lowest (finished) floor for non-garage areas of the new building that are at least one foot above the BFE. Garage parking is proposed to be provided at-grade.

L. Schools

The applicant proposes to construct 91 affordable, income-restricted apartments in total, which represents an increase of 63 units compared to the existing 28 affordable apartments that exist at the site today. The student generation rate for income-restricted apartments is 0.83 per unit, which translates into a net increase of 52 students (76 students total) across all ages and grade levels.

The project site is within the Mount Vernon Elementary School, George Washington Middle School, and Alexandria City High School attendance areas. Like many schools in the City, the schools serving the proposed redevelopment are at or over capacity. City and ACPS staff will monitor and integrate the projected student generation numbers in forthcoming school enrollment projections and ACPS will continue to coordinate with the City to review, plan and allocate resources for necessary additional student capacity. ACPS will need to consider likely student generation and additional operation and capital support needs in future planning that aligns with the City's pipeline of projects.

M. Compliance with City Policies

Green Building Policy

The applicant proposes to comply with the City's Green Building Policy, which is included as Recommendation #31 of the Arlandria-Chirilagua Small Area Plan in addition to being a stand-alone policy. The policy requires that new privately developed, residential buildings achieve LEED Silver Certification from the United States Green Building Council (USGBC), or equivalent, plus performance points. The applicant proposes to comply with this requirement by achieving EarthCraft Gold, which meets the LEED equivalent standard. The applicant anticipates providing the greatest number of sustainability features in the following Earthcraft certification categories: energy efficient systems, high-performance building design, and site location. The applicant has also agreed to conditions requiring solar-ready roofs and electric vehicle chargers.

Public Art Policy

As an all-affordable housing redevelopment project, staff has not recommended a public art contribution, which is consistent with the City's Public Art Policy adopted December 13, 2014.

VI. COMMUNITY

The project has been discussed at 11 stakeholder meetings from January to December 2022 as shown in Table 5. The applicant hosted four open community meetings and three additional meetings specifically with current building residents. The applicant also met with Tenants and Workers United in March 2022. A pre-development funding request for the project was presented to AHAAC in June 2022. The overall project was presented to (LTRB) in November 2022 and to AHAAC in December 2022. The conclusions of the AHAAC and LTRB meetings have been summarized in a previous section of this report. During the resident-focused meetings, the questions generally pertained the project timeline, future site and building amenities, and relocation during construction. In particular, residents asked about the potential for impacts to school district attendance for existing school-aged residents. The meetings were well attended by residents and were accompanied by Spanish interpretation.

Table 5: Community Meetings

Date	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

The applicant sent invitations to the open community meetings via email and hand-delivered flyers to current tenants and adjacent property owners, including the Lenox Place at Sunnyside Homeowners Association. Information about the meetings, recordings of the proceedings, and an “FAQ” document were posted on the applicant’s website.

Although a few attendees at the open community meetings appeared not to object to the project, many others expressed concerns. Those concerns and questions included the following topics: the additional density proposed in the project, the compatibility of the proposed building heights with surrounding buildings, the potential that the project could intensify crime and nuisance/quality of life issues, the potential that the project could exacerbate the existing on-street parking scarcity on Elbert Avenue and in the neighborhood generally, and the potential for increased traffic and excessive speeding on Elbert Avenue. Parking, traffic and speeding appeared to be the most critical concerns among those attending the meetings.

The concerns from the meetings overlapped those expressed in a letter, signed by over 20 nearby households, that was sent to staff in August 2022. Some of the individuals who signed the letter also attended the open community meetings. Staff has also received as of this writing a small

number of individual emails, typically asking questions or expressing concerns about the project, and, in one case, expressing support. The letters noted here have been attached to the staff report package.

Staff responded to the expressed concerns via email with individual neighbors and at the open community meetings in October and December 2022. The December 2022 meeting was convened specifically in response to the neighborhood-wide transportation-related concerns. City staff offered information regarding potential remediation measures, largely outside of the current development review process for these issues, such as a petition for zone parking and the process for requesting the installation of speed bumps. Staff also answered questions from neighbors about other potential solutions outside of the purview of this redevelopment request, such as the use of digital signs that display actual travel speeds.

The applicant has also conducted standard noticing measures required in the Zoning Ordinance, including the posting of a sign at the site and sending written notice with information about the project to abutting property owners. Staff also anticipates sharing information about the project with the Federation of Civic Associations at its next regular meeting.

VII. CONCLUSION

Staff finds that the requested rezoning, Development Special Use Permit, and TMP Special Use Permit would allow for the construction of a new all-affordable residential building that would support housing affordability as recommended in the Arlandria-Chirilagua Small Area Plan. It recommends approval of the requests, subject to meeting all applicable codes, ordinances, and the recommended conditions included in this report.

STAFF: Robert Kerns, AICP, Division Chief, Department of Planning and Zoning
Nathan Randall, Principal Planner

VIII. GRAPHICS

Figure 1: Proposed New Building (Elbert Avenue/Southeastern View)



Figure 2: Proposed New Building Elevations

Elbert Avenue / Front Elevation



Rear Elevation



Side Elevation (Northeast)



Side Elevation (Southwest)



IX. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated November 22, 2022 and comply with the following conditions of approval.

I. SITE PLAN

2. Per Section 11-418 of the Zoning Ordinance, the Development Special Use Permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Submit the plats and associated deeds for the consolidation of the existing lots and all applicable easements, including those shown on the preliminary plan, concurrent with submitting the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. (P&Z) (T&ES) (RP&CA) *
4. Emergency Vehicle Easement(s) (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane.
5. Record the plat and submit a copy of the recorded plat, dedications, and deeds with the first application for a building permit. (P&Z) (T&ES) **
6. Show site utilities compatibly with other site conditions on the site plan to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *
 - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
7. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include: (P&Z) (T&ES) (Code) *
 - a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.

- c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
 - g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
 - h. Basic, approved Dominion LED light fixtures for all proposed light fixtures in the City right-of-way. Pedestrian scale light fixtures will be LED Carlyle acorn fixtures.
 - i. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - j. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - k. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
 - l. Light-colored concrete (painted or dyed) for walls and ceilings in all garages to increase reflectivity and improve night lighting levels. **
 - m. A minimum of 5.0-foot candle-maintained lighting for underground/ structured parking garages. When unoccupied the lighting levels may be no less than 1.5-foot candles. **
 - n. Light fixtures for the open canopies and underground/structured parking garages shall be recessed into the ceiling for any areas visible from the public right-of-way. **
8. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) *
 9. Provide a georeferenced CAD file in AutoCAD 2018.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *
 10. Sheeting and shoring, support of excavation shall not extend beyond the property line, except when the applicant has obtained a written release or encroachment from adjacent property owners which has been reviewed prior to Final Site Plan release and recorded in the Land Records. (P&Z) (Code) *

A. BUILDING

11. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, and (7) fire protection system requirements. (P&Z) (Code) *
12. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated November 22, 2022 and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) *
 - a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling).
 - i. Window sizes and types.
 - ii. Window mullion dimensions and projection in front of face of glass.
 - iii. Window frame, sash, and mullion materials.
 - b. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure. If surface fasteners are proposed as part of a rainscreen-type installation, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
 - c. The underside of all balconies shall be finished and present a visually cohesive appearance.
 - d. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression.
 - e. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.
 - f. Where plane changes in facades are proposed, they shall generally not be less than two feet.
 - g. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.
13. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *
 - a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at 1/4" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.

- c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
 - d. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.
14. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current Guidelines for Preparation of Mock-Up Panels, Memo to Industry effective at application submission.
- a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ***
 - b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights. *
 - c. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. An on-site, mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **
 - e. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. (P&Z) (Code) ***

B. OPEN SPACE/LANDSCAPING

15. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. *
- a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing, and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Add moveable furniture to the front patio area as part of the final site plan submission for consistency with the recommendation in the Arlandria Small Area Plan to encourage informal gathering areas.
 - c. Additional site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features City standard materials are mandatory in all public right-of-way. (P&Z) (T&ES)

16. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *

C. TREE PROTECTION AND PRESERVATION

17. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. (P&Z) (RP&CA) *

D. ARCHAEOLOGY

18. Call Alexandria Archaeology immediately at (703) 746-4399 if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the discovery area until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
19. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

E. PEDESTRIAN/STREETSCAPE

20. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) ***
- a. Install ADA accessible pedestrian improvements serving the site.
 - b. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be six feet in commercial, mixed-use, or other high-density areas and five feet in single-family or other lower density areas.
 - c. Sidewalks shall be flush across all driveway crossings.
 - d. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
 - e. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.

F. PARKING

21. All residential parking shall be unbundled (i.e., the cost to purchase or rent a parking space is separate from the cost to purchase or rent the residential unit). (T&ES)

22. Provide a Parking Management Plan with the Final Site Plan submission that complies with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. To release the Final Site Plan, the Parking Management Plan shall be approved by the Departments of P&Z and T&ES. (P&Z) (T&ES) *
23. Share parking occupancy data for the facility with the City upon request no more than twice each year. (T&ES)
24. Parking spaces within the garage may be made available for public/off-site if excess parking can be demonstrated to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (TE&S)
25. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes desired after the Signature Set approval. (P&Z) (T&ES) *
26. Provide bicycle parking per current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking, and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)
27. Provide details on the locations and types of bicycle parking on the Final Site Plan. Install bicycle parking prior to the issuance of the first Certificate of Occupancy. (T&ES) *, ***
28. Provide signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) *
29. Provide Level 2 electric vehicle chargers for at least two percent of the required parking spaces, rounded up to the next whole number parking space. (T&ES)
30. At least 50 percent of the required parking spaces shall be electric vehicle charger ready per these requirements: (T&ES)
 - a. Size and install the conduit correctly based on the number and location of future Level 2 chargers.
 - b. Label parking space location junction box for the future electric vehicle charger.
 - c. Provide available physical space within the utility closet for future cabinetry required to add vehicle chargers to the electrical panel.
 - d. Additional conduit does not need to account for transformer sizing.
 - e. Parking space(s) can include the dimensions of the EV charger.
31. Update parking counts on the cover sheet to indicate the number of electric vehicle charger and electric vehicle charger ready parking spaces and show the location of these spaces prior to Final Site Plan release. (T&ES) *

G. SUSTAINABILITY

32. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)
33. The project shall comply with the requirements of the current City of Alexandria Green Building Policy at the time of DSUP approval. Diligent pursuit and achievement of this certification shall be monitored through these requirements unless exempted by the certification rating systems and the Green Building Policy:
- a. Provide evidence of the project's registration with LEED, Green Globes, or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria's Green Building Policy. *
 - b. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. **
 - c. Provide updated building energy performance analysis and building energy use intensity (EUI) (energy use per sq. ft.) prior to release of the building permits for above-grade construction. **
 - d. Provide a draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified third-party reviewer that includes items "i" through "v" below, prior to receiving building permits for above-grade construction. **
 - i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
 - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed.
 - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
 - iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
 - v. Measurable criteria for performance.
 - e. Provide updated water efficiency documentation for the priority performance points as defined by the City of Alexandria's Green Building Policy prior to building permit release for above-grade construction. **
 - f. Provide updated documentation for the indoor environmental quality priority performance points as defined by the City of Alexandria's Green Building Policy prior to the release of building permits for above-grade construction. **
 - g. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. ***

- h. Provide evidence showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of a Certificate of Occupancy. ***
 - i. Provide documentation of applicable green building certification prior to release of the performance bond clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy. ****
 - j. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z.
34. Post information on the City of Alexandria's Reuse Directory in a public place near trash collection area for residents of multifamily buildings that exceed 100 units and send proof to T&ES staff prior to the issuance of the first Certificate of Occupancy. The directory is available at:
<https://www.alexandriava.gov/tes/solidwaste/info/default.aspx?id=19202#NewCityofAlexandriasReuseDirectory> (T&ES) ***
35. The building shall use electricity except for limited accessory elements of the building such as emergency generators and common areas systems/amenities. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES)
36. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (T&ES) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

37. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****
38. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *
39. Any wall mounted obstructions at the wall end of a parking space shall be limited to no more than 24 inches extended from the wall and at least 48 inches from the garage floor. Areas with obstructions that exceed this requirement will not count as parking spaces. (T&ES) ****

40. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) *****
41. Street names and addresses must be obtained for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *
42. Building management staff shall be physically present to assist delivery vehicles maneuver into and out of the off-street loading space. (T&ES)

B. TRANSPORTATION MANAGEMENT PLAN

43. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan (TMP) is required to implement strategies to encourage residents and employees to take public transportation, walk, bike, or share a ride instead of driving alone. Below are the basic conditions from which other details originate. (T&ES)
44. Designate a TMP Coordinator for the entire project prior to issuance of the first Certificate of Occupancy. Provide the name, location, email, and telephone number of the coordinator to the City's Transportation Demand Management Coordinator, updating this information as needed. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents to implement TDM measures such as surveys, mailings, and hosting events to inform residents and tenants about benefits and alternatives to driving alone. (T&ES) ***
45. Contribute a TMP payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund no later than January 15 and July 15. The annual base assessment rate for this development shall be determined as set forth in Section 11-708 (TMP Assessments Schedule and Adjustments) of the Zoning Ordinance. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the issuance of the project's first Certificate of Occupancy permit is the applicable rate when TMP reporting begins. (T&ES)
46. As set forth in Section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the property may be subject to increased review and reporting requirements and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to Section 11-205 of the Zoning Ordinance. (T&ES)
47. Inform tenants/owners of the transportation management plan special use permit and conditions therein as part of leasing and purchasing agreements with language subject to review and approval by the City's Transportation Demand Management Program. (T&ES)

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

48. Pay the sewer connection fee prior to Final Site Plan release. (T&ES) *

B. UTILITIES

49. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

50. Underground all overhead power and communication lines fronting the development prior to the Performance Bond release. (T&ES)*****

51. Do not locate transformer and switch gears in the public right-of-way. (T&ES)

52. All new fire hydrants on public streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) ***

C. INFORMATION TECHNOLOGY

53. To the satisfaction of the Director of Planning & Zoning, construct a conduit grid per the specifications listed below that minimizes the need for post-development excavation and/or right-of-way impacts when installing fiber/cables for high-speed internet access. (ITS) (P&Z)

54. Construct all conduits using schedule 80 PVC or HDPE and install them to a depth of 3-feet. Install a pull line and tracer within each conduit. (ITS)

55. All conduit on private property will be owned and maintained by the property owner. Unless otherwise specified, conduit on public right-of-way will be owned and maintained by the City. (ITS) (T&ES)

56. Provide a minimum of two diverse entrance conduits for the building with a minimum of two, 2-inch conduits for each entrance drop. Terminate each conduit drop to a 36-inch by 48-inch installed hand hole within the public right-of-way or at a nearby accessible location. Include two, four-inch open access conduit risers for each floor. (ITS)

- a. Enable telecommunications providers to install cables in the conduit. Designating exclusive access to a single provider is not allowed.
- b. Provide a fiber optic installation plan that provides the required specifications prior to the Final Site Plan release. (ITS) *
- c. Submit a digital as built in CAD or GIS that details the fiber conduit installation prior to the issuance of the Certificate of Occupancy. (ITS) ***

D. SOLID WASTE

57. Provide \$1,449 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install one Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacles cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *
58. Provide \$1,685 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install one Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacle cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *

IV. ENVIRONMENTAL

A. FLOODPLAIN MANAGEMENT

59. Demonstrate compliance with Zoning Ordinance flood plain ordinance Section 6-300 to Section 6-311 of Article VI (Special and Overlay Zones) prior to Final Site Plan release. (T&ES) *
60. Provide this minimum required information on the Final Site Plan to comply with the City of Alexandria Floodplain Ordinance:
- a. The base flood elevation (BFE);
 - b. The elevation of the lowest floor (including basement); and
 - c. Topographic information showing existing and proposed ground elevations. (T&ES) *
61. Provide detailed computations of the impact of fill in the floodplain on the 100-year Water Surface Elevation (WSE) to the satisfaction of the Director of T&ES. Include backwater calculations starting at a downstream cross section to an upstream cross section. Derive figures from modifying the existing HEC-RAS model, as prepared by the U.S. Army Corps of Engineers, Baltimore District. Proposed fill placement shall not raise the 100-year water surface level at any location along the channel reach more than a maximum of 6 inches as permitted under Floodplain Regulations. (T&ES) *
62. Provide Elevation Certificate (FEMA Form 086-0-33) certified by a Licensed Land Surveyor or Licensed Professional Engineer to the T&ES Development Coordinator after placing the

lowest floor (including basements and garages) before further vertical construction. (T&ES)
**

B. STORMWATER MANAGEMENT

63. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) *
64. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *
65. Design all stormwater Best Management Practices (BMPs) to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *
66. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *
67. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by The City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) *****
68. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) *****

69. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) *****
70. Submit two originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
71. The applicant/owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The applicant/owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum:
 - a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers,
 - d. A copy of the executed maintenance service contract, and
 - e. A copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Submit a copy of the maintenance agreement to the City prior to Performance Bond release. (T&ES) *****
72. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) *****
73. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations prior Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, provide a description of the maintenance measures performed. (T&ES) *****

C. WATERSHED, WETLANDS, & RPAs

74. Design stormwater quantity controls to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year. (T&ES)
75. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
76. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):
 - a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,

- b. Highly erodible and highly permeable soils,
- c. Steep slopes greater than 15 percent in grade,
- d. Known areas of contamination; springs, seeps, or related features, and
- e. A listing of all wetlands permits required by law. (T&ES)

D. CONTAMINATED LAND

77. Indicate on the plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
78. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
- a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. A Risk Assessment indicating any risks associated with the contamination.
 - c. A Remediation Plan detailing any contaminated soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
79. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *
80. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or

other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES) (Code)

E. SOILS

81. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

F. NOISE

82. If necessary, to comply with the City noise ordinance, equip all roof top HVAC and other mechanical equipment with noise reducing devices (e.g., silencers, acoustic plenums, louvers, or enclosures). Show the noise reducing specifications and locations prior to Final Site Plan release and install them prior to the issuance of the Certificate of Occupancy. (T&ES) (Code)
*, ***

83. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)

84. No vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***

G. AIR POLLUTION

85. If indoor fireplaces are provided, install electric fireplaces to reduce air pollution and improve indoor air quality, prior to issuance of the Certificate of Occupancy. (T&ES) ***

86. Control odors and any other air pollution sources resulting from construction/demolition activities at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)

V. CONSTRUCTION MANAGEMENT

87. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)

- a. No streetlights shall be removed without authorization from the City of Alexandria,
- b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights, *
- c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *

- d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *
 - g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
 - i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. ***
88. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:
- a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
89. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
90. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)

91. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **
92. Obtain additional City approvals for any structural elements that extend into the public right-of-way, including but not limited to footings, foundations, and tiebacks, from the Director of T&ES as a part of the Sheeting and Shoring permit. (T&ES) **
93. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *
94. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **
95. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)
96. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) *, ***
97. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***
98. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches proposed finished grade. Ensure the wall check shows: (P&Z) **
 - a. Key dimensions of the building as shown on the approved Final Site Plan,
 - b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
 - c. Extent of any below-grade structures,
 - d. Foundation wall in place, and
 - e. Future face of finished wall above.

99. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
100. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) *****

VI. CONTRIBUTIONS

101. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall provide a developer contribution; a) consistent with applicable provisions of the Arlandria/Chirilagua developer contribution policy as adopted by City Council or b) in an amount equal to \$5.00 for each net square foot of development above the pre-approval maximum FAR of 0.75, whichever is less. The contribution, which shall be adjusted for inflation annually each January 1st following approval of this request, shall be provided to the City prior to the release of the final site plan ~~or within 30 days of final City Council adoption of the policy, whichever occurs last.~~ (P&Z) (PC) *
102. Contribute \$15,000 to the City prior to Final Site Plan release for a Capital Bikeshare station and bicycles or system operations. (T&ES) *

VII. HOUSING

103. Comply with the approved Relocation Plan. Amendments to the approved Relocation Plan are subject to the review and approval of the Director of the Office of Housing. (Housing)
104. Provide up to 91 total committed affordable rental units consistent with the approved Affordable Housing Plan. (Housing)
105. Rents payable by households for the RMF Zone committed affordable units shall not, on average, exceed the maximum rents allowed under the Federal Low-Income Housing Tax Credit program for households with incomes at 40 percent of the area median income for the Washington D.C. Metropolitan Statistical Area. Average rents payable by households for the committed affordable units may be increased up to the maximum rents allowed under the Federal Low-Income Housing Tax Credit program for households with incomes at 50 percent of the area median income for the Washington D.C. Metropolitan Statistical Area subject to the submission of a revised Affordable Housing Plan. Rents shall remain at the established

affordable rates for a period of 40 years from the date of initial occupancy of each unit. (Housing)

106. Rents payable for non-RMF Zone affordable units shall not exceed the maximum rents (taking into account utility allowances) allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at 60 percent of the Washington DC Metropolitan Area Family Median Income. Rents shall remain at the established affordable rates for a period of 40 years from the date of initial occupancy of each unit. (Housing)
107. Households receiving Housing Choice Voucher assistance will not be denied admission on the basis of receiving such assistance. A household will be considered income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent. (Housing)
108. List the units in www.VirginiaHousingSearch.com, an online housing search database sponsored by Virginia Housing, or an alternative search database as identified by the Office of Housing. (Housing)
109. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing a minimum of 90 days prior to leasing. At least 45 days prior to leasing, provide the Office of Housing with marketing information which shall include the affordable rents, utility information, fees, property amenities, and contact information for applications. The City shall notify interested parties of the availability of the affordable units. (Housing)
110. Provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions for the 40-year affordability period. (Housing)
111. If the development involves Community Development Block Grant (CBDG), Home Investment Partnership Program (HOME), Section 108 loan funds, federal Housing Trust Fund, or other monies provided by the Department of Housing and Urban Development, the applicant shall consult and coordinate with the City to ensure that the project complies with all federal environmental statutes, laws, and authorities. (Housing)
112. Minor amendments proposed to the approved Affordable Housing Plan shall be subject to review by the Alexandria Housing Affordability Advisory Committee and to final approval by the City Manager. (Housing)

VIII. SIGNAGE

113. Design building signs to relate in material, color, and scale to the building on which the sign is displayed to the satisfaction of the Director of P&Z. (P&Z) *

CITY DEPARTMENT CODE COMMENTS

Legend: C Code Requirement R Recommendation S Suggestion F Finding

A. Planning and Zoning (P&Z)

- C - 1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) *****
- C - 2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. *
- C - 3 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) *****
- C - 4 Any parking requirement may be adjusted within five percent of the requirement if the Director of P&Z determines that physical requirements of the building prevent complying with the specific number of required parking spaces per § 8-200(A)(2)(c)(i) of the Zoning Ordinance. (P&Z) (T&ES)

B. Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.
- C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).
- C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 3 Submit a soils report with the building permit application for all new and existing building structures. **
- C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance

permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **

- C - 5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Federal Environmental Reviews

- F - 1. Any project that is defined as a federal undertaking, in accordance with the National Historic Preservation Act of 1966 requires a § 106 review or other National Environmental Policy Act (NEPA) review. Projects that require federal review, approval or permitting, or projects that include federal funding are generally considered a federal undertaking. Coordinate with the Virginia Department of Historic Resources or the appropriate federal or state agency to determine the requirements and process and consult with City Staff.

- a. Information on the § 106 process is at www.achp.gov or www.dhr.virginia.gov/environmental-review/
- b. Information on the NEPA process is at www.epa.gov

D. Archaeology

- C - 1 All archaeological preservation measures shall comply with § 11-411 of the Zoning Ordinance.

E. Transportation & Environmental Services (T&ES)

- F - 1. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES) *

- F - 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) *

- F - 3. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) *

- F - 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the

minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES) *, ****

- F - 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) *, ****
- F - 6. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) *, ****
- F - 7. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) *, ****
- F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) *, ****

- F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) *, ****
- F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, ****
- F - 11. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) *, ****
- F - 12. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) *
- F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) *
- F - 14. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *
- F - 15. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) *
- F - 16. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
- a. Include the statement: “FOR INFORMATION ONLY” on all MOT Sheets. *
 - b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 17. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *
- F - 18. Parking for the residential use shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. (P&Z) (T&ES) *

- F - 19. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *
- F - 20. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *
- C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *
- C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *
- C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *
- C - 4 The proposed development shall conform to all requirements and restrictions set forth in § 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES) *
- C - 5 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *
- C - 6 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)
- a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****

- b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****
- C - 7 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, ****
- C - 8 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *
- C - 9 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES) *
- C - 10 Include a note on the Final Site Plan that mandates delivering all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) *
- C - 11 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/ResourceRecovery> or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *
- C - 12 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *
- C - 13 Post the bond for the public improvements before Final Site Plan release. (T&ES) *
- C - 14 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *

- C - 15 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
- C - 16 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) ****
- C - 17 Design the thickness of sub-base, base, and wearing course using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, ****
- C - 18 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *
- C - 19 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *
- C - 20 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *
- C - 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 22 Comply with the City of Alexandria’s Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 23 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)
- i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
- a. § 11-5-4(b)(19) further restricts pile driving to these hours:
- i. Monday through Friday from 9 AM to 6 PM
 - ii. Saturdays from 10 AM to 4 PM
 - iii. No pile driving is allowed Sundays and holidays

- b. § 11-5-109 restricts excavating work in the right-of-way to:
 - i. Monday through Saturday 7 AM to 5 PM
 - ii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.

- C - 24 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *

- C - 25 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *

- C - 26 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *

- C - 27 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) *

- F. Information Technology

- R - 1. Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

- G. Fire Department

- C - 1 Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *

- R - 1. Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

H. Police Department

- R - 1. Control access by electronic means. This design helps prevent tampering with resident's vehicles and other crimes.
- R - 2. Provide controlled access for doors in the garage (garage levels only) that lead to the stairwell. Controlled access must not interfere with the emergency push-bar release located on the inside of the stairwell.
- R - 3. Choose benches middle armrests to deter unwanted sleeping and skateboarding.
- R - 4. Use addresses numbers with contrasting colors to the background, at least 3 inches high, reflective, and visible from the street. Avoid using brass or gold numbers. This design aids emergency responders.
- R - 5. Equip all ground floor windows with a device or hardware that enables securing them in a partially open position. This design prevents breaking and entering when the windows are open for air.
- R - 6. Install "door-viewers" (commonly known as a peepholes) in all doors on the ground level that lead directly into an apartment to increase security for the occupant.

Asterisks denote:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to issuance of the Certificate of Occupancy
- **** Condition must be fulfilled prior to release of the bond



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # CDSP#2022-00010 **Project Name:** Elbert Avenue Residences

PROPERTY LOCATION: 3908 Elbert Ave. Alexandria, VA 22305

TAX MAP REFERENCE: 007.01-04-04

ZONE: RA (current) RMF (proposed)

APPLICANT:

Name: Community Lodgings, Inc.

Address: 3912 Elbert Ave. Suite 108, Alexandria, VA 22305

PROPERTY OWNER:

Name: CLI Multifamily Partnership, LP

Address: 3912 Elbert Ave. Suite 108, Alexandria, VA 22305

SUMMARY OF PROPOSAL Redevelopment of an existing affordable housing building into a larger affordable housing building with 91 affordable housing units.

MODIFICATIONS REQUESTED None.

SUP's REQUESTED Development Special Use Permit to Increase FAR to 3.0 pursuant to Zoning Ordinance Section 3-1406(B).

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Mary Catherine Gibbs, Wire Gill, LLP

Print Name of Applicant or Agent

700 N. Fairfax St., Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Signature

703-836-5757

Telephone #

703-548-5443

Fax #

mcgibbs@wiregill.com

Email address

10/15/2022

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY	
Application Received: _____	Received Plans for Completeness: _____
Fee Paid and Date: _____	Received Plans for Preliminary: _____
ACTION - PLANNING COMMISSION: _____	
ACTION - CITY COUNCIL: _____	

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

- The Owner Contract Purchaser Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

The Applicant is a 501(c)(3) organization and has no individual owners.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.** Provide proof of current City business license.
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Community Lodgings, Inc.	3912 Elbert Ave. Suite 108 Alexandria, VA 22305	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3908 Elbert Ave. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. CLI Multifamily Partnership, LP	3912 Elbert Ave. Suite 108 Alexandria, VA 22305	100% of property
2. Community Lodgings, Inc.	3912 Elbert Ave. Suite 108 Alexandria, VA 22305	100 % of CLI Multifamily Partnership, LP
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here.](#)

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Community Lodgings, Inc.	None	None
2. CLI Multifamily Partnership, LP	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

10/14/22
Date

Mary Catherine Gibbs
Printed Name


Signature

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

Since 1993, the Elbert Ave Apartments have served low-income families in the Arlandria-Chirilagua neighborhood in the City of Alexandria. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings are in dire need of repair and update. The time has come to reinvest in this property and transform this 80-year-old property into a modern, more dignified community for the hardworking people who live there.

The Applicant is seeking approval to build an entirely new building with 91 committed affordable housing units to not only better serve the needs of the current Elbert Ave Apartments residents with modernized facilities, but also to expand affordable housing options in the neighborhood so that Arlandria-Chirilagua remains accessible to all.

The project proposes a six-story building that fits within the height limits identified in Figure 8B of the Arlandria-Chirilagua Small Area Plan (70 feet). Because the property sits in the 100-year Floodplain, the project proposes 1 level of above grade parking plus 5 stories of apartments broken down as follows: 18 one-bedroom units, 55 two-bedroom units and 18 three-bedroom units. The zoning ordinance requirement is a minimum of 60 parking spaces based on the levels of affordability of the units and the project proposes 62 spaces, plus a dedicated parking space for van parking and 30 bicycle parking spaces. The project also provides one loading space although one is not required by the zoning ordinance provisions for loading.

100% of the units will be restricted under the Low Income Housing Tax Credit program. Units will be income-restricted to households earning up to 60% of the Area Median Income for the Washington DC metropolitan area. However, 27 of the units will be further restricted to households earning on average 40% of the Area Median Income (6 at 30% AMI, 15 at 40% AMI and 6 at 50% AMI). An affordable housing plan and a tenant relocation plan will be processed as part of this project as well.

The project also meets and exceeds the open space requirement of the RMF zone which is 25%. In addition to over 9000 square feet of ground level open space, the project proposes a 2000 square foot second floor terrace and a small sixth floor terrace adjacent to an amenity space on that floor. The project also proposes a new community room for the residents on the first floor level.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

24/7

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

On site property management office with Staff during business hours.

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
7 days	24 hours	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Typical noise from a residential building of this size.

B. How will the noise from patrons be controlled?

The applicant will have a third party property management company on site to ensure the residents are abiding by the community's rules and regulations related to noise.

7. Describe any potential odors emanating from the proposed use and plans to control them:

NA

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Typical type for a residential use of this size.

B. How much trash and garbage will be generated by the use?

Typical amount for a residential use of this size.

C. How often will trash be collected?

At least once a week or more often is warranted.

D. How will you prevent littering on the property, streets and nearby properties?

The applicant will have a third party property management company on site to ensure the residents are abiding by the community's rules and regulations related to trash.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

The building will be a secured entry facility controlled by residents' or staff's key fobs.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?
60 minimum _____

B. How many parking spaces of each type are provided for the proposed use:
12 _____ Standard spaces
46 _____ Compact spaces
4 _____ Handicapped accessible spaces
_____ Other

- C. Where is required parking located? (check one) on-site off-site

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0
- B. How many loading spaces are available for the use? 1
- C. Where are off-street loading facilities located? to the left side of the building.

- D. During what hours of the day do you expect loading/unloading operations to occur?
During regular business hours.

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Once the property is fully occupied, CLI expects one or two move ins/move outs per month.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.



APPLICATION

Master Plan Amendment MPA# _____

Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 3908 Elbert Ave. Alexandria, VA 22305

APPLICANT

Name: Community Lodgings, Inc.

Address: 3912 Elbert Ave. Suite 108, Alexandria, VA 22305

PROPERTY OWNER:

Name: CLI Multifamily Partnership, LP

Address: 3912 Elbert Ave. Suite 108, Alexandria, VA 22305

Interest in property:

- Owner Contract Purchaser
- Developer Lessee Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

- Yes: If yes, provide proof of current City business license.
- No: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Mary Catherine Gibbs, Wire Gill, LLP
 Print Name of Applicant or Agent

Mary Catherine Gibbs
 Signature

700 N. Fairfax St., Suite 600
 Mailing/Street Address

703-836-5757 703-548-5443
 Telephone # Fax #

Alexandria, VA 22314
 City and State Zip Code

10/15/2022
 Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____	Fee Paid: \$ _____
Legal advertisement: _____	_____
ACTION - PLANNING COMMISSION _____	ACTION - CITY COUNCIL: _____

MPA # _____

REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

NA

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

The Applicant is seeking to implement the recommendations of the Arlandria-Chirlagua Small Area Plan in providing significant additional affordable housing opportunities. To do so, the Applicant is seeking to utilize the RMF zone, the City's Residential/Multifamily Zone, that provides for an increase in density in exchange for additional affordable housing at significantly discounted levels of affordability.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The property is currently served by adequate essential public facilities and services and will continue to be after redevelopment.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

NA

MPA # _____
REZ # _____

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use Existing - Proposed		Master Plan Designation Existing - Proposed		Zoning Designation Existing - Proposed		Frontage (ft.)
	Res.	Res.	Res.	Res.	RA	RMF	Land Area (acres)
1 007.01-04-04	Res.	Res.	Res.	Res.	RA	RMF	209 feet .08831 acres
2 _____	_____	_____	_____	_____	_____	_____	_____
3 _____	_____	_____	_____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____	_____	_____	_____

PROPERTY OWNERSHIP

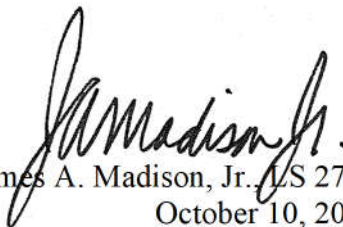
Individual Owner Corporation or Partnership Owner

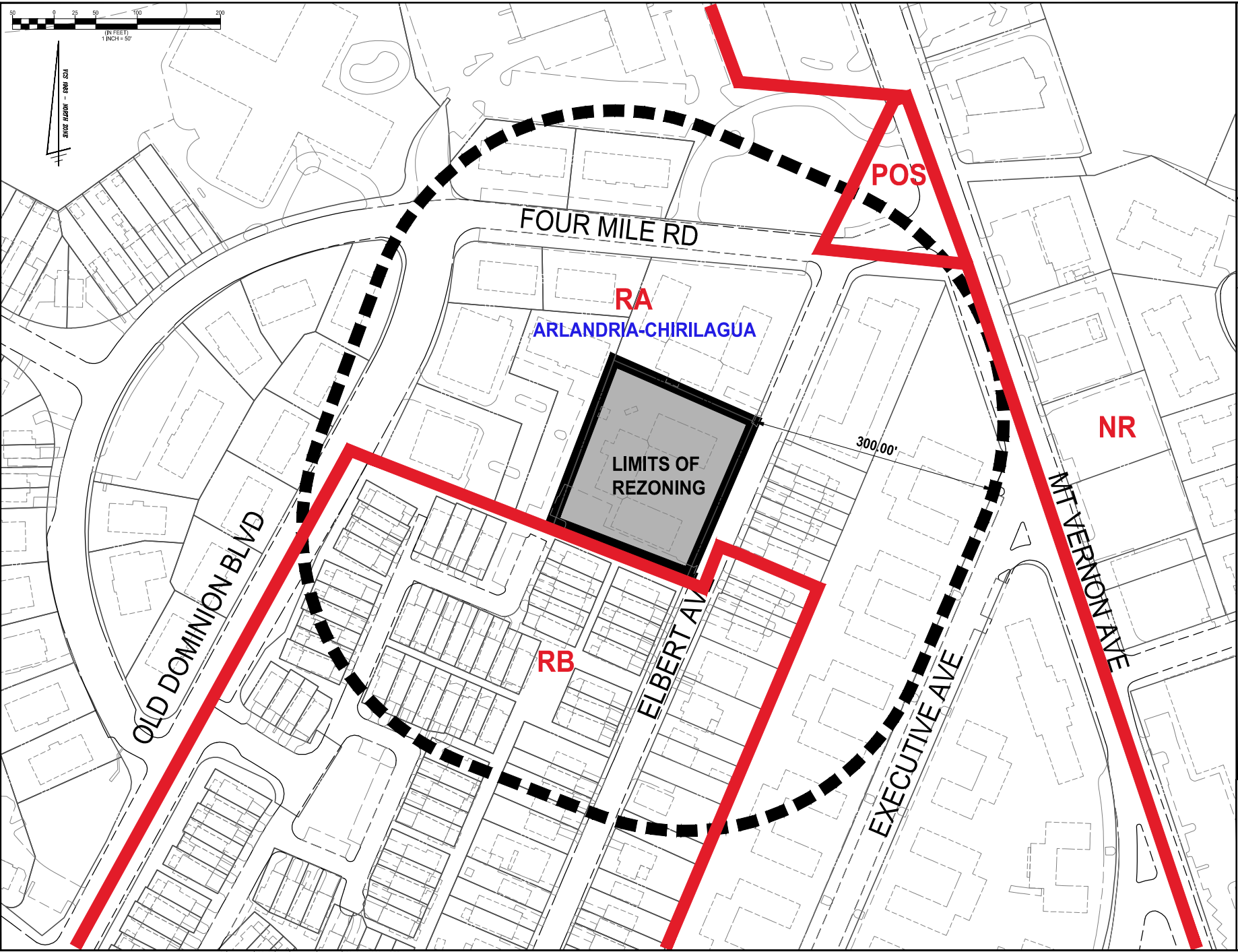
Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

- Name: CLI Multifamily Partnership, LP Extent of Interest: 100%
 Address: 3912 Elbert Ave. Suite 108, Alexandria, VA 22305
- Name: Community Lodgings, Inc. Extent of Interest: 100% of CLI Multifamily Partnership, LP
 Address: 3912 Elbert Ave. Suite 108, Alexandria, VA 22305
- Name: _____ Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____

Description of Lots 1, 2, and 3, Mankes's Addition to Beverly Park as recorded in Deed Book 186 at Page 303, City of Alexandria, Virginia, currently zoned RA, proposed to be re-zoned to RMF:

Beginning at a point in the west right-of-way line of Elbert Avenue, said point being the southeast corner of Lot 4, Mankes's Addition to Beverly Park as recorded in Deed Book 186 at Page 303; thence with the west right-of-way line of Elbert Avenue, S 23°09'52" W, 209.00 feet to a point, said point being the northeast corner of Parcel A, Sunnyside Subdivision as recorded in Deed Book 1250 at Page 1750; thence with Parcel A, N 68°54'08" W, 177.45 feet to a point, said point being the southeast corner of Lot 500, Old Dominion at Glebe Park as recorded in Instrument Number 090011586; thence with Lot 500, N 21°05'52" E, 215.54 feet to a point, said point being the southwest corner of aforementioned Lot 4, Mankes's Addition to Beverly Park; thence with Lot 4, S 66°50'08" E, 185.11 feet to the point of beginning and containing an area of 38,467 square feet or 0.8831 acres


James A. Madison, Jr. S 2764
October 10, 2022



File No. ALEX Tax Map No. 007.01 Job No. 20-104 Cadd Dwg. File: Q:\adskpro\20104\dwg\planning\exhibits\20104X-0004_REZ_Vicinity_Map.dwg

WALTER L. PHILLIPS
 INCORPORATED
 Engineers • Surveyors • Planners • Landscape Architects • Architects
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 535-6100 Fax (703) 535-1001 www.WLPHINC.com

SCALE: 1" = 120'
 DATE: 02/25/2022
 PLAN STATUS: PREPARED REVISED

NO.	DESCRIPTION	APPROVED BY		DATE
		BY	DATE	

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
DEVELOPMENT SPECIAL USE PERMIT
 CITY OF ALEXANDRIA, VIRGINIA

VICINITY MAP

APPROVED
 SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

LEGEND

- AC..... AIR CONDITIONER
- APPROX. LOC..... APPROXIMATE LOCATION
- BR..... BIKERACK
- BRL..... BUILDING RESTRICTION LINE
- BSW..... BRICK SIDEWALK
- CLF..... CHAINLINK FENCE
- CH..... CHIMNEY
- CO..... CLEANOUT
- COL..... COLUMN
- CONC..... CONCRETE
- CS..... CONCRETE STOOP
- CSW..... CONCRETE SIDEWALK
- DB..... DEED BOOK
- DE..... DUMPSTER ENCLOSURE
- DK..... DECK
- EG..... EDGE OF GRAVEL
- EM..... ELECTRIC METER
- EP..... EDGE OF PAVEMENT
- ESMT..... EASEMENT
- FC..... HEADER CURB
- FF..... FIRST/FINISH FLOOR ELEVATION
- GM..... GAS METER
- INSTR..... INSTRUMENT NUMBER
- INV..... INVERT
- IPF..... IRON PIN FOUND (PROPERTY CORNER)
- IPS..... IRON PIN SET (PROPERTY CORNER)
- LSW..... LANDSCAPING WALL
- MB..... MAILBOX
- PG..... PAGE
- RCP..... REINFORCED CONCRETE PIPE
- RET..... RETAINING WALL
- SD..... STORM SEWER STRUCTURE
- SMH..... SANITARY SEWER STRUCTURE
- SO.FT..... SQUARE FEET
- TD..... TRACK DRAIN
- WDF..... WOODEN FENCE
- WIF..... WROUGHT IRON FENCE
- WV..... WATER VALVE
- Δ..... DOORWAY/ENTRANCE
- UTILITY POLE
- ★..... LIGHT POLE
- TELECOMMUNICATIONS PEDESTAL
- X..... FENCE
- X—..... GUY WIRE
- OVERHEAD WIRES
- E..... UNDERGROUND ELECTRIC LINE
- S..... UNDERGROUND SANITARY LINE
- SL..... UNDERGROUND SANITARY LATERAL LINE
- UNDERGROUND STORM SEWER LINE
- T..... UNDERGROUND TELECOMMUNICATIONS LINE
- W..... UNDERGROUND WATER LINE
- TREE
- LIMITS OF TREE CANOPY/VEGETATION
- CURB AND GUTTER
- BOLLARD
- ELECTRIC TRANSFORMER
- SPOT ELEVATION
- SIGN
- ELECTRIC MANHOLE

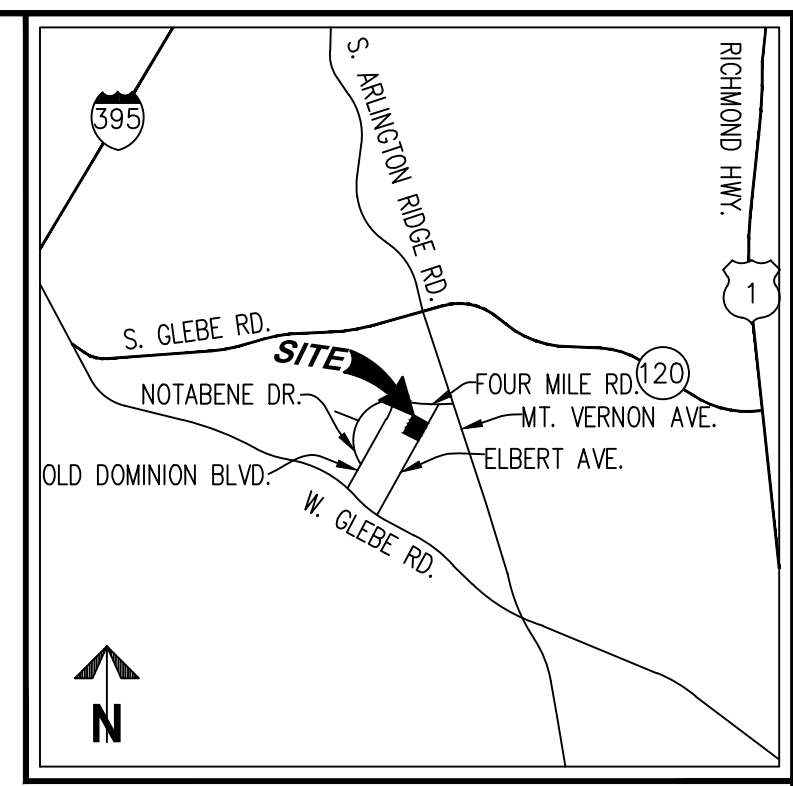
STORM SEWER AS-BUILT

SD 1103	YARD INLET TOP =	17.60
	COULD NOT FIND LID STRUCTURE 1; MOSTLY BURIED	
SD 1126	CURB INLET TOP =	19.71
	15"RCP OUT (NORTH)	14.13
SD 1431	MANHOLE TOP =	18.48
	CL INV =	7.03
	COULD NOT ACCESS STRUCTURE	
SD 1454	CURB INLET TOP =	9.96
	BOTTOM OF STRUCTURE =	5.76
	12"RCP OUT (SD 1455)	7.16
SD 1455	CURB INLET TOP =	9.86
	BOTTOM OF STRUCTURE =	3.41
	12"RCP IN (SD 1466)	5.54
	12"RCP IN (SD 1454)	5.46
	12"RCP OUT (SD 1459)	4.73

SANITARY SEWER AS-BUILT

SMH 897	MANHOLE TOP =	20.57
	LAT INV IN (WEST) =	12.37
	10"INV IN (SOUTH) =	11.97
	10"INV CUT (SMH 890) =	11.87
SMH 890	MANHOLE TOP =	12.98
	10"INV IN (SMH 897) =	7.26
	10"INV CUT (SMH 878) =	7.22
SMH 878	MANHOLE TOP =	9.93
	10"INV IN (SMH 890) =	5.93
	18"INV IN (WEST) =	5.53
	18"INV CUT (EAST) =	5.45

PIPE SIZES ARE PER RECORD INFORMATION

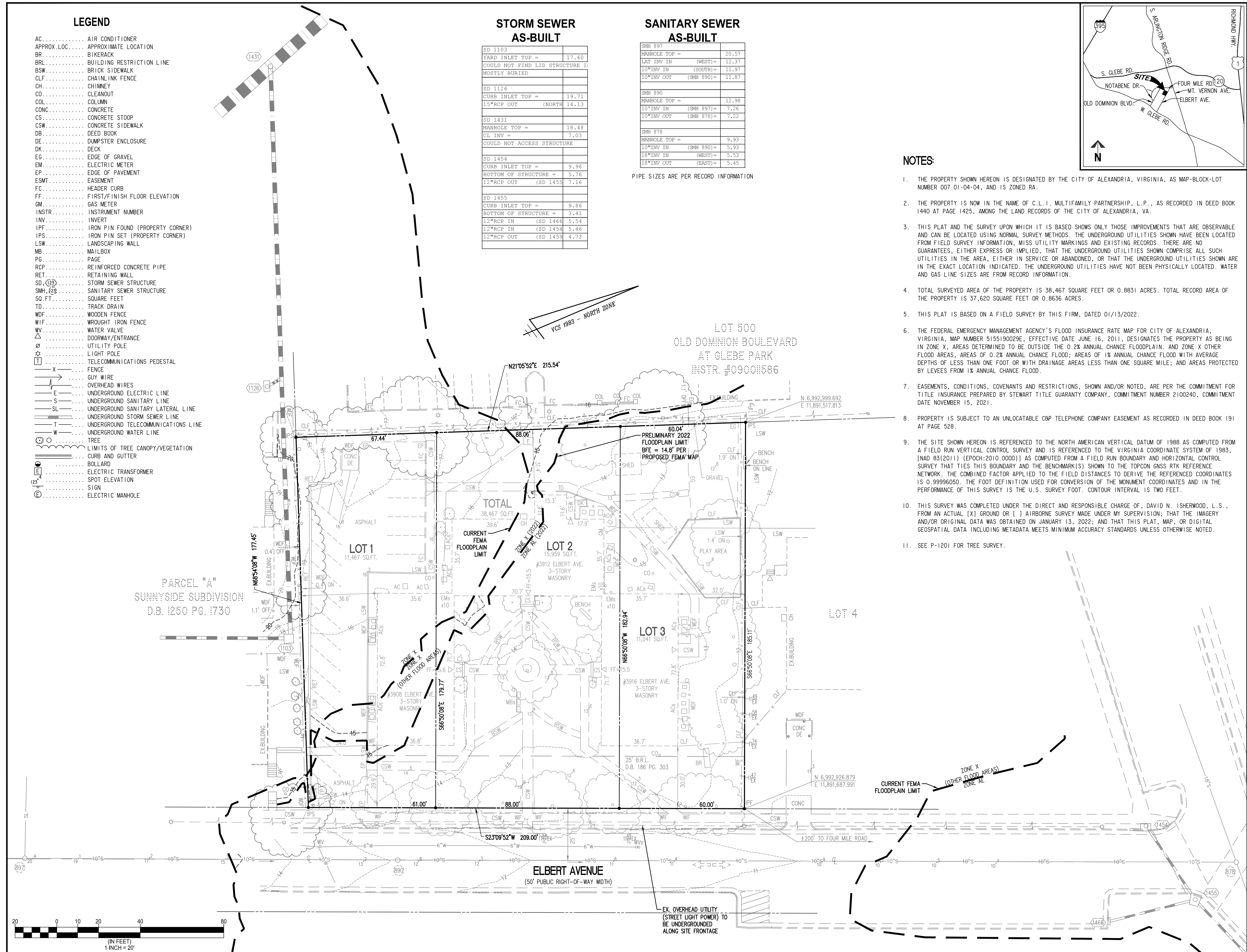


NOTES:

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 007.01-04-04, AND IS ZONED RA.
2. THE PROPERTY IS NOW IN THE NAME OF C.L.I. MULTIFAMILY PARTNERSHIP, L.P., AS RECORDED IN DEED BOOK 1440 AT PAGE 1425, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. TOTAL SURVEYED AREA OF THE PROPERTY IS 38,467 SQUARE FEET OR 0.8831 ACRES. TOTAL RECORD AREA OF THE PROPERTY IS 37,620 SQUARE FEET OR 0.8636 ACRES.
5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 01/13/2022.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190029E, EFFECTIVE DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE X OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 2100240, COMMITMENT DATE NOVEMBER 15, 2021.
8. PROPERTY IS SUBJECT TO AN UNLOCATABLE C&P TELEPHONE COMPANY EASEMENT AS RECORDED IN DEED BOOK 191 AT PAGE 528.
9. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY AND THE BENCHMARK(S) SHOWN TO THE TOPCON GNSS RTK REFERENCE NETWORK. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99996050. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
10. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL (X) GROUND OR () AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JANUARY 13, 2022; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
11. SEE P-1201 FOR TREE SURVEY.

PARCEL "A"
SUNNYSIDE SUBDIVISION
D.B. 1250 PG. 1730

LOT 500
OLD DOMINION BOULEVARD
AT GLEBE PARK
INSTR. #09001586



WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

DATE: 02/25/2022
DRAWN: SC/TB
CHECKED: TBAV

PLAN STATUS
DATE: 02/25/2022
DESCRIPTION: STAGE I CONCEPT PLAN
DATE: 08/12/2022
DESCRIPTION: STAGE II CONCEPT PLAN
DATE: 10/14/2022
DESCRIPTION: DSUP COMPLETENESS

REVISION APPROVED BY		REV. BY	APPROVED	DATE
NO.	DESCRIPTION			

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

BUILDING AND STRUCTURES MAP - EXISTING

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

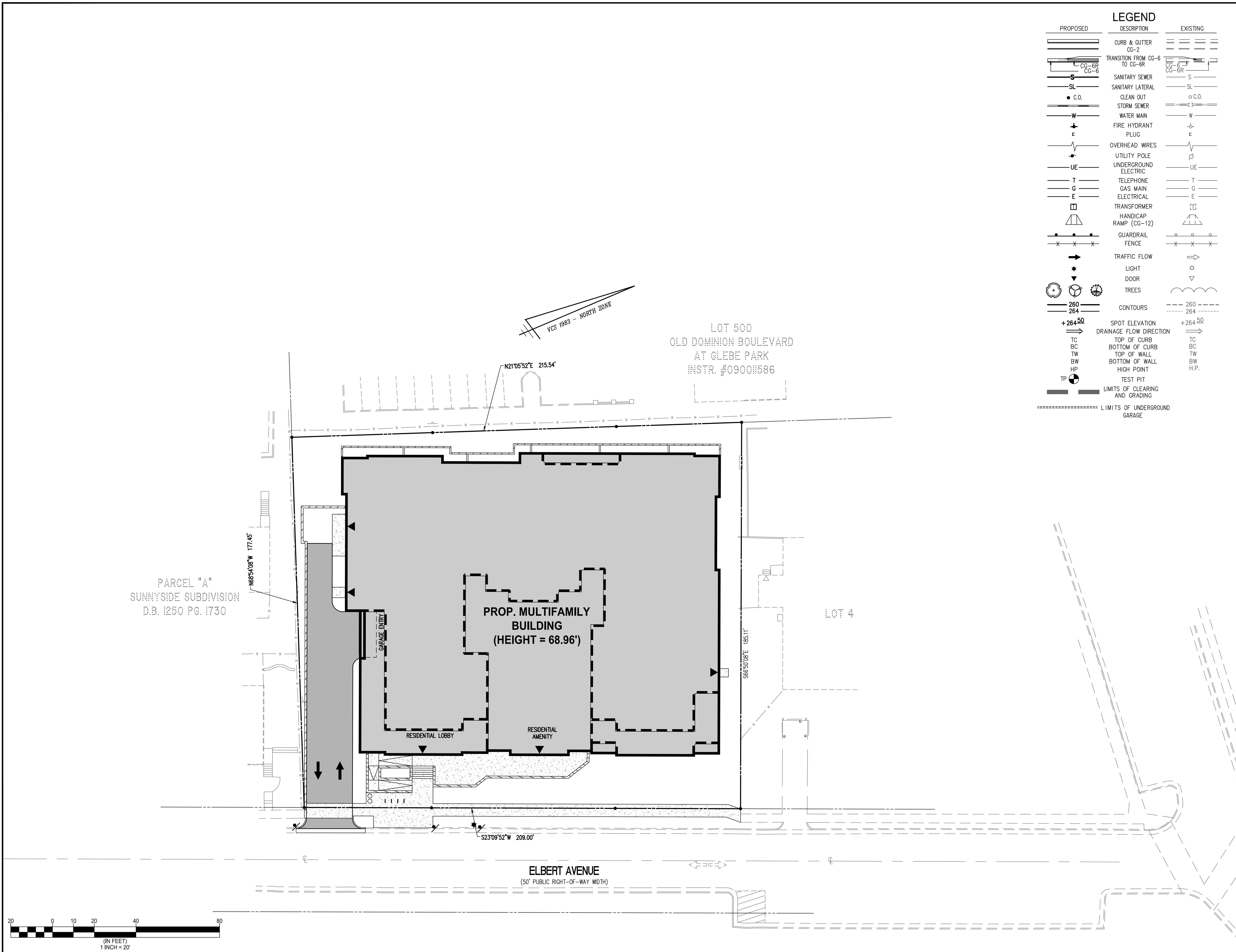
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER S	
	SANITARY LATERAL SL	
	CLEAN OUT C.O.	
	STORM SEWER	
	WATER MAIN W	
	FIRE HYDRANT PLUG F	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC UE	
	TELEPHONE T	
	GAS MAIN G	
	ELECTRICAL E	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS 260 264	
	SPOT ELEVATION +264.50	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB TC	
	BOTTOM OF CURB BC	
	TOP OF WALL TW	
	BOTTOM OF WALL BW	
	HIGH POINT H.P.	
	TEST PIT TP	
	LIMITS OF CLEARING AND GRADING	
	LIMITS OF UNDERGROUND GARAGE	

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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPHINC.com

DATE: 02/25/2022
DRAWN: SC/TB
CHECKED: TBAV

PLAN STATUS
DATE: 02/25/2022
DESCRIPTION: STAGE I CONCEPT PLAN
DATE: 06/12/2022
DESCRIPTION: STAGE II CONCEPT PLAN
DATE: 06/10/2022
DESCRIPTION: STAGE II CONCEPT PLAN

REVISION APPROVED BY		REV. BY	APPROVED	DATE
NO.	DESCRIPTION			

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

BUILDING AND STRUCTURES MAP - PROPOSED

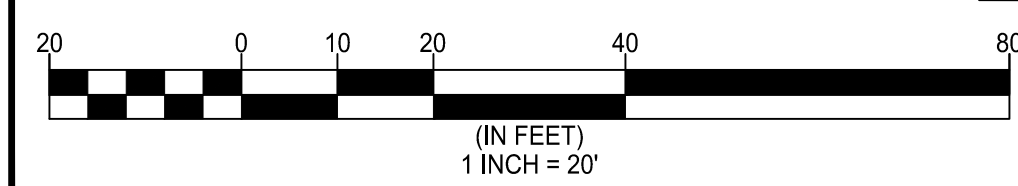
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____





APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2022-00010

PROPERTY LOCATION: 3908 Elbert Ave. Alexandria, VA 22305

TAX MAP REFERENCE: 007.01-04-04 **ZONE:** RA (current) RMF (proposed)

APPLICANT:

Name: Community Lodgings, Inc.

Address: 3912 Elbert Ave. Suite 108, Alexandria, VA 22305

PROPOSED USE: TMP SUP for Tier One TMP for 91 multifamily units.

- THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Mary Catherine Gibbs, Wire Gill, LLP

Print Name of Applicant or Agent

700 N. Fairfax St., Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Mary Catherine Gibbs
Signature

11/22/22

Date

703-836-5757 703-548-5443

Telephone #

Fax #

mcgibbs@wiregill.com

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 3908 Elbert Ave. Alexandria, VA 22305, I hereby
(Property Address)
grant the applicant authorization to apply for the TMP SUP use as
(use)
described in this application.

Name: CLI Multifamily Partnership, LP

Phone: 703 549-4407

Please Print
Address: 3912 Elbert Ave. Suite 108, Alexandria, VA 22305

Email: lynorthomas@community-lodgings.org

Signature: [Handwritten Signature]

Date: 11-16-22

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached. DSUP plans submitted herewith.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.
Community Lodgings, Inc. is a 501(c)(3) organization and has no individual owners.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Community Lodgings, Inc.	3912 Elbert Ave. Suite 108 Alexandria, VA 22305	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3908 Elbert Ave. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. CLI Multifamily Partnership, LP	3912 Elbert Ave. Suite 108 Alexandria, VA 22305	100% of property
2. Community Lodgings, Inc.	3912 Elbert Ave. Suite 108 Alexandria, VA 22305	100 % of CLI Multifamily Partnership, LP
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Community Lodgings, Inc.	None	None
2. CLI Multifamily Partnership, LP	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

11/22/22
Date

Mary Catherine Gibbs
Printed Name


Signature

USE CHARACTERISTICS

- The proposed special use permit request is for (check one):
- a new use requiring a special use permit,
 - an expansion or change to an existing use without a special use permit,
 - an expansion or change to an existing use with a special use permit,
 - other. Please describe: Redevelopment of an existing affordable housing project.
5. Please describe the capacity of the proposed use:
- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
Typical for development of this size. 24/7
- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
2 property management employees during regular business hours
6. Please describe the proposed hours and days of operation of the proposed use:
- | Day: | Hours: |
|-------------|--------|
| <u>24/7</u> | |
| | |
| | |
| | |
7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
NA
- B. How will the noise be controlled?
NA

8. Describe any potential odors emanating from the proposed use and plans to control them:

NA

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

NA

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

NA

C. How often will trash be collected?

NA

D. How will you prevent littering on the property, streets and nearby properties?

NA

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.

No.

If yes, provide the name, monthly quantity, and specific disposal method below:

NA

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

NA

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

NA

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

NA

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

12 Standard spaces
46 Compact spaces
4 Handicapped accessible spaces.
_____ Other.
62 Total

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

Yes No

B. Where is required parking located? (check one)

on-site

off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

Yes No

- B. Where are off-street loading facilities located? On site.
-
- C. During what hours of the day do you expect loading/unloading operations to occur?
Residential move-in/move out will occur during typical business hours.
-
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Once the property is fully occupied, CLI expects one or two move ins/move outs per month.
-

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? NA square feet.

18. What will the total area occupied by the proposed use be?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 127,032 sq. ft. (total)

19. The proposed use is located in: (*check one*)

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: _____

End of Application

EarthCraft Multifamily New Construction Workbook

Project Name: CLI Elbert Avenue Residences

Architect: Rust Orling Architecture Building Address: 3908 Elbert Ave

Superintendent: _____ City, State, Zip: Alexandria, VA

Phone: _____ Technical Advisor: _____

E&S Control Contact _____ TA Phone #: _____

EC Project Manager: _____ TA Email: _____

Permit Date: _____ Pre-Drywall Inspection Date: _____

Design Review Date: _____ Final Inspection Date: _____

ECMF Kick Off Date: _____

EarthCraft Program Levels: Point Thresholds:	Certified	Gold	Platinum
	100	150	200

***Choose Level Below

Project Points	Project Score	
	Planned	Actual
SITE PLANNING (SP)	24	0
CONSTRUCTION WASTE MANAGEMENT (CW)	5	0
RESOURCE EFFICIENCY (RE)	14	0
DURABILITY AND MOISTURE MANAGEMENT (DU)	4	0
INDOOR AIR QUALITY (IAQ)	10	0
HIGH PERFORMANCE BUILDING ENVELOPE (BE)	27	0
ENERGY EFFICIENT SYSTEMS (ES)	44	0
WATER EFFICIENCY (WE)	6	0
EDUCATION AND OPERATIONS (EO)	14	0
INNOVATION (IN)	4	0
Totals	152	0

EarthCraft Multifamily Level: Gold

CHOOSE DESIRED LEVEL FROM DROP DOWN

EarthCraft Multifamily (ECMF) is a builder led certification program that utilizes third-party program verification. In consideration of EarthCraft Multifamily certification, each project will be evaluated based on full compliance with the following:

- I. Submission of a field verified worksheet with 100 points (Certified), 150 points (Gold), or 200 points (Platinum) depending on the level of certification sought with all worksheet requirements achieved specific to the certification tier;
- II. Project design and specification:
 - A. Certified tier projects must comply with a target HERS Index of 75
 - B. Gold certified projects must fully comply with ENERGY STAR Target HERS Index
 - C. Platinum certified projects must fully comply with ENERGY STAR Target HERS Index
 - D. Projects at all tiers must exceed all 2018 International Energy Conservation Code minimum requirements and applicable state amendments;
 - E. Projects at all tiers must submit Manual J designs and fresh air ventilation designs reaching current program standards, install heating and air and ventilation matching the submitted designs, and achieve all additional EarthCraft Multifamily program requirements;
- III. Each project must follow the process as outlined in the EarthCraft Multifamily Manual in order to be eligible for certification completing the following:
 - A. An initial design review;
 - B. A construction kick off meeting;
 - C. All air sealing and final inspection requirements as outlined in the current worksheet and manual;
 - D. Submit necessary documentation to confirm program requirements and points tracked in the EarthCraft Multifamily worksheet
- IV. Any practices or elements outlined as requirements by EarthCraft and/or the 2018 IECC, must be incorporated into non-residential areas of the project and within any stand alone buildings (e.g. clubhouse, stairwells, common areas, corridors, storage areas, etc)
- V. Any points tracked within this worksheet must be incorporated into non-residential areas of the project and within any stand alone buildings where applicable (ie, ventilation, windows, lighting, water efficient appliances, insulation, combustion zones, etc)
- VI. Any discrepancies between code requirements, EarthCraft, or will result in the more stringent requirement being enforced (special consideration will be General Contractor - By accepting the EarthCraft Multifamily certification, I pledge that this project has been constructed to the standards listed within this EarthCraft Worksheet.

General Contractor Signature	date
Technical Advisor Signature	date
Owner/Developer Signature	date

EarthCraft Multifamily New Construction Worksheet		Points	Planned	Status
SITE PLANNING (SP)				
SP1: SITE SELECTION				
OPTIONAL AT ALL LEVELS				
SP 1.0	Type of site: 1. Brownfield site 2. Previously developed site 3. Infill site A. >50% B. >75%	Select all that apply: 3 1 Select one: 1 2		
SP 1.1	Dwelling units per acre: 1 ≥ 15 dwelling units per acre 2 ≥ 20 dwelling units per acre 3 ≥ 25 dwelling units per acre	Select one: 1 2 3		
SP 2: SITE DESIGN				
OPTIONAL AT ALL LEVELS				
SP 2.0	Connectivity to: 1. Walking distance to bus line (≤1/2 mile) A. Existing B. Planned 2. Walking distance to rail/rapid transit (≤1/2 mile) A. Existing B. Planned 3. Biking distance to bike path (≤1/2 mile) A. Existing B. Planned 4. Walking distance to public openspace or greenspace ≥3/4 acre in size (≤1/2 mile) A. Existing B. Planned 5. Walking distance to mixed uses (≤1/2 mile) A. 6 or more mixed uses B. 4 or more mixed uses	Select One: 2 1 Select One: 3 1 Select One: 2 1 Select One: 2 1 Select One: 2 1 4 Select one: 2 3 4 1 Select all that apply: 1 1 1 2 2 1 1		
SP 2.1	Shade at least 50% of hardscape within 30' of building	2		
SP 2.2	Reduce light pollution - all exterior lights full cutoff	4		
SP 2.3	Permanent stormwater control: A. ≥25% of onsite impervious surface areas B. ≥50% of onsite impervious surface areas C. ≥75% of onsite impervious surface areas	Select one: 2 3 4		
SP 2.4	Street Trees are ≤ 40' on center at minimum	1		
SP 2.5	Connectivity to adjacent sites: 1. Vehicular access (2+ connections) 2. Dedicated pedestrian and bike access	Select all that apply: 1 1 1		
SP 2.6	Community Gardens	1		
SP 2.7	Outdoor Community gathering space	2		
SP 2.8	Install plant species that serve as pollinators on site for regional wildlife and/or local endangered species for a minimum of 20% of plantings	1		
SP 2.9	Parking reduced below local ordinance (1:1 ratio)	1		
SP 3: SITE PREPARATION AND PRESERVATION MEASURES				
REQUIRED AT ALL LEVELS				
SP 3.0	Workshop on erosion and sediment control	-	-	
SP 3.1	Site assessment identifying all greenspace and tree save potential	-	-	
SP 3.2	Erosion and sedimentation control plan	-	-	
SP 3.3	Do not install invasive plants on site	-	-	
SP 3.4	Comply with all federal, state, and local government erosion control and tree protection measures	-	-	
SP 3.5	Phase I environmental testing and remediation plan (if applicable)	-	-	
SP 3.6	On-call personnel designated for erosion control during rain events	-	-	
SP 3.7	Downstream water quality testing (if applicable)	-	-	
SP 3.8	Label all storm drains or storm inlets to discourage dumping of pollutants	-	-	
SP 3.9	Road/vehicle cleaning protocols posted and enforced	-	-	
OPTIONAL AT ALL LEVELS				
SP 3.10	Tree preservation and protection measures employed on site	2	2	
SP 3.11	Leave site undisturbed and protect greenspace from future development (min 25%)	2		
SP 3.12	Mill cleared logs (100%)	1		
SP 3.13	Grind stumps and limbs for mulch (≥80%)	1		

SP 3.14	Tree planting (12 trees per acre; trees ≥ 2" diameter)	2		
SP 4: ALTERNATIVE TRANSPORTATION ACCOMODATIONS				
OPTIONAL AT ALL LEVELS				
SP 4.0	Bike racks	1	1	
SP 4.1	Covered bike storage facility	1	1	
SP 4.2	Tenant access to business center	1		
SP 4.3	Covered bus stop	2		
SP 4.4	Electric vehicle charging facility	2	2	
SITE PLANNING TOTAL			24	0
CONSTRUCTION WASTE MANAGEMENT (CW)				
REQUIRED AT ALL LEVELS				
CW 1.0	No construction materials burned or buried on site	-	-	
CW 1.1	Only state-approved landfills may be utilized	-	-	
OPTIONAL AT ALL LEVELS				
CW 1.2	Post waste management plan and divert 75% from landfill of:	Select all that apply:		
	1. Wood	2	2	
	2. Cardboard	1	1	
	3. Metal (including beverage containers)	1	1	
	4. Drywall (recycle or grind and spread on site)	2		
	5. Plastic (including beverage containers)	1	1	
	6. Shingles	2		
CW 1.3	Central Cut Area	2		
CW 1.4	Previously developed site: divert ≥25% of demolition waste from landfill	2		
CONSTRUCTION WASTE MANAGEMENT TOTAL			5	0
RESOURCE EFFICIENCY (RE)				
RE 1: RESOURCE EFFICIENT DESIGN				
REQUIRED AT ALL LEVELS				
RE 1.0	Limit framing at all windows and doors	-	-	
RE 1.1	Engineered roof framing (90%)	-	-	
REQUIRED AT PLATINUM AND GOLD, OPTIONAL AT CERTIFIED				
RE 1.2	Advanced Framing:	Select all that apply:		
	1. 2-stud corners where structurally feasible	3	3	
	2. Ladder T-walls where structurally feasible	2	2	
	3. Size headers for loads (non-structural headers in non-load bearing walls)	1	1	
OPTIONAL AT ALL LEVELS				
RE 1.3	Average floor area of unit:	Select one:		
	A. < 800 square feet	2		
	B. 800-1100 square feet	1	1	
RE 1.4	Floor joists are 24" on center (≥80%)	1		
RE 1.5	Non-load bearing wall studs are 24" on center	1		
RE 2: ADVANCED FRAMING PRODUCTS				
OPTIONAL AT ALL LEVELS				
RE 2.0	Precast insulated foundation walls (≥90%)	2		
RE 2.1	Insulated concrete forms or precast autoclaved aerated concrete (≥90%):	Select all that apply:		
	1. Foundation walls	2		
	2. Exterior walls	3		
RE 2.2	Engineered wall framing (≥90%)	1		
RE 2.3	Deliver panelized construction or SIPs to the site pre-framed (≥90%):	Select all that apply:		
	1. Floors	2		
	2. Exterior walls	2		
	3. Roof	2		
	4. Modular construction	2		
RE 2.4	Structural headers are steel or engineered wood (≥90%)	2		
RE 3: LOCAL, RECYCLED AND/OR NATURAL CONTENT MATERIALS				
OPTIONAL AT ALL LEVELS				
RE 3.0	Use recycled concrete or alternate material as aggregate in foundation	1		
RE 3.1	Replace ≥25% of cement in concrete with fly ash or slag:	Select all that apply:		
	1. Slab and/or foundation walls (100%)	1		
	2. Exterior cladding and trim (≥75%)	1		
RE 3.2	Lumber/Millwork/Flooring: Use No Tropical Wood	2	2	
RE 3.3	Use building materials extracted, processed and manufactured ≤500 miles from site (1 point per product maximum 5 points)	1-5	5	
RE 3.4	Reused, recycled, MDF with no added urea-formaldehyde, local species or FSC certified wood in all:	Select all that apply:		
	1. Cabinet faces	2		

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	2. Countertops	2		
RE 3.5	Exterior cladding and trim (≥25% recycled content material on ≥75% area)	2		
RE 3.6	Insulation (≥25% recycled content material)	1		
RE 3.7	Flooring:	Select all that apply:		
	1. Cork, natural linoleum, sealed concrete or bamboo flooring (≥20% of total floor area)	2		
	2. Recycled content tiles (≥30% recycled content material on 100% of tile floor area)	2		
	3. Carpet (≥50% recycled content material on ≥50% of all carpeted floor area)	1		
	4. Biodegradable carpet and backing (≥50% of all carpeted floor area)	2		
RE 3.8	Engineered trim:	Select all that apply:		
	1. Interior (≥80%)	1		
	2. Exterior, including soffit, fascia and trim (≥75%)	1		
RE 3.9	Roofing material (≥50% recycled content material on ≥90% area)	2		
RE 4: BUILDING REUSE				
RE 4.0	Gut Rehab (project exposing wall cavities or removing exterior cladding) or Adaptive Reuse (for adaptive reuse see addendum to worksheet)	8		
RESOURCE EFFICIENCY TOTAL			14	0

Preliminary

DURABILITY AND MOISTURE MANAGEMENT (DU)			
DU 1: PRODUCTS AND APPLICATIONS			
REQUIRED AT ALL LEVELS			
DU 1.0	All roof valleys direct water away from walls, dormers, chimneys, etc.	-	-
DU 1.1	Install drainage plane per manufacturer's specifications	-	-
DU 1.2	Integrate drainage plane with:	All must comply:	
	1. Window and door pan flashing at sills and side flashing	-	-
	2. Window and door head/top flashing	-	-
DU 1.3	Double layer of building paper or house wrap behind cementitious stucco, stone veneer or synthetic stone veneer on framed walls	-	-
DU 1.4	Roof gutters discharge water ≥5' from foundation	-	-
DU 1.5	Flashing:	All must comply:	
	1. Self-sealing bituminous membrane or equivalent at valleys and roof deck penetrations	-	-
	2. Step and kick-out flashing at wall/roof and wall/porch intersections, flashing ≥4" on wall surface and integrated with wall and roof/deck/porch drainage planes	-	-
DU 1.6	Continuous foundation termite flashing (Required if slab edge is insulated)	-	-
DU 1.7	Maintain 2" clearance between wall siding and roof surface	-	-
DU 1.8	Install air conditioner condensing unit pad	-	-
DU 1.9	Roof drip edge with ≥1/4" overhang	-	-
DU 1.10	Drain pan for water heaters and washing machines	-	-
REQUIRED AT PLATINUM, OPTIONAL AT GOLD AND CERTIFIED			
DU 1.11	Enclosed crawlspace, if applicable to design	2	
DU 1.12	Moisture-resistant wallboard in bathrooms	2	2
DU 1.13	Flashing at bottom of exterior walls integrated with drainage system	2	
OPTIONAL AT ALL LEVELS			
DU 1.14	Alternative termite treatment with no soil pretreatment	2	
DU 1.15	Non-toxic pest treatment:	Select all that apply:	
	1. All lumber in contact with foundation (≥36" above foundation)	1	
	2. All lumber	2	
	3. Mold inhibitor with warranty applied to all lumber	1	
DU 1.16	Vented rain screen behind exterior cladding	2	
DU 1.17	Install termite mesh system	3	
DU 1.18	Exterior cladding (≥75% facade) with ≥ 30-year warranty	2	
DU 1.19	Windows, doors and skylights with ≥25-year warranty	1	
DU 1.20	Insulate cold water pipes ≥R-2	1	
DU 1.21	All entrance doors have overhang ≥3" depth	1	
DU 1.22	Roofing warranty:	Select one:	
	A. ≥40-year	1	
	B. ≥50-year	2	
DU 2: MOISTURE MANAGEMENT			
REQUIRED AT ALL LEVELS			
DU 2.0	Gravel bed (57's, no fines) beneath sub-grade slabs, on grade slabs, or raised slabs	-	-
DU 2.1	100% coverage of ≥6mil vapor barrier beneath all slabs, in all crawlspaces	-	-
DU 2.2	Foundation drain on top of sub-grade footing	-	-
DU 2.3	Patio slabs, walks and driveways sloped ≥1/4" per 1' away from building for ≥10' or to the edge of the surface, whichever is less	-	-
DU 2.4	Final site grade sloped ≥1/2" per 1' away from home for ≥10' or to the edge of the site, whichever is less	-	-
DU 2.5	Do not install wet or water-damaged building materials	-	-
DU 2.6	Capillary break between foundation and framing at exterior walls	-	-
DU 2.7	Drainage board and damp proofing for below-grade walls	-	-
DU 2.8	Design for additional dehumidification: rough-in electrical and plumbing for dehumidifier	-	-
REQUIRED AT PLATINUM AND GOLD, OPTIONAL AT CERTIFIED			
DU 2.9	Additional dehumidification system: Basement or sealed crawlspace system	2	
DU 2.10	Foundation drain at outside perimeter edge of footing surrounded with 6" clean gravel and fabric filter	2	2
OPTIONAL AT ALL LEVELS			
DU 2.11	Install whole-house ENERGY STAR dehumidifier	4	
DU 2.12	Slab and crawlspace vapor barrier ≥10 mil or reinforced	1	
DU 2.13	Humidistat or thermidistat used with whole-house variable speed cooling system	2	
DU 2.14	Capillary break:	Select all that apply:	
	1. Between ground/footing or footing/foundation	2	
	2. Between foundation and framing for all walls	1	
DURABILITY AND MOISTURE MANAGEMENT TOTAL		4	0

INDOOR AIR QUALITY (IAQ)			
IAQ 1: COMBUSTION SAFETY			
REQUIRED AT ALL LEVELS			
IAQ 1.0	No unvented combustion fireplaces, appliances, or space heaters	-	-
IAQ 1.1	All fireplaces have outdoor combustion air supply and masonry-built fireplaces have gasketed doors	-	-
IAQ 1.2	No atmospherically vented water heaters or furnaces	-	-
IAQ 1.3	Sealed-combustion or electric water heater, must be installed in conditioned space	-	-
IAQ 1.4	Carbon monoxide detector required if combustion appliances exist	-	-
REQUIRED AT PLATINUM AND GOLD, OPTIONAL AT CERTIFIED			
IAQ 1.5	If installed, all fireplaces meet indoor air quality guidelines and have gasketed doors	2	
IAQ 2: INDOOR POLLUTANT CONTROL			
REQUIRED AT ALL LEVELS			
IAQ 2.0	Protect all ducts until construction is complete	-	-
IAQ 2.1	Filter(s) easily accessible for property maintenance to service	-	-
IAQ 2.2	Provide rodent and corrosion proof screens with mesh ≤0.5" for all openings not fully sealed or caulked	-	-
IAQ 2.3	All outdoor supply air crosses filter prior to distribution	-	-
IAQ 2.4	All interior paints are ≤ 100g/L VOC content	-	-
IAQ 2.5	No carpet in below grade units	-	-
REQUIRED AT PLATINUM AND GOLD, OPTIONAL AT CERTIFIED			
IAQ 2.6	Filters are ≥ MERV 8	1	1
REQUIRED AT PLATINUM, OPTIONAL AT GOLD AND CERTIFIED			
IAQ 2.7	Certified low or no VOC materials:	Select all that apply:	
	1. Interior paints	1	1
	2. Stains and finishes on wood floors	2	
	3. Sealants and adhesives	2	2
	4. Carpet	1	1
	5. Carpet pad	1	1
	6. Carpet pad adhesive	2	2
IAQ 2.8	Protect all bath fans until floor/wall finishing is complete	1	1
OPTIONAL AT ALL LEVELS			
IAQ 2.9	No added urea-formaldehyde:	Select all that apply	
	1. Insulation	1	
	2. Subfloor	1	
	3. All cabinets, shelves, and countertops	2	
IAQ 2.10	Seal all particle board surfaces with water-based sealant	1	
IAQ 2.11	No carpet in all units	3	
IAQ 2.12	No carpet in main living area of all units	1	1
IAQ 2.13	Permanent walk-off mats installed at main entrances	1	
INDOOR AIR QUALITY TOTAL		10	0
HIGH PERFORMANCE BUILDING ENVELOPE (BE)			
REQUIRED AT ALL LEVELS			
BE 0.1	IECC adopted by jurisdiction plus applicable state amendments	-	-
BE 0.2	Certified level projects must achieve a confirmed HERS Index ≤ 75	-	-
BE 0.3	Gold and Platinum level projects must achieve a confirmed HERS Index ≤ the ENERGY STAR Multifamily New Construction Target HERS Index (Adaptive Reuse Project must follow Adaptive Reuse	-	-
OPTIONAL AT ALL LEVELS			
BE 0.4	Confirmed HERS Index ≤ Zero Energy Ready Home Target HERS Index	5	
BE 1: AIR SEALING MEASURES			
REQUIRED AT ALL LEVELS - DESIGN FOR UNIT COMPARTMENTALIZATION			
BE 1.0	Vapor barriers installed under slabs and crawls only and not on any vertical surfaces	-	-
BE 1.1	Seal bottom plates to subfloor or foundation for entire unit envelope	-	-
BE 1.2	Block and seal joists cavities:	All must comply:	
	1. Above supporting walls at cantilevered floors	-	-
	2. Under attic kneewalls	-	-
	3. Above attached garage walls	-	-
BE 1.3	Block stud cavities at change in ceiling height	-	-
BE 1.4	Install blocking and baffles in insulated and vented attics	-	-
BE 1.5	Seal penetrations through:	All must comply:	
	1. Foundations and exterior wall assemblies	-	-
	2. Top and bottom plates	-	-
	3. Band and rim joists	-	-
	4. Insulated subfloor	-	-
	5. Sheathing	-	-
	6. Walls and ceilings in attached garages	-	-

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	7. All ceilings	-	-	
BE 1.6	Seal penetrations around: 1. Shower, sinks, toilets and tub drains 2. HVAC supply and return boots sealed to subfloor or drywall (floor, walls, or ceilings) 3. Window and door rough openings 4. All drywall penetrations (common walls between attached units included) 5. Exhaust fans to drywall 6. Attic pull-down stairs, scuttle holes and kneewall doors 7. Chases	All must comply:		
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
BE 1.7	Seal seams and gaps in: 1. Band joist sheathing 2. Exterior wall sheathing 3. All seams in SIP's	All must comply:		
		-	-	
		-	-	
		-	-	
BE 1.8	Install rigid air barriers: 1. Behind tubs and showers on insulated walls 2. At attic kneewall on attic-side (including skylight shafts) 3. At chases in contact with the building envelope (including fireplace chases) 4. Along staircases on insulated walls 5. Along porch roofs 6. At dropped ceiling/soffit 7. At all band joists above unit separation walls	All must comply:		
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
BE 1.9	Install weather-stripping at: 1. All exterior doors (if not included in door assembly) 2. Attic kneewall doors, scuttle holes and pull down stairs	All must comply:		
		-	-	
		-	-	
BE 1.10	All recessed can lights must be air tight, gasketed at all floors and also IC-rated in insulated ceilings; in Climate Zone 4, insulate exterior surface of fixture to $\geq R-10$	-	-	
BE 1.11	Fire rated assemblies that do not use draft block in band areas must comply with Air Tight Drywall	-	-	
BE 1.12	Units adjacent to CMU walls: framing and sub-floor at unit envelope, including interstitial space, must be sealed to CMU	-	-	
REQUIRED AT PLATINUM AND GOLD, OPTIONAL AT CERTIFIED				
BE 1.13	Seal top plate to drywall at the attic level	2	2	
OPTIONAL AT ALL LEVELS				
BE 1.14	Comply with Air tight drywall approach (required if band area draft blocking is not used)	4		
BE 1.15	Gypcrete on all framed floors separating unit envelopes	1	1	
BE 1.16	Two pour application of gypcrete to include areas blocked by drywall	1	1	
BE 1.17	Firewalls/party walls that eliminate air gap (UL-U370 or equivalent)	2	2	
BE 2: BLOWER DOOR TEST				
REQUIRED AT ALL LEVELS				
BE 2.0	Air Changes per Hour ≤ 5 ACH50	-	-	
OPTIONAL AT ALL LEVELS				
BE 2.1	Air Changes per Hour ≤ 4 ACH50	7		
BE 2.2	Air Changes per Hour ≤ 3 ACH50	10		
BE 3: INSULATION				
REQUIRED AT ALL LEVELS				
BE 3.0	Floors: 1. Framed $\geq R-19$ 2. Cantilevered $\geq R-30$ 3. Podium/Elevated Slab $\geq R-19$	All must comply:		
		-	-	
		-	-	
		-	-	
BE 3.1	Walls: 1. Exterior walls and band joists $\geq R-15$ 2. Elevator walls adjacent to dwelling units $\geq R-13$ 3. Foundation walls $\geq R-10$ continuous or $\geq R-13$ cavity	All must comply:		
		-	-	
		-	-	
		-	-	
BE 3.2	Ceilings/Roof: 1. Vented: Climate Zone 4 $\geq R-49$ 2. Continuous Roof Deck: Climate Zone 4 $\geq R-30$ 3. Cathedral: Climate Zone 4 $\geq R-38$	All must comply:		
		-	-	
		-	-	
		-	-	
BE 3.3	Attic/Roof: 1. Install wind baffles at eaves in every vented bay, or equivalent air barrier at edge of ceiling 2. Energy heel trusses or raised top plate 3. Attic platforms allow for full-depth insulation below	All must comply:		
		-	-	
		-	-	
		-	-	
BE 3.4	Attic kneewall: 1. Doors $\geq R-19$ 2. Insulation and attic-side air barrier $\geq R-19$	All must comply:		
		-	-	
		-	-	
BE 3.5	Attic pull-down/scuttle hole $\geq R-49$	-	-	
BE 3.6	When installing loose-fill attic insulation, card and rulers must be installed	-	-	

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BE 3.7	Steel framed buildings require thermal break \geq R-7.5	-	-	
BE 3.8	Grade II insulation quality at all building envelope locations	-	-	
BE 3.9	Slab edge insulation \geq R-10	-	-	
REQUIRED AT PLATINUM AND GOLD, OPTIONAL AT CERTIFIED				
BE 3.10	Insulation installation quality (floors, walls and ceilings):	Select one:		
	A. Grade I	3	2	
	B. Grade II with insulated sheathing \geq R-3 (100%)	2		
BE 3.11	Corners \geq R-6	1	1	
BE 3.12	Headers \geq R-3	1	1	
BE 3.13	Fiberglass batts are unfaced/friction fit	1	1	
OPTIONAL AT ALL LEVELS				
BE 3.14	Insulate with foam:	Select all that apply:		
	1. Exterior walls including band area	4		
	2. Floor system over crawlspace, basement, or parking garage	2		
BE 3.15	Walls:	Select all that apply:		
	1. Seal and insulate crawlspace walls \geq R-10 continuous	2		
	2. Insulate unfinished basement walls instead of ceiling	1		
	3. Insulate basement walls with continuous insulation	2		
	4. Insulate exterior walls and band joist \geq R-19	2		
	5. Insulate with spray foam insulation: Flash and batt insulation including band area	2		
	6. Insulate exterior walls and band joist \geq R-20 or \geq R-13 cavity plus R-5 insulated sheathing	3	3	
BE 3.16	Continuous exterior insulation:	Select one:		
	1. \geq R-3	5		
	2. \geq R-5	7		
BE 3.17	Ceilings:	Select one:		
	1. Flat Vented: Climate Zone 4 \geq R-60	2		
	2. Continuous Roof Deck: Climate Zone 4 \geq R-35	2	2	
	3. Sloped: Climate Zone 4 \geq R-49	2		
BE 3.18	Attic kneewall insulated \geq R-22	2		
BE 4: WINDOWS				
REQUIRED AT ALL LEVELS				
BE 4.0	Door U-factors and SHGC:	All must comply:		
	1. U-factor \leq 0.35	-	-	
	2. SHGC \leq 0.30	-	-	
BE 4.1	Window U-factor and SHGC:	All must comply:		
	1. U-factor \leq 0.35	-	-	
	2. SHGC \leq 0.30	-	-	
BE 4.2	Skylight U-factor and SHGC:	All must comply:		
	1. U-factor \leq 0.55	-	-	
	2. SHGC \leq 0.30	-	-	
BE 4.3	NFRC certified doors, windows and skylights with label	-	-	
REQUIRED AT PLATINUM AND GOLD, OPTIONAL AT CERTIFIED				
BE 4.4	Door U-factor:	Select all that apply:		
	1. Opaque door: U factor \leq 0.21	2	2	
	2. Door with \leq 50% glass: U-factor \leq 0.27	1	1	
	3. Door with $>$ 50% glass: U-factor \leq 0.32	1	1	
BE 4.5	Window U-factor and SHGC:	Select all that apply:		
	1. U-factor \leq 0.32	1	1	
	2. SHGC \leq 0.27	2	2	
BE 4.6	Skylight U-factor and SHGC:	Select all that apply:		
	1. U-factor \leq 0.50	1		
	2. SHGC \leq 0.27	2		
OPTIONAL AT ALL LEVELS				
BE 4.7	Window U-factor and SHGC:	Select all that apply:		
	1. U-factor \leq 0.25	2		
	2. SHGC \leq 0.24	3		
BE 4.8	Skylight U-factor and SHGC:	Select all that apply:		
	1. U-factor \leq 0.43	2		
	2. SHGC \leq 0.24	3		
BE 4.9	Glazing facing:	Select all that apply:		
	1. West \leq 2% of floor area	1		
	2. East \leq 3% of floor area	1		
BE 4.10	1.5' overhangs over \geq 80% of south windows	1		
BE 4.11	Solar shade screens (min all east and west windows)	2		

EarthCraft Multifamily New Construction Worksheet

BE 4.12	Modeled passive solar design (25% load reduction)	4		
BE 4.13	Window area is ≤15% of conditioned floor area (all units)	2	2	
BE 5: ROOF				
REQUIRED AT GOLD, OPTIONAL AT CERTIFIED				
BE 5.0	If Ducts located in unconditioned attic:	Select one:		
A.	Attic Side Radiant Barrier	2	2	
B.	ENERGY STAR qualified roof (≥75% of total roof area)	2		
OPTIONAL AT ALL LEVELS				
BE 5.1	Install green roof system:	Select one:		
A.	≥ 20% of roof area	2		
B.	≥ 40% of roof area	3		
C.	≥ 60% or above	4		
HIGH PERFORMANCE BUILDING ENVELOPE TOTAL		27		0
ENERGY EFFICIENT SYSTEMS (ES)				
ES 1: HEATING AND COOLING EQUIPMENT				
REQUIRED AT ALL LEVELS				
ES 1.0	Size and select all HVAC equipment in accordance with ACCA Manuals J and S:	All must comply:		
1.	Complete Room by Room load calculation utilizing ACCA Manual J 8th Edition Software or later or current ASHRAE based software (Trane Trace or Carrier HAP) and submit to EarthCraft for review prior to issuing construction drawings. Loads must include detailed inputs.	-	-	
2.	Based on worst case unit orientation per unit type	-	-	
3.	Use 2009 ASHRAE Handbook of Fundamentals Climate Design Information or later for outdoor design temperatures	-	-	
4.	Indoor temperatures 70°F for heating and 75° for cooling	-	-	
5.	Base infiltration on project team selected infiltration goal	-	-	
6.	Use actual area, U-factor and SHGC for windows and doors, actual area and R-values of floors, walls, and ceilings	-	-	
7.	Base mechanical ventilation on ASHRAE 62.2- 2010 standard	-	-	
8.	Cooling equipment and/or single-stage heat pump between 95%-125%	-	-	
9.	Provide OEM data for each unique system type	-	-	
10.	Internal loads that reflect design and occupancy ≤2400 Btu/h	-	-	
ES 1.1	If programmable thermostat installed for heat pump, include adaptive recovery technology	-	-	
ES 1.2	AHRI performance match all indoor/outdoor coils	-	-	
ES 1.3	Non-CFC and non-HCFC refrigerant	-	-	
ES 1.4	No electric resistant heat as primary heat source or reheat	-	-	
ES 1.5	Heat pump efficiency ≥ 8.2 HSPF or equivalent COP	-	-	
ES 1.6	Furnace efficiency ≥ 90 AFUE	-	-	
ES 1.7	Cooling equipment ≥ 14 SEER or 11 EER	-	-	
REQUIRED AT PLATINUM AND GOLD, OPTIONAL AT CERTIFIED				
ES 1.8	Heating equipment efficiency:	Select one:		
A.	ENERGY STAR qualified furnace(s) ≥95 AFUE and within 40% of load calculation	2	2	
B.	ENERGY STAR qualified heat pump(s) ≥8.5 HSPF and within 25% of load calculation	2		
ES 1.9	Verification of proper refrigerant charge with subcooling deviation ±3°F or superheat deviation ±5°F	1	1	
ES 1.10	ENERGY STAR qualified cooling equipment ≥SEER 15	2	2	
OPTIONAL AT ALL LEVELS				
ES 1.11	Use ACCA Approved Residential Load Calculation Software to produce loads	2		
ES 1.12	Load Calculations comply with ES 1.0 at first submission (no revision required)	2		
ES 1.13	Variable speed blower	2		
ES 1.14	Ground-source heat pump(s) ≥ EER 17	3		
ES 1.15	ENERGY STAR qualified cooling equipment ≥ SEER 16	3		
ES 1.16	Heat pump efficiency ≥9.0 HSPF	2		
ES 1.17	Dual-stage compressors	3		
ES 1.18	Condenser units are spaced 2 feet apart	2		
ES 1.19	Variable Refrigerant/Mini-Split system utilized for primary heating and cooling	6		
ES 2: DUCTWORK / AIR HANDLER				
REQUIRED AT ALL LEVELS				
ES 2.0	Seal air handlers and duct systems with mastic	-	-	
ES 2.1	Code approved solid connector for all flex-to-flex connections	-	-	
ES 2.2	Fully duct all supply and return ducts	-	-	
ES 2.3	Duct insulation:	All must comply:		
1.	≥ R-6: Ducts in conditioned and interstitial spaces (between floors)	-	-	
2.	≥ R-8: Ducts in unconditioned space	-	-	
ES 2.4	No ducts in exterior walls or vaulted ceilings and no plenum within 2' of roofline.	-	-	
ES 2.5	Locate all air handlers within conditioned space	-	-	

EarthCraft Multifamily New Construction Worksheet

ES 2.6	Indoor coil protected until finished floor installed	-	-	
ES 2.7	Minimize pressure imbalance within units ≤ 6 Pa between bedroom and return	-	-	
ES 2.8	No duct take-offs within 6" of supply plenum or supply trunk cap	-	-	
ES 2.9	Design and construct mechanical closets accessible for service and maintenance requirements	-	-	
REQUIRED AT PLATINUM AND GOLD, OPTIONAL AT CERTIFIED				
ES 2.10	Install ducts per ACCA Manual D duct design	3	3	
ES 2.11	Minimize pressure imbalance within units: 1. Install fully ducted jumper ducts, transfer grills, or dedicated return for each bedroom 2. Measured pressure differential ≤ 3 Pa between bedroom and return	Select all that apply:		
	1.	2	2	
	2.	3	3	
ES 2.12	Install rigid duct work or pull all flex ducts with no pinches and support at intervals $\leq 5'$	2	2	
ES 2.13	Measure and balance airflow for each duct run ($\pm 20\%$ of design)	3	3	
ES 2.14	Verify supply and return duct static pressure	2	2	
ES 2.15	HVAC system and ductwork is dry and clean	1	1	
REQUIRED AT PLATINUM, OPTIONAL AT GOLD AND CERTIFIED				
ES 2.16	Locate entire duct system within conditioned space	5		
OPTIONAL AT ALL LEVELS				
ES 2.17	Duct design and installation: 1. Rigid metal supply trunk 2. Space all supply duct take-offs $\geq 6"$ apart 3. Install rigid circular duct as supply plenum	Select all that apply:		
	1.	2		
	2.	1		
	3.	2		
ES 2.18	Duct insulation in unconditioned spaces $\geq R-10$	1		
ES 2.19	Return plenum duct take-off free area is 120% of supply plenum duct take-off free area	2		
ES 3: DUCT LEAKAGE TEST RESULTS				
REQUIRED AT ALL LEVELS				
ES 3.0	Test duct leakage based on conditioned floor area (CFA): 1. Leakage to outside $\leq 4\%$ 2. Total leakage $\leq 6\%$	All must comply:		
	1.	-	-	
	2.	-	-	
REQUIRED AT PLATINUM, OPTIONAL AT GOLD AND CERTIFIED				
ES 3.1	Test duct leakage based on conditioned floor area (CFA): 1. Leakage to outside $\leq 2\%$ 2. Total leakage $\leq 4\%$	Select all that apply:		
	1.	8		
	2.	8		
ES 4: VENTILATION				
REQUIRED AT ALL LEVELS				
ES 4.0	Install exhaust fans in all bathrooms and duct to outside	-	-	
ES 4.1	Gas kitchen range vented to exterior ≥ 100 cfm fan	-	-	
ES 4.2	Outside air ventilation strategy complies with ASHRAE 62.2-2010	-	-	
ES 4.3	When installed to achieve ES 4.2, design and install fresh air intakes: 1. $\geq 10'$ away from exhaust outlets, vehicle idling zones, parking garages 2. $\geq 2'$ above grade 3. When run to soffit the duct must be extended and affixed through the soffit vent 4. Fresh air duct may not be run to the roof 5. Fresh air shutoff may not be controlled by humidistat 6. Install rigid duct with insulation 7. All intakes must be ducted to exterior of building	All must comply:		
	1.	-	-	
	2.	-	-	
	3.	-	-	
	4.	-	-	
	5.	-	-	
	6.	-	-	
	7.	-	-	
ES 4.4	Seal seams of all intake and exhaust ducts with mastic	-	-	
ES 4.5	Duct clothes dryers to outside	-	-	
ES 4.6	No power roof vents	-	-	
ES 4.7	Back-draft dampers for kitchen and bathroom exhaust	-	-	
REQUIRED AT PLATINUM AND GOLD, OPTIONAL AT CERTIFIED				
ES 4.8	If installed, ceiling fans must be ENERGY STAR qualified (1/bedroom and 1 in living room)	1	1	
ES 4.9	ENERGY STAR bath fans with properly sized ductwork and measured airflow ≥ 50 cfm	2	2	
ES 4.10	Electric kitchen range vented to exterior ≥ 100 cfm fan	3	3	
ES 4.11	Verify outdoor air supply ventilation airflow test within $\pm 20\%$ of design values	2	2	
ES 4.12	Install and label accessible ventilation controls, with override controls for continuously operating ventilation fans	1	1	
ES 4.13	Supply/exhaust fans rated at ≤ 3 sones (intermittent) and ≤ 1 sone (continuous)	1	1	
REQUIRED AT PLATINUM, OPTIONAL AT GOLD AND CERTIFIED				
ES 4.14	Radon resistant construction: 1. Passive, radon/soil gas vent system labeled on each floor 2. Radon test of building prior to occupancy	Select all that apply:		
	1.	1		
	2.	1		
ES 4.15	Exhaust fan wired with light in bathroom	1	1	
ES 4.16	Duct all exhaust fans with rigid duct	1	1	
OPTIONAL AT ALL LEVELS				
ES 4.17	Automatic (timer and/or humidistat) bathroom exhaust fan controls	2	2	

EarthCraft Multifamily New Construction Worksheet

ES 4.18	Energy recovery ventilator	3																						
ES 4.19	Vent storage room to outside	1																						
ES 5: WATER HEATER																								
REQUIRED AT ALL LEVELS																								
ES 5.0	Water Heater must be installed in conditioned space. If gas, direct vent	-	-																					
ES 5.1	Heat trap on all storage water heaters	-	-																					
ES 5.2	Water heater efficiencies:																							
	<table border="1"> <thead> <tr> <th>Tank Size</th> <th>Gas EF</th> <th>Electric EF</th> <th>Gas UEF</th> <th>Electric UEF</th> </tr> </thead> <tbody> <tr> <td>20- 55 gal</td> <td>0.65</td> <td>0.95</td> <td>0.61</td> <td>0.92</td> </tr> <tr> <td>55- 100 gal</td> <td>0.75</td> <td>1.97</td> <td>0.76</td> <td>2.03</td> </tr> <tr> <td><2 gal</td> <td>0.82</td> <td>0.93</td> <td>0.81</td> <td>0.91</td> </tr> </tbody> </table>	Tank Size	Gas EF	Electric EF	Gas UEF	Electric UEF	20- 55 gal	0.65	0.95	0.61	0.92	55- 100 gal	0.75	1.97	0.76	2.03	<2 gal	0.82	0.93	0.81	0.91	-	-	
Tank Size	Gas EF	Electric EF	Gas UEF	Electric UEF																				
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55- 100 gal	0.75	1.97	0.76	2.03																				
<2 gal	0.82	0.93	0.81	0.91																				
ES 5.3	Pipe insulation on first 2'	-	-																					
REQUIRED AT PLATINUM, OPTIONAL AT GOLD AND CERTIFIED																								
ES 5.4	High efficiency storage water heater:	Select one from chart:																						
	<table border="1"> <thead> <tr> <th>Tank Size</th> <th>Gas EF</th> <th>Electric EF</th> <th>Gas UEF</th> <th>Electric UEF</th> </tr> </thead> <tbody> <tr> <td>≤55 gallon</td> <td>≥0.67</td> <td>≥2.00</td> <td>≥0.64</td> <td>≥2.00</td> </tr> <tr> <td>>55 gallon</td> <td>≥0.77</td> <td>≥2.20</td> <td>≥0.78</td> <td>≥2.20</td> </tr> </tbody> </table>	Tank Size	Gas EF	Electric EF	Gas UEF	Electric UEF	≤55 gallon	≥0.67	≥2.00	≥0.64	≥2.00	>55 gallon	≥0.77	≥2.20	≥0.78	≥2.20	2							
Tank Size	Gas EF	Electric EF	Gas UEF	Electric UEF																				
≤55 gallon	≥0.67	≥2.00	≥0.64	≥2.00																				
>55 gallon	≥0.77	≥2.20	≥0.78	≥2.20																				
ES 5.5	Tankless gas water heater ≥ .90 EF or ≥ .87 UEF	4																						
OPTIONAL AT ALL LEVELS																								
ES 5.6	Type of water heater:	Select one:																						
	A. Solar domestic (≥40% annual load based on unit demand)	6																						
	B. High efficiency tankless water heater (≥ .92 EF) with insulated buffer tank	4																						
	C. ENERGY STAR qualified heat pump hot water heater	4																						
ES 5.7	Hot water piping insulation ≥R-4 (100%)	2																						
ES 6: LIGHTING/APPLIANCES																								
REQUIRED AT ALL LEVELS																								
ES 6.0	High-efficacy lighting in 100% of all permanent fixtures	-	-																					
ES 6.1	If installed, ENERGY STAR dishwasher	-	-																					
ES 6.2	If installed, ENERGY STAR refrigerator	-	-																					
REQUIRED AT PLATINUM AND GOLD, OPTIONAL AT CERTIFIED																								
ES 6.3	If installed, ENERGY STAR qualified clothes washer	2	2																					
ES 6.4	If installed, high efficiency clothes dryer with moisture sensor (not applicable to commercial dryers)	2	2																					
OPTIONAL AT ALL LEVELS																								
ES 6.5	Fixtures and bulbs:	Select one:																						
	A. ENERGY STAR qualified compact fluorescent fixtures or LED bulbs (100%)	2	1																					
	B. Ballasted compact fluorescents or LED bulbs at all recessed light fixtures	1																						
ES 7: COMMON AREA LIGHTING/APPLIANCES																								
REQUIRED AT PLATINUM AND GOLD, OPTIONAL AT CERTIFIED																								
ES 7.0	100% LED bulbs in all corridor/breezeway and all common spaces	2	2																					
OPTIONAL AT ALL LEVELS																								
ES 7.1	Control systems:	Select all that apply:																						
	1. Automatic indoor lighting controls	2																						
	2. Automatic outdoor lighting controls	2	2																					
ES 7.2	High Efficiency Exterior Lighting:	Select all that apply:																						
	1. Design to Reach IES guidelines: Lighting For Exterior Environments	2																						
	2. Achieve 50% reduction based on Advanced Energy Design Guide (ASHRAE/IES)	1																						
	3. High efficiency exterior lighting using 100% LED bulbs	2																						
ES 7.3	High efficiency elevators	2																						
ENERGY EFFICIENT SYSTEMS TOTAL			44	0																				

EarthCraft Multifamily New Construction Worksheet

WATER EFFICIENCY (WE)			
WE 1: INDOOR WATER USE			
REQUIRED AT ALL LEVELS			
WE 1.0	Meet National Energy Policy Act low flow standards for all fixtures	-	-
WE 1.1	Detect no leaks at any water-using fixture, appliance or equipment	-	-
WE 1.2	Low-flow fixtures (units and common facilities):	Select all that apply:	
	1. WaterSense labeled toilet (≤ 1.28 avg. gal/flush)	-	-
	2. WaterSense labeled urinal (≤ 0.5 gal/flush)	-	-
	3. WaterSense lavatory faucet and accessories (≤ 1.5 gpm at 60 psi)	-	-
	4. WaterSense labeled Showerhead (≤ 2.0 gpm)	-	-
REQUIRED AT PLATINUM , OPTIONAL AT GOLD AND CERTIFIED			
WE 1.3	If installed, water treatment system NSF certified, $\geq 85\%$ efficient	2	
WE 1.4	If installed, water softeners certified to NSF/ANSI Standard 44	2	
WE 1.5	Store ≤ 0.5 gal of water between water heater and fixture (not applicable to central systems)	2	
WE 1.6	WaterSense labeled Showerhead (1.75 gpm)	1	1
OPTIONAL AT ALL LEVELS			
WE 1.7	Toilet (≤ 1.1 avg. gal/flush)	2	
WE 1.8	Waterless urinals in common areas	2	
WE 1.9	Greywater system for toilet flushing	4	
WE 1.10	Rainwater harvest system for indoor water use	4	
WE 1.11	Unit water pressure ≤ 60 psi	2	
WE 1.12	Hot water demand ≤ 0.13 gal of water between loop and fixture and ≤ 2 gal of water in loop between water heater and furthest fixture (not applicable to central systems)	2	
WE 2: OUTDOOR WATER USE			
REQUIRED AT ALL LEVELS			
WE 2.0	Cover all exposed soil with 2"-3" mulch layer	-	-
WE 2.1	Irrigation system:	All must comply:	
	1. Must have rain sensor shutoff switch	-	-
	2. Provide operating manual to property management	-	-
	3. Provide irrigation system layout to property management	-	-
WE 2.2	If installed, ornamental water features must recirculate water and serve beneficial use	-	-
WE 2.3	Install plants to maintain distance $\geq 2'$ from home at maturity	-	-
REQUIRED AT PLATINUM, OPTIONAL AT GOLD AND CERTIFIED			
WE 2.4	Landscape design:	Select one:	
	A. Turf $\leq 40\%$ of landscaped area	2	2
	B. Use WaterSense water budget tool to design landscape	2	
WE 2.5	Vegetate slopes exceeding 4:1	1	1
WE 2.6	If installed, irrigation system is: (Max 4 points)	Select all that apply:	
	1. Design, install, and audit irrigation system by WaterSense Irrigation Partner with no leaks	2	
	2. Micro-irrigation system (e.g., drip irrigation) includes pressure regulator, filter and flush end assemblies	2	
	3. Distribution uniformity $\geq 65\%$ lower quarter	2	
	4. Install sprinklers only on turfgrass, pop-up height $\geq 4"$	1	
	5. Establish grow-in phase and post landscape seasonal water schedules at irrigation controller	2	
WE 2.7	Drought-tolerant/native landscaping turf and plants	1	1
OPTIONAL AT ALL LEVELS			
WE 2.8	Test and amend soil	1	1
WE 2.9	Irrigation: (Max 5 points)	Select all that apply:	
	1. Greywater irrigation system	3	
	2. Rainwater irrigation system	3	
	3. Zone irrigation system for specific water needs in each planting area	2	
	4. Provide weather station or soil moisture sensor on irrigation system	2	
WE 2.10	Timer on exterior water spigots	1	
WATER EFFICIENCY TOTAL		6	0

EarthCraft Multifamily New Construction Worksheet

EDUCATION AND OPERATIONS (EO)			
EO 1: EDUCATION			
REQUIRED AT ALL LEVELS			
EO 1.0	Provide property manager with project-specific owner's manual	-	-
OPTIONAL AT ALL LEVELS			
EO 1.1	Local recycling contact	1	1
EO 1.2	Community Recycling Facility	2	2
EO 1.3	Household hazardous waste resources	1	1
EO 2: OPERATIONS AND MANAGEMENT			
REQUIRED AT ALL LEVELS			
EO 2.0	Provide all subcontractors with EarthCraft Multifamily worksheet	-	-
OPTIONAL AT ALL LEVELS			
EO 2.1	Property Maintenance Staff representative attends design review and/or kick off meeting	1	1
EO 2.2	Market EarthCraft Multifamily program	1	1
EO 2.3	Provide pre-occupancy briefing for tenant	2	2
EO 2.4	Project participates in post occupancy project debriefing	2	2
EO 2.5	Environmental management and building maintenance guidelines for staff	2	2
EO 2.6	Landscape maintenance guide for maintenance and management personnel	2	2
EO 3: THIRD PARTY PROGRAMS			
OPTIONAL AT ALL LEVELS			
EO 3.0	ENERGY STAR Multifamily New Construction	2	
EO 3.1	Indoor airPLUS	2	
EO 3.2	Qualify for WaterSense New Homes	1	
EO 3.3	EarthCraft Community Certification	3	
EO 3.4	EarthCraft Light Commercial for Community Center	2	
EO 3.5	EarthCraft Light Commercial Ready Spaces	1	
EO 3.6	Zero Energy Ready Home Certification	1	
EDUCATION AND OPERATIONS TOTAL			14
INNOVATION (INV)			0
OPTIONAL AT ALL LEVELS			
IN 1.0	On-site fuel cell or co-generation system	4	
IN 1.1	Solar-ready design	2	2
IN 1.2	Wind and/or Solar electric system (10% of project requirements)	5	
IN 1.3	100% of stormwater kept on site and used for development operations	4	
IN 1.4	Common areas use solar and/or wind electric system (80% of demand)	4	
IN 1.5	Housing Affordability:	Select one:	
	A. ≥20% total units	1	2
	B. ≥50% total units	2	
IN 1.6	Developer contracts for at least 12 months post construction energy monitoring	4	
IN 1.7	Project specific innovation points: builder submits specifications for innovative products or design features to EarthCraft prior to construction completion	TBD	
INNOVATION TOTAL			4
WORKSHEET TOTAL			152

Samantha Lockwood

From: Mark Makary <markmakary@gmail.com>
Sent: Friday, August 19, 2022 10:43 PM
To: Nathan Imm; Nathan Randall
Subject: [EXTERNAL]Community Lodgings Letter
Attachments: Letter to Community Lodgings-2.pdf

Hi Nathan and Nathan,

The attached letter is the same letter provided to you both a short while ago but the attached just adds additional signatures - nothing more. Thank you.

As a side note, everyone signed the letter who was made aware of the letter and given the opportunity to sign it except for just 1 home. Almost every home stated they were never made aware by community lodgings of the meetings and no flyer ever made it to their door, my house included and I live directly across. I believe the minimum was done in the way of community outreach based on homes I've spoken to and so little to no feedback was given to the city up to now but the current community. The other homes on Elbert were not made aware of the community letter and so many have not signed as a result.

Warmest regards,

Mark Makary
202.306.0090
markmakary@gmail.com

**DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.**

Tuesday, August 9, 2022

Dear Nathan Imm and Nathan Randall, Planners for the City of Alexandria

Cc:

Lynn Thomas and Community Lodgings staff

LPAS Board President and LPAS Property Manager, Lenox Place at Sunnyside HOA (121 Homes)

Mayor Justin Wilson

This letter is from many of the neighbors of Community Lodgings' property at 3908 Elbert Avenue, currently being considered for redevelopment.

We are writing to the City, as Community Lodgings has not been receptive to direct communications regarding our concerns with the redevelopment. They did not address any of the community feedback from the first community meeting (March 3, 2022), did not agree to consider any of the community feedback from the second meeting (July 21, 2022), and have not answered emails from multiple residents to Community Lodgings' email address for the Elbert redevelopment (elbertave@community-lodgings.org).

Most of the neighbors are encouraged by the redevelopment; however, the proposed number of units greatly disadvantages the current apartment residents and will make challenging traffic, parking, and noise issues in the neighborhood worse. This is amplified by the precedent being set, as we would expect other multi-tenant units on and around Elbert to follow Community Lodgings lead. Again, those redevelopments would also be beneficial to the residents and the neighborhood, but the City should account for them together.

During the first community meeting (March 3, 2022) we expressed several concerns with the proposed plan, related to parking, traffic, noise, and illicit activity. While Community Lodgings listed these concerns during their second community meeting (July 21, 2022), the presenters stated that the only changes to the design were related to comments provided by the City related to active space, the parking garage entrance, and the fire control room. Together, these resulted in a "reduction" in units from 96 to 91 and a further reduction in available parking. Further, during the first meeting, Community Lodgings emphasized that while 96 is the maximum potential build out, they may propose as few as 50 units, with 96 as the upper limit, and that we shouldn't focus on the magnitude of the increase.

In any case, these reductions do not address the concerns of the neighbors expressed during the first meeting and reiterated during the second. As most of our concerns are directly caused by the inevitable, significant increase in traffic and parking density, or enabled by that increase, we ask that you consider the following points related to the traffic and parking and potential solutions or compromise positions.

- I. **TRAFFIC AND PARKING:** While the trip generation and parking survey performed by Gorove Slade is in accordance with the ITE Trip Generation Manual, it raises four significant concerns when applied to this specific site on Elbert Avenue:
 - A. The “existing” traffic and parking volume do not accord with the current traffic and parking at the Community Lodgings site. It states, for example, that the apartments are only responsible for 10 trips total per hour during peak AM traffic times. Any observer of the apartments during peak AM times would see that this clearly falls short. As this initial level does not accord with the reality of the situation, the estimates for increased trips with the increased number of units is also likely to be a significant underestimation. While Gorove Slade states they performed an on-site parking survey, they do not appear to have performed an actual traffic survey and have not accounted for the real traffic associated with the site.
 - B. The assumed modal split of 60 auto/40 non-auto (used to justify the “reduced” trip survey) also does not accord with the reality at this property. We know many of the Community Lodgings residents well through personal relationships and through Casa Chirilagua. Residents are not currently observed to be commuting via bicycle and we know only a few who routinely commute via bus. While this might evolve or be an aspirational split, it significantly underestimates the number of people who either drive their own cars or are picked up by another vehicle every morning. The latter can be observed by the number of cars double parked during peak AM hours honking their horns and waiting for residents to come out.
 - C. The City should account not just for the traffic and parking increase from the Community Lodgings property, but for all the apartments within the Chirilagua rezoning area. The Community Lodgings redevelopment sets a precedent. There are two more multi-tenant units with parking and main entrances on our street and more to either side of us. The City should consider the traffic and parking volume that will be generated when these other buildings are encouraged to follow Community Lodgings precedent.
 - D. The survey inexplicably notes that on-street parking is already at capacity during weekday and weekend evenings, but states that the redevelopment will have no impact, despite the ratio of parking spots to units dropping dramatically. There will be at least 30 units without access to a parking spot, more than the total number of units in the current facility.
- II. **BUILDING HEIGHT:** With respect to the height of the building, our community is concerned that it is a significant departure from the character of Elbert Avenue and does not fit the neighborhood.
 - A. No other home or apartment complex on or near Elbert has more than 3 stories.

- B. The proposed building will reduce sunlight for both the residents of the building (compared to the current building) and many of the townhomes close by. This will be exacerbated if the other two multi-tenant sites with major entrances on Elbert Ave or Presidential Greens adjacent to Elbert Ave follow the precedent.
- C. Not only will the building be significantly taller (7 versus 3 stories), but setbacks on all sides will be significantly reduced. The lack of setback exacerbates the increased height, making it more obtrusive, reducing the potential for green canopy, creating longer shadows, and taking it out of line with adjacent homes and other multi-tenant sites.
- D. We have previously been grateful for the consideration of city planners who showed concern about building heights blending well in our neighborhood. Examples include planning discussions related to the redevelopment of Presidential Greens for the buildings closest to Elbert homes. Planners noted some buildings in the overall project would be higher, but as the new apartment buildings approached the shorter homes on Elbert Ave, the new buildings would be restricted to fewer stories so as to not overshadow the existing homes. City managers, city planners and building owners worked together to find solutions for building heights and designs that blended well with the existing homes and were ready to limit building heights and include appropriate setbacks to accomplish this.

III. POSSIBLE SOLUTIONS AND COMPROMISES FOR CONSIDERATION:

- A. Do not approve multi-tenant sites along Elbert with more than 56 units per site.
 - 1. This provides double the current number of units at each of the three sites.
 - 2. This ensures that every unit will have at least one available parking spot (as demonstrated by Community Lodgings' own provision of 60 parking spots).
 - 3. This will likely keep the increased number of peak trips as calculated by the ITE Trip Generation Manual below the threshold of 50 trips set by the City of Alexandria for a Multimodal Transportation Study (MTS), assuming the other sites on or adjacent to Elbert similarly redevelop in the near future.
- B. Provide trees along the front and sides as privacy and noise mitigations.
 - 1. The Community Lodgings comment/response paper from June 10, 2022 states that they will only retain 10' of green space in front of the apartments (plus 6' for sidewalk) and that they only plan to retain two of the existing trees (see response to Comment 19). The balconies and recreational space for 91 versus

28 units will likely result in much greater noise projection across the street, and trees are one of the few ways to mitigate that noise. Retaining more trees, or planting narrower but taller mature trees, would be a reasonable and neighborly mitigation.

2. Similarly, the number of units overlooking adjacent properties on the south and west sides will more than double, and balconies instead of only windows create significantly more noise and privacy concerns for both street and apartment residents. Based on observations of other, similar sites (e.g., Presidential Greens and redevelopments along Walter Reed), balconies also tend to be used for storage. Therefore, we would request mature trees be planted along the south side and rear of the building to mitigate the attendant noise and privacy concerns, for both site residents and neighbors.
- C. Perform an independent, comprehensive study of traffic, parking, and schools in the Arlandria-Chirilagua Small Area Plan before approving expansion of additional redevelopments of multi-tenant sites, assuming most of the sites take advantage of the new zoning limits.
 - D. As stated above, since a primary purpose of the small area plan and the relaxed zoning is to encourage a significant increase in affordable housing; however, Community Lodgings has (rightly) said that the additional traffic and parking issues that will be caused by other redevelopments is “not their problem.” We request that the City considers these effects holistically, as the increase caused by each individual redevelopment will always fall within the allowance for a single redevelopment.
 - E. On any given weekday morning during the school year, there are four school buses lined up along Four Mile Run and Elbert Avenue, with dozens of children on the corner and overflowing into the street. At the same time, cars are speeding up and down Elbert Ave as a primary cuthrough from Mount Vernon Ave. to West Glebe Road. All of these (number of buses, number of children, number of cars) will increase with the proposed Community Lodgings redevelopment, and increase further as other sites take advantage of the new zoning limitations.

Thank you and Warmest Regards,
Mark Makary (on behalf of the below represented community signatures)
3911 Elbert Avenue, Alexandria, VA 22305
202-306-0090
markmakary@gmail.com

This letter has been reviewed and signed by the below community members.
For verification purposes of signed names, contact information is available upon request.

Please feel free to reply to markmakary@gmail.com with any questions or concerns about this letter. We welcome future project updates at this email should you reach out in the future to our community.

SIGNATURES:

3834-3906 Elbert Ave

3906 Michael/Jennifer Dodson
3902 John/Anne MacDonald
3834 Chang/Maya Xiao
3900 Chrissy/John Randall

3903-3909 Elbert Ave

3909 Ryan Wismer
3907 Scott/Lisa Bentley
3905 Nathalie Beekham
3903 Martin/Lina Huenneke

3911-3915 Elbert Ave

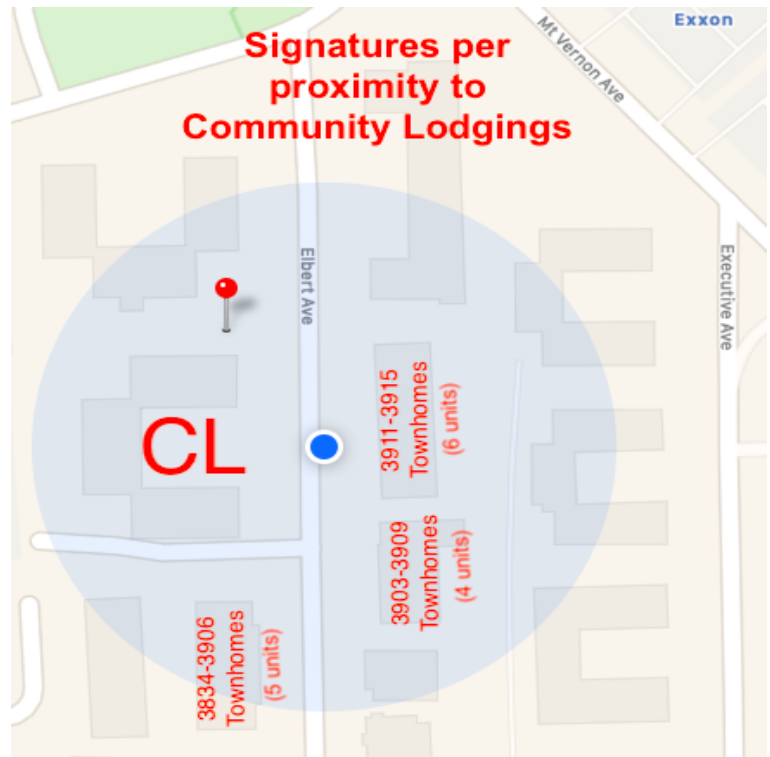
3915-A Robert Chen/Anne Corbette
3915 Blago Stoychev/Stefana Dimova
3913 A Fritz/Tracy Baetz
3913 Steve/Monica Wilberger
3911 Mark Makary

Additional Elbert Homes:

3830 Ken/Rachelle LaVolpe
3824A Alexandra Malooley
3820 Jeremy/Carly Christiansen
3831 Dan Finn/Nicolay Valov
3812 Gale Nemec
3819 Teresa Wessling
3804 Derek Einhaus
3803 Rich/Jennifer Taschler
3807 Michele/Beni LeFrancois

Non-Elbert Signatures:

3816 Charles Ave - Jim Rorke, LPAS HOA Board President. While serving 121 Units around Community Lodgings, Jim signs on representing just himself at this time and not the entire LPAS HOA.



Samantha Lockwood

From: Nathan Randall
Sent: Friday, August 26, 2022 9:44 AM
To: Lina Maria
Cc: Nathan Imm
Subject: RE: [EXTERNAL]CONSIDERATIONS FOR COMMUNITY LODGINGS ELBERT AVENUE DEVELOPMENT

Ms. Sevillano-

Thank you for your email regarding the Community Lodgings redevelopment project on Elbert Avenue. We appreciate your comments and will forward them to the applicant as well. Please note that the applicant intends to hold at least one additional future community meeting. The project will also eventually be scheduled for public hearings before the Planning Commission and City Council, at which the public is invited to speak. It has not yet been scheduled for any particular hearing.

One last note – the proposal is for a six-story building and not up to nine stories. Please let me know if you're interested in seeing the latest plans for the project.

Thank you,
Nathan Randall

From: Lina Maria <sevillano98@hotmail.com>
Sent: Monday, August 22, 2022 10:37 PM
To: Nathan Imm <nathan.imm@alexandriava.gov>; Nathan Randall <Nathan.Randall@alexandriava.gov>
Cc: elbertave@community-lodgings.org; Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]CONSIDERATIONS FOR COMMUNITY LODGINGS ELBERT AVENUE DEVELOPMENT

Some people who received this message don't often get email from sevillano98@hotmail.com. [Learn why this is important](#)

Dear Nathan Imm and Nathan Randall, Planners for the City of Alexandria:

It has been brought to my attention that there is a plan to build a multi-story, affordable housing development with 91 apartments on Elbert Avenue, where I currently reside with my family. First, as the existing building at the development site is currently comprised of only 28 apartments, it is concerning that the proposed construction would entail a very significant increase in persons currently living on Elbert-- more than 3 times the current amount! As a first-generation Hispanic woman living with my family at 3903 Elbert Ave since 2008, I write to you to revisit the plans proposed by Community Lodgings and to consider the following concerns:

- The plan presented by Community Lodgings is exceedingly ambitious (a six to nine story building on a residential street) and sets a negative precedent for the quality of life for Arlandria residents as a whole. As you know, there are already approved plans to build other large affordable housing complexes in Arlandria (W Glebe and Mount Vernon Ave).
- I think you can agree that the quality of life of current residents in the area, regardless of socio-economic level, should be paramount. Even now, and despite numerous complaints to the City and requests for support, Elbert Avenue still does not have an orderly and safe street system. Residents have complained

in numerous occasions about speeding on Elbert and requested speed-control measures. Will it take a tragedy to finally change the mind of City Planners and City Council?

With these concerns in mind, we can only imagine how the following existing issues will be exacerbated when the population of the street is increased threefold:

- Two-way traffic and parking on both sides of a very narrow street.
- Constant speeding up and down the street.
- Young kids racing each other on scooters.
- The shortage of on-street residential parking spaces has created numerous tensions among neighbors, not only on Elbert Ave, but on surrounding streets (i.e. Old Dominion, Tennessee), as work vans and out of state vehicles are parked overnight (or longer) on Old Dominion, and Tennessee Ave for instance.
- I have two children and I fear for their safety as more than once speeding or careless drivers have darted to beat another for a parking spot.
- In many instances, cars stop in the middle of the road creating congestion (see picture). Even this photo does not reflect the messy reality (it was taken quickly from the car), and I got some nasty looks.

- Developers should demonstrate long-term commitment to excellence, value, active management, and good design. Although, Community Lodgings pledges to offer affordable housing, what my neighbors complain about is the cost of living and the poor maintenance of the buildings (\$1,500 for one-bedroom). It is not surprising that they sub-rent and work several jobs to make ends meet.

- Drug trafficking is becoming a real problem on our street, exacerbated by the pandemic as many lost their jobs and found the drug market as a viable alternative for making money.

Given the above-mentioned issues, I would kindly request consideration of some simple, well-overdue solutions to improve the quality of life for current and future residents of Elbert Avenue and the Arlandria neighborhood:

- Installation of speed control solutions, including speed bumps, and permanent “Your Speed Is” monitoring signs.
- Consideration to make Elbert Avenue a one-way street to make it a less attractive cut through for commuters and delivery drivers.
- Reduction of the speed limit to 20 miles per hour.
- Requirements of and commitments from Community Lodgings to include sufficient parking (underground perhaps?) and to reduce the original plan by at least half the proposed number of residential units.

I trust there is a system for all parties to be heard impartially (unbiased translators during meetings), open communication, to safely collaborate and build consensus on this development plan proposed by Community Lodgings to ensure that it has the long-term interest of both future and current residents in mind.

Sincerely,

Lina Sevillano

Cc: Lynn Thomas and Community Lodgings staff; Justin Wilson, Mayor of Alexandria

**DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.**

August 22, 2022

*****CONSIDERATIONS FOR COMMUNITY LODGINGS ELBERT AVENUE DEVELOPMENT*****

Dear Nathan Imm and Nathan Randall, Planners for the City of Alexandria:

It has been brought to my attention that there is a plan to build a multi-story, affordable housing development with 91 apartments on Elbert Avenue, where I currently reside with my family. First, as the existing building at the development site is currently comprised of only 28 apartments, it is concerning that the proposed construction would entail a very significant increase in persons currently living on Elbert-- more than 3 times the current amount! As a first-generation Hispanic woman living with my family at 3903 Elbert Ave since 2008, I write to you to revisit the plans proposed by Community Lodgings and to consider the following concerns:

- The plan presented by Community Lodgings is exceedingly ambitious (a six to nine story building on a residential street) and sets a negative precedent for the quality of life for Arlandria residents as a whole. As you know, there are already approved plans to build other large affordable housing complexes in Arlandria (W Glebe and Mount Vernon Ave).
- I think you can agree that the quality of life of current residents in the area, regardless of socio-economic level, should be paramount. Even now, and despite numerous complaints to the City and requests for support, Elbert Avenue still does not have an orderly and safe street system. Residents have complained in numerous occasions about speeding on Elbert and requested speed-control measures. Will it take a tragedy to finally change the mind of City Planners and City Council?

With these concerns in mind, we can only imagine how the following existing issues will be exacerbated when the population of the street is increased threefold:

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- Constant speeding up and down the street.
- Young kids racing each other on scooters.
- The shortage of on-street residential parking spaces has created numerous tensions among neighbors, not only on Elbert Ave, but on surrounding streets (i.e. Old Dominion, Tennessee), as work vans and out of state vehicles are parked overnight (or longer) on Old Dominion, and Tennessee Ave for instance.
- I have two children and I fear for their safety as more than once speeding or careless drivers have darted to beat another for a parking spot.
- In many instances, cars stop in the middle of the road creating congestion (see picture). Even this photo does not reflect the messy reality (it was taken quickly from the car), and I got some nasty looks.



- Developers should demonstrate long-term commitment to excellence, value, active management, and good design. Although, Community Lodgings pledges to offer affordable housing, what my neighbors complain about is the cost of living and the poor maintenance of the buildings (\$1,500 for one-bedroom). It is not surprising that they sub-rent and work several jobs to make ends meet.
- Drug trafficking is becoming a real problem on our street, exacerbated by the pandemic as many lost their jobs and found the drug market as a viable alternative for making money.

Given the above-mentioned issues, I would kindly request consideration of some simple, well-overdue solutions to improve the quality of life for current and future residents of Elbert Avenue and the Arlandria neighborhood:

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- ✓ Consideration to make Elbert Avenue a one-way street to make it a less attractive cut through for commuters and delivery drivers.
- ✓ Reduction of the speed limit to 20 miles per hour.
- ✓ Requirements of and commitments from Community Lodgings to include sufficient parking (underground perhaps?) and to reduce the original plan by at least half the proposed number of residential units.

I trust there is a system for all parties to be heard impartially (unbiased translators during meetings), open communication, to safely collaborate and build consensus on this development plan proposed by Community Lodgings to ensure that it has the long-term interest of both future and current residents in mind.

Sincerely,

Lina Sevillano

Lina Sevillano

Cc: Lynn Thomas and Community Lodgings staff; Justin Wilson, Mayor of Alexandria

Samantha Lockwood

From: Mark Makary <markmakary@gmail.com>
Sent: Friday, December 2, 2022 9:57 PM
To: Nathan Randall
Cc: Jim Parajon; Karl Moritz; Helen McIlvaine; Robert Kerns; Tamara Jovovic; Jose Ayala
Subject: Re: LETTER ATTACHED: 3908 Community Lodgings Expansion Project

Nathan,
Thank you again for your professionalism and thoroughness. I thought I responded earlier to this. Thanks again.

Mark Makary
202-306-0090
...Sent from my iPhone

On Nov 8, 2022, at 7:27 PM, Nathan Randall <Nathan.Randall@alexandriava.gov> wrote:

Mr. Makary-

Thanks again for your emails late last week about the CLI/Elbert Avenue project and the letter you and your neighbors have provided. To answer your first question, nearly all of the people you have inquired about, or senior management in their departments, received the letter signed by you and your neighbors prior to the October 25th community meeting. I shared your October 25th email message (that included crime-related concerns) with the police officer who attended the community meeting. His name, by the way, is Carl Wortham (carl.wortham@alexandriava.gov). We have also been discussing internally the traffic related concerns in the letter, along with the traffic/speeding/parking issues raised during the community meeting. Although I don't have any new information to share with you at this time, I'll keep you posted.

You and your neighbors also raised concerns in the letter about building height, the number of units in the building, and noise. Specific suggestions in the letter included reducing the number of units in the building from 91 to 56 and increasing the number of trees planted around the site (as well as other suggestions that relate back to traffic, speeding, and parking as mentioned earlier.) I'd like to point out that the building is six stories in height rather than seven as stated in the letter. The building's siting 25 feet from the front property line and 22 feet from the south side property line, as well as the use of a building setback at the sixth floor, may also help with the noise and height concerns you expressed. As affordable housing is one of the most important City priorities, no changes to the number of units in the building have been contemplated at this time. The applicant has increased the number of trees at the site significantly on the latest submission to the City compared to the version that was provided this summer.

I also wanted to address your concerns related to neighbor turnout during the October 25th meeting. While it is quite possible that an attendee could have raised this issue, I don't happen to recall the topic being discussed. Regardless of turnout, the City is aware of interest in the case and has heard from multiple sources – such as your emails/letter, messages from other neighbors, as well as from meeting attendees when we attended the most recent meeting. I'd also like to note that we forward feedback from neighbors on to Planning Commission and City Council as part of the staff report package, and that

neighbors can also attend the public hearings for this case before both bodies. The case may be heard at the February public hearings, but this date is preliminary and subject to change.

In closing, I'd like to thank you and your neighbors for sharing your concerns and participating in the conversation about the development project at 3908 Elbert Avenue. Feel free to contact me if you have any other questions or concerns.

Regards,
Nathan

Nathan Randall (*he/him/his*)
Principal Planner
City of Alexandria Department of Planning & Zoning
(703) 746-3848

From: Mark Makary <markmakary@gmail.com>
Sent: Friday, November 4, 2022 9:43 PM
To: Nathan Randall <Nathan.Randall@alexandriava.gov>
Cc: Jim Parajon <jim.parajon@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>; Helen McIlvaine <Helen.McIlvaine@alexandriava.gov>; Robert Kerns <robert.kerns@alexandriava.gov>; Tamara Jovovic <tamara.jovovic@alexandriava.gov>; Jose Ayala <Jose.Ayala@alexandriava.gov>
Subject: Re: LETTER ATTACHED: 3908 Community Lodgings Expansion Project

I appreciate your professionalism

Mark Makary
202-306-0090
...Sent from my iPhone

On Nov 4, 2022, at 5:17 PM, Nathan Randall <Nathan.Randall@alexandriava.gov> wrote:

Mr. Makary-

Thank you for your email yesterday regarding the CLI/Elbert Avenue project. I expect to have a response for you early next week.

Have a nice weekend,
Nathan

From: Mark Makary <markmakary@gmail.com>
Sent: Thursday, November 3, 2022 5:05 PM
To: Nathan Randall <Nathan.Randall@alexandriava.gov>
Cc: Jim Parajon <jim.parajon@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>; Helen McIlvaine <Helen.McIlvaine@alexandriava.gov>; Robert Kerns <robert.kerns@alexandriava.gov>; Tamara Jovovic <tamara.jovovic@alexandriava.gov>; Jose Ayala

<Jose.Ayala@alexandriava.gov>

Subject: Re: LETTER ATTACHED: 3908 Community Lodgings Expansion Project

Some people who received this message don't often get email from markmakary@gmail.com. [Learn why this is important](#)

The prior email omitted the referenced letter. Please find it attached in this email for your review.

Regards,

Mark Makary
202.306.0090
markmakary@gmail.com

On Thu, Nov 3, 2022 at 5:03 PM Mark Makary <markmakary@gmail.com> wrote:

Dear Nathan, Jim, Karl, Helen, Robert, Tamara, Jose

This will likely be my final input and question on the matter. Among those receiving this email, **would you please let me know if any of you did NOT receive and review the below ATTACHED August 29, 2022 letter from Elbert Avenue prior to the 3rd CL meeting on Oct 26th?**

I wanted to ask thi question because the note takers at the 3rd meeting October 26th at Beverly Hills Church mentioned after the meeting that there was no mention of the letter from half the residential street.

Secondly, I heard at the 3rd meeting there was a hint of a "if there was more concern, more people would've showed up to meeting #3" by 2 residents (Robin, who does not live on Elbert Avenue and Jos who is the only known voice of dissent among Elbert Ave residential homes). I wasn't there so I don't know for certain but regarding the 3rd meeting having low attendance, I wanted to speak up. I've explained in the below email that many have tried to converse with CL in the 1st and 2nd meeting and have received an unsatisfactory response. No city employees involved in the project made an appearance at the 1st or 2nd meeting where attendance was higher. Attendance is always higher at the earlier meetings and so attendance is important. People say their peace and move on, which is natural if they feel they have nothing else to say after this. Also, people get worn out and get tired of being demonized. If you guys want to add 1000 units to two square blocks, you're going to do it. Half of the reason we wrote was for the record so that no one could say on the record, there was no major pushback or supportable reasons given back when the proposal was raised to object. You said there will be no significant impact. We believe there will be a significant impact if FOIA is used to review data before and after adding 1000 units to two city blocks of Alexandria through 3 planned buildings/expansions, especially since this is just the beginning of more high rises to come.

All the best,

Mark Makary
202.306.0090
markmakary@gmail.com

On Thu, Oct 27, 2022 at 5:27 PM Nathan Randall <Nathan.Randall@alexandriava.gov> wrote:

Mr. Makary-

Thank you for your recent emails regarding the CLI / Elbert Avenue project at 3908 Elbert Avenue. To answer your questions:

1. Yes, I can confirm receipt of your email the other day and your two follow-up messages today.
2. The information contained in your August 9th letter has been shared with the appropriate City staff. I do not have any additional information to share from our end at this time. If anything new arises, whether related to your letter or to the traffic-related feedback I heard at Tuesday's community meeting, I will let you know.
3. In addition to myself, Helen McIlvaine and Tamara Jovovic from Housing were also in attendance at the community meeting on Tuesday night. I've copied them on this email. I'm also looking for the contact information for the police officer in attendance and should be able to confirm it for you very soon.

Please let me know if you have any other questions.

Regards,

Nathan

From: Mark Makary <markmakary@gmail.com>
Sent: Thursday, October 27, 2022 3:34 PM
To: Nathan Randall <Nathan.Randall@alexandriava.gov>
Cc: Jose Ayala <Jose.Ayala@alexandriava.gov>; Jim Parajon <jim.parajon@alexandriava.gov>
Subject: Re: Community Lodgings Letter/Update

Typo in prior email. When I referenced "the meeting" in my prior email, to be clear, I am referencing the attached Oct 26th meeting. Those in the community I spoke with were sadly working late or out of town or said they feel their voices fell on deaf ears so after saying their peace at the first two meetings and without proper representation from the city at the meetings, there was a low showing at the 3rd. However, you have the letter from half the street.

<image001.jpg>

Mark Makary
202.306.0090
markmakary@gmail.com

On Thu, Oct 27, 2022 at 3:30 PM Mark Makary <markmakary@gmail.com> wrote:

Nathan,

Would you please confirm receipt of the email below

Would you please also answer my questions when possible?

Additionally, I would also like the contact info of any city officials who were at the meeting. CL has not posted this.

Mark Makary
202.306.0090
markmakary@gmail.com

On Tue, Oct 25, 2022 at 2:48 PM Mark Makary <markmakary@gmail.com> wrote:

Hi Nathan,

I reattached the letter titled "***Elbert Avenue Letter on Community Lodgings Construction***" from our street, Elbert Avenue in Arlandria and copy José now if he is pertinent to the process. One member of the street said he is involved.

I'm writing to ask if the letter was shared with all the appropriate departments in the Alexandria government and discussed at the weekly meeting... and if it had any impact? **This confirmation would be helpful. And is there anyone else I should be aware of who is involved in the process who I can copy.**

The other one half of Elbert Avenue would be likely to sign the letter if we asked but we did not go through the motion because 50% of Elbert's 58 residential homes who know about the building already signed it minus 1 home. We're pretty sure this effort would not be a difference maker or we could get the other 50%. Either the letter we sent will have an impact or it won't, regardless of additional signatures but please let us know what has happened with the letter sent over two months ago

Community Lodgings 3rd and final meeting is this week. I was at the first two meetings and cannot make the 3rd. I've spoken with the Community Lodgings lawyer Mary Catherine. Let's be fair- she is hired to do a job, to get in and get out and many of us felt she rushed through the last meeting. She also encouraged us not to ask questions until the very end after all the slides were down, which was not favorable to the group. When she got to the end, she didn't wrap up by asking "if there are any other questions" and I recall this rush specifically. With the slides down, people are also less likely to remember questions based on the slides and presentation. We would like Elbert Avenue to become a quieter street first and foremost and with less beeping, loud radios, loud cars, less traffic concerns, for the exterior of the Community Lodgings building to not be an extension of the interior in terms of balcony usage, no overcrowding in units, as well as other items stated in the letter attached.

You could have an unmarked police car here for a few days to see what happens but it must be unmarked and do this regularly. The practice of stopping this is terrible and police officers asked me to put the unmarked car request in so they can get back to it. There is less suspicious activity in the colder months. The warmer months are when the drug activity and noise kicks in, the retrofitted sports cars racing up and down that are louder than legally allowed (per July 1, 2022 law) and the drinking, illegal parking jobs and excessive noise, especially on weekends.

I know one of the goals the city has for this community is that it will be neighborly and the Elbert Avenue community gets along. To foster this, you need to address the current residents and the problems they face. Things like sound and decibels are objective science, and not tied to race or privilege, which are favored red herring arguments these days. Mutual respect is something every community wants. Months ago, 3915 Elbert Avenue had a yard sale. A latino lady who lived in Community Lodgings came over and told the owner at 3915 thank you for having the city mark the two curbs in front of her home as a no parking zone. She said while other residents in the unit are furious with her, she knows it's a noise and drug gathering spot and the area is better without those spots. Note cars still

illegally park there a lot. The owner of 3915 has been cursed out many times for asking for some respect with regards to noise and cars blocking her driveway. She was even sworn at and told to move multiple times as they taunted her regularly revving the car outside her house and other things. Eventually, she moved. She was a good friend. She sold and moved not even a few blocks away where those problems don't persist.

Community Lodgings has been saying at each meeting they can't address many of our raised concerns and it can't be proven that it all comes from Community Lodgings. Both are true. And yet isn't that a reason to reconsider population density in our Arlandria and Elbert Avenue, which is a very very narrow street already riddled with problems. These latter comments are mine and I do not speak for others. Please consider our attached letter.

Mark Makary

202-306-0090

...Sent from my iPhone

On Aug 23, 2022, at 10:43 AM, Mark Makary
<markmakary@gmail.com> wrote:



Mark Makary

202-306-0090

...Sent from my iPhone

On Aug 23, 2022, at 10:36 AM, Nathan Randall
<Nathan.Randall@alexandriava.gov> wrote:

Mark-

Thanks for your reply and the additional clarifications. I'm sure that Nathan will forward to

me any emails he may receive about the project in the future.

Nathan

From: Mark Makary <markmakary@gmail.com>
Sent: Tuesday, August 23, 2022 9:37 AM
To: Nathan Randall
<Nathan.Randall@alexandriava.gov>
Cc: Nathan Imm <nathan.imm@alexandriava.gov>
Subject: Re: [EXTERNAL]Community Lodgings Letter

Nathan,

Thank you. And yes, when I emailed the letter originally, I copied community lodgings and they confirmed with me they received a copy. In that original send out, I had a typo in your email address I believe and that's why I emailed you and Nathan Imm again shortly after but without copying community lodgings in that second email but rest assured, I have copied them on the original. When there were a few more signatures added, I did not send that copy to them because that did not seem needed I'm sure you agree. There was no change in the content otherwise. Also, I understand that you are the point of contact now and that Nathan Imm has moved on but there may be some others in the community that send emails copying him in the near future so you may just need to redirect those. Nathan Imm informed me that the letter we sent will be shared with all the involved departments in the city and will be discussed at a weekly meeting and that's the primary reason for the letter. We've already discussed these items with community lodgings and they have essentially said, the pros outweigh the cons for them

Mark Makary

202-306-0090

...Sent from my iPhone

On Aug 22, 2022, at 6:29 PM,
Nathan Randall
<Nathan.Randall@alexandriava.gov
> wrote:

Mark-

Thanks for your email and the updated letter. As I referenced my email to you earlier this month, we intend to share your letter with the applicant team for the project. The purpose of doing this is to ensure an open dialogue between your group and the applicant regarding your concerns about the redevelopment project.

FYI, moving forward, I will be your main point of contact at the City for the 3908 Elbert Avenue redevelopment request. Nathan Imm will be transitioning off the project.

Please let me know if you have any questions.

Thank you,

Nathan

From: Mark Makary
<markmakary@gmail.com>
Sent: Friday, August 19, 2022 10:43 PM
To: Nathan Imm
<nathan.imm@alexandriava.gov>;
Nathan Randall
<Nathan.Randall@alexandriava.gov
>

Subject: [EXTERNAL]Community
Lodgings Letter

Hi Nathan and Nathan,

The attached letter is the same letter provided to you both a short while ago but the attached just adds additional signatures - nothing more. Thank you.

As a side note, everyone signed the letter who was made aware of the letter and given the opportunity to sign it except for just 1 home. Almost every home stated they were never made aware by community lodgings of the meetings and no flyer ever made it to their door, my house included and I live directly across. I believe the minimum was done in the way of community outreach based on homes I've spoken to and so little to no feedback was given to the city up to now but the current community. The other homes on Elbert were not made aware of the community letter and so many have not signed as a result.

Warmest regards,

Mark Makary
202.306.0090
markmakary@gmail.com

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Samantha Lockwood

From: Karl Moritz
Sent: Thursday, January 26, 2023 4:18 PM
To: Nathan Randall; Robert Kerns
Cc: Samantha Lockwood; Helen McIlvaine; Tamara Jovovic
Subject: FW: [EXTERNAL]Community Lodgings Elbert Ave Redevelopment

FYI and for inclusion in materials for the Planning Commission and the staff report going forward to Council.
Thanks!

Karl W. Moritz
he/him/his
Planning Director
City of Alexandria, Virginia
Office: 703-746-3804
Cell: 571-329-3052

From: K Hesse <kah4922@gmail.com>
Sent: Thursday, January 26, 2023 4:09 PM
To: natemacek@hotmail.com (Planning Zoning Contact) <natemacek@hotmail.com>; dwbapc@gmail.com; Stephen Koenig <swkoenig@icloud.com>; mindyllyle@comcast.net (Planning Zoning Contact) <mindyllyle@comcast.net>; mmcmahonpc@gmail.com (Planning Zoning) <mmcmahonpc@gmail.com>; jodymanorpc@gmail.com (PZ Contact) <jodymanorpc@gmail.com>; Vivian Ramirez <vcdramirez@gmail.com>; Karl Moritz <Karl.Moritz@alexandriava.gov>
Subject: [EXTERNAL]Community Lodgings Elbert Ave Redevelopment

To the members of the Planning Commission:

I would like to voice my support of Community Lodgings' Elbert Ave redevelopment project. I am a resident of Del Ray and a member of the Del Ray Citizens Association. Although the project is outside of DRCA's boundaries, we asked Community Lodgings to present their proposed plans at our January meeting so members of the community could learn about the additional affordable housing that will be provided. It is the type of project that can make a dent in the need for more affordable housing in the city.

I urge the Planning Commission to approve the DSUP at its upcoming February meeting.

Sincerely,
Kristine Hesse


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[EXTERNAL]Community Lodging Elbert Avenue Project

Anne LaFond <anne_lafond@jsi.com>

Mon 1/30/2023 9:26 PM

To: PlanComm <PlanComm@alexandriava.gov>

 1 attachments (44 KB)

LaFond Letter of Support.CLI Elbert Ave.docx;

You don't often get email from anne_lafond@jsi.com. [Learn why this is important](#)

Please find attached my letter of support for the Community Lodgings Elbert Ave Project to provide affordable and transitional housing

Thank you.
Anne

Anne LaFond | Director, Center for Health Information, Monitoring and Evaluation

Preferred pronouns: she/her/hers

JOHN SNOW, INC.

2733 Crystal Drive, Arlington, VA 22202 | 703.310.5117 | mobile 703.401.5445

Skype:alafond1 | [LinkedIn](#) | [MeasureD.design](#)

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My weekly working hours are Monday through Thursday Eastern Standard/Daylight Time. I acknowledge that we may be working across different time zones. If you receive a message from me outside of your working hours, please do not feel the need to respond until you are back at work.

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31 January, 2023

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

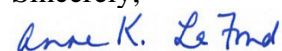
Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

- Community Lodgings, Inc. has been a community pillar in the Arlandria-Chirilagua neighborhood and the Alexandria community at large for over 35 years, providing essential affordable housing and transitional housing for Alexandrians in need, after school services for Alexandria youth and educational opportunities for the community. Evidence of their excellent work is found on their website: <https://communitylodgings.org/>.
- Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this property and transform this 80-year-old structure into a modern, more dignified community for the hardworking people who live there.
- The project provides an entirely new building which will improve our ability to serve the needs of the current Elbert Ave Apartment residents with modernized facilities. It will also to expand affordable housing options in the neighborhood to so that Arlandria-Chirilagua remains accessible to all.
- The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose.

For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,



Anne K. LaFond, Board Member Community Lodgings
400 Cloverway Dr. Alexandria, VA 22314

[EXTERNAL]Community Lodgings

Leslie Turley <lesliej.turley@gmail.com>

Tue 1/31/2023 9:24 AM

To: PlanComm <PlanComm@alexandriava.gov>

📎 1 attachments (44 KB)

Letter of Support.CLI Elbert Ave.docx;

You don't often get email from lesliej.turley@gmail.com. [Learn why this is important](#)

31 January, 2023

Chairman Nate Macek and Members of the Alexandria Planning Commission

City of Alexandria

301 King Street

Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

- Community Lodgings, Inc. has been a community pillar in the Arlandria-Chirilagua neighborhood and the Alexandria community at large for over 35 years, providing essential affordable housing and transitional housing for Alexandrians in need, after school services for Alexandria youth and educational opportunities for the community. Evidence of their excellent work is found on their website: <https://communitylodgings.org/>.
- Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this property and transform this 80-year-old structure into a modern, more dignified community for the hardworking people who live there.
- The project provides an entirely new building which will improve our ability to serve the needs of the current Elbert Ave Apartment residents with modernized facilities. It will also to expand affordable housing options in the neighborhood to so that Arlandria-Chirilagua remains accessible to all.

- The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose.

For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,
Leslie Turley
6551 Chesterfield Ave.
McLean, VA 22101
Formerly at 720 S. Overlook Alexandria, VA

Sent from my iPhone

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31 January, 2023

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

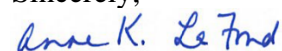
Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

- Community Lodgings, Inc. has been a community pillar in the Arlandria-Chirilagua neighborhood and the Alexandria community at large for over 35 years, providing essential affordable housing and transitional housing for Alexandrians in need, after school services for Alexandria youth and educational opportunities for the community. Evidence of their excellent work is found on their website: <https://communitylodgings.org/>.
- Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this property and transform this 80-year-old structure into a modern, more dignified community for the hardworking people who live there.
- The project provides an entirely new building which will improve our ability to serve the needs of the current Elbert Ave Apartment residents with modernized facilities. It will also to expand affordable housing options in the neighborhood to so that Arlandria-Chirilagua remains accessible to all.
- The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose.

For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,



Anne K. LaFond, Board Member Community Lodgings
400 Cloverway Dr. Alexandria, VA 22314

[EXTERNAL]Letter of Support: CLI Elbert Redevelopment

Christy Zeitz <czeitz@fellowshipsquare.org>

Tue 1/31/2023 11:24 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: lynnthomas@community-lodgings.org <lynnthomas@community-lodgings.org>

You don't often get email from czeitz@fellowshipsquare.org. [Learn why this is important](#)

Hello – please see attached in support of an upcoming discussion item. Thanks!

Christy Zeitz

CEO

571-349-0055 DIRECT | 703-981-1119 MOBILE

czeitz@fellowshipsquare.org

 [Image: Fellowship Square logo.](#)

Fellowship Square

11260 Roger Bacon Drive, Suite 20

Reston, VA 20190

703-860-2536 MAIN | www.FellowshipSquare.org

 [Image: Catalogue for Philanthropy logo.](#)  [Image: Guidestar logo.](#)

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January 31, 2023

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

Community Lodgings has been a fixture in the Arlandria-Chirilagua neighborhood and the Alexandria community for more than 35 years, providing much needed affordable housing and transitional housing for Alexandrian's most vulnerable, including providing after school services for Alexandria youth and educational opportunities for the community. You can see the vast array of programs and activities on their website: <https://communitylodgings.org/>.

Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to **reinvest in this property** and transform this 80-year-old property into a modern, more dignified community for the hardworking people who live there.

The project provides an entirely new building to not only better serve the needs of the current Elbert Ave Apartments residents with modernized facilities, but also to **expand affordable housing options** in the neighborhood so that Arlandria-Chirilagua remains accessible to all.

The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in the community through the use of the existing zoning tools that the City created for this exact purpose.

For all these reasons **we encourage you to approve Community Lodging's Elbert Ave Project**.

Sincerely,



Christy Zeitz
3101 N. Hampton Drive #1018
Alexandria, VA 22302

RE: Docket Item No. 7, 3908 Elbert Ave.

PAUL STILP <pastilp@comcast.net>

Tue 1/31/2023 12:19 PM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from pastilp@comcast.net. [Learn why this is important](#)

Please see the attached letter in support of February 7, 2023 docket item #7.

Paul Stilp

PAUL STILP

728 BLUEMONT AVENUE • ALEXANDRIA, VA 22301 • 703.622.5097 • PASTILP@COMCAST.NET

January 31, 2021

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

As a long-time Alexandria resident, I write to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

- Community Lodgings, Inc. has been a fixture in the Arlandria-Chirilagua neighborhood and the Alexandria community at large for over 35 years, providing much needed affordable housing and transitional housing for Alexandrian's in need, including providing after school services for Alexandria youth and educational opportunities for the community. You can see all they are doing on their website: <https://communitylodgings.org/>.
- Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this property and transform this 80-year-old property into a modern, more dignified community for the hardworking people who live there.
- The project provides an entirely new building to not only better serve the needs of the current Elbert Ave Apartments residents with modernized facilities, but also to expand affordable housing options in the neighborhood to so that Arlandria-Chirilagua remains accessible to all.
- The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose.

For all these reasons I encourage you to approve Community Lodging's project.

Sincerely,



Paul Stilp


[EXTERNAL]Docket Item No. 7, Community Lodgings, Inc., 3908 Elbert Ave.

Mary Catherine Gibbs <mcgibbs@wiregill.com>

Wed 2/1/2023 1:13 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Karl Moritz <Karl.Moritz@alexandriava.gov>; Paul Browne <paul@joseph-browne.com>; Lynn Thomas <lynnthomas@community-lodgings.org>; Nathan Randall <Nathan.Randall@alexandriava.gov>

 1 attachments (1 MB)

Letter to PC.CLI Elbert Ave.final.pdf;

Please see the attached letter from the Applicant, Community Lodgings, Inc., related to the above referenced docket item. We look forward to discussing this with you soon.

Thanks, Mary Catherine

Wire Gill, LLP

mcgibbs@wiregill.com

700 N. Fairfax St., Suite 600

Alexandria, VA 22314

(703) 836-5757 (office)

(703) 836-5758 (direct)

(703) 835-1922 (mobile)

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Mary Catherine Gibbs
mcgibbs@wiregill.com
703-836-5757

January 31, 2023

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
C/O Karl Moritz, Director, Department of Planning and Zoning
City of Alexandria
301 King Street, Room 2100
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I am writing in reference to the Community Lodgings, Inc., request for the redevelopment of 3908 Elbert Ave., Docket Item No. 7 on the February 7, 2023 Planning Commission docket. Community Lodgings, Inc. ("CLI") is the Applicant in the matters before you in Rezoning #2022-00008, Development Special Use Permit #2022-10022 and Transportation Management Plan Special Use Permit #2022-00111. CLI has been working with the City and its Staff for many months on this incredible affordable housing project in the Arlandria/Chirilagua neighborhood. CLI has been working in this community for over 35 years and is excited about expanding its affordable housing stock in this important part of Alexandria. CLI has agreed to all but one of the development conditions found in your Staff Report however, CLI cannot agree to Condition No. 101, the requested developer contribution:

Condition 101. The applicant shall provide a developer contribution consistent with applicable provisions of the Arlandria/Chirilagua developer contribution policy as adopted by City Council. The contribution shall be provided to the City prior to the release of the final site plan or within 30 days of final City Council adoption of the policy, whichever occurs last. (P&Z) *

As was acknowledged in the Staff Report, the Arlandria/Chirilagua developer contribution policy does not exist today. And as it is consistently recognized, development needs certainty as it proceeds. It is unreasonable to require any development to agree to make a contribution of an unknown amount at the time a project is approved. There is no limit to what number the City could include in that policy that this development would then have to bear. No policy implementing the goals of the Arlandria-Chirilagua Plan as outlined for funding public open space in the neighborhood has been presented to the community or any stakeholders in the area. No analysis of how

the City will determine the contribution (ie., the cost of acquiring property, designing and/or constructing/improving an indeterminate amount of open space) has been examined by those it would affect in this neighborhood. The Staff Report notes that it is anticipated that the contribution is going to be around \$5.00 per square foot, but no information has been provided as to how that number was determined or to what square footage in the project that would apply. As happened recently in the Eisenhower East neighborhood, a dispute as to what square footage counted for purposes of determining a developer contribution arose at the last minute. That provides an additional level of uncertainty here. No policy has been adopted and no contribution should be required of any development unless and until that policy has been full vetted and adopted by City Council. That is the standard operating procedure for requiring developer contributions.

The one example provided in the Staff Report where a development made a contribution to an implementation policy adopted after the project was approved is from approximately 15 years ago, and that development was approved after a significant amount of work had already gone into the Braddock Metro Neighborhood Plan (“the Plan”) including cost estimates for developer contributions. That project asked to proceed before that Plan was adopted and likely was given permission to do so recognizing that these costs would be added to that project. In re-reading the original Staff Report for that approval, much is described about how that project met the goals of the new Plan because it proceeded through development review at the same time and in fact at the same meetings that the amended Plan was discussed and developed. Such is not the case here. CLI is being asked to agree to an indeterminate amount of a contribution, in an affordable housing project, that has the potential to only increase the amount of subsidy it will request from the City.

In summary, no policy has been adopted yet by City Council at the time of this requested approval. And no contribution should be required of any development unless and until that policy has been full vetted and adopted by City Council. CLI asks that Condition 101 be deleted.

Sincerely,



Mary Catherine Gibbs

cc: Ms. Lynn Thomas, Community Lodgings, Inc.

[EXTERNAL]Community Lodgings Elbert Ave Project, Docket Item No. 7 3908 Elbert Ave

Kristen Moore <kristenhmoore@gmail.com>

Wed 2/1/2023 1:42 PM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from kristenhmoore@gmail.com. [Learn why this is important](#)

Dear Mr. Chairman and Members of the Planning Commission,

Please see the attached letter in support of Community Lodgings' Elbert Avenue project.

Sincerely,

Kristen Moore

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Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I have been a Board Member for Community Lodgings for 14 years and would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

- For 35 years Community Lodgings has been a fixture in the Arlandria-Chirilagua neighborhood and the Alexandria community, providing much needed affordable housing and transitional housing for people in our community.
- In addition to housing, Community Lodgings provides much needed after school services for Alexandria youth as well as educational opportunities for the community. Their website is a testament to the important work being done: <https://communitylodgings.org/>.
- Elbert Ave Apartments have served low-income families Since 1993. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this property and transform this 80-year-old property into a modern, more dignified community for the hardworking people who live there.
- The new building that this project provides will better serve the needs of the current residents with modernized facilities and expand affordable housing options in the neighborhood so that the Arlandria-Chirilagua neighborhood remains accessible to all.
- The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose.

For all these reasons I implore you to approve the Community Lodgings project.

Sincerely,

Kristen Moore
Secretary of the Board of Community Lodgings

[EXTERNAL]Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Susan Cloud <susancloud@gmail.com>

Thu 2/2/2023 10:21 AM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from susancloud@gmail.com. [Learn why this is important](#)

February 2, 2023

Chairman Nate Macek and Members of the Alexandria Planning Commission City of Alexandria
301 King Street Alexandria, VA 22314
Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

- Community Lodgings, Inc. has been a community pillar in the Arlandria-Chirilagua neighborhood and the Alexandria community at large for over 35 years, providing essential affordable housing and transitional housing for Alexandrians in need, after school services for Alexandria youth and educational opportunities for the community. Evidence of their excellent work is found on their website: [https:// communitylodgings.org/](https://communitylodgings.org/).
- Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this property and transform this 80-year-old structure into a modern, more dignified community for the hardworking people who live there.
- The project provides an entirely new building which will improve our ability to serve the needs of the current Elbert Ave Apartment residents with modernized facilities. It will also to expand affordable housing options in the neighborhood to so that Arlandria-Chirilagua remains accessible to all.
- The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose. For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,

Susan Cloud
4114 Fort Worth Place
Alexandria, VA 22314

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[EXTERNAL]Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Brake, Janet <JBRAKE@nixonpeabody.com>

Thu 2/2/2023 4:19 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Wallace, Stephen <SWALLACE@nixonpeabody.com>;lynnthomas@community-lodgings.org <lynnthomas@community-lodgings.org>

 1 attachments (160 KB)

Community Lodgings - Letter to Alexandria Planning Commission (2-2-2023) 4866-5984-2894 v.1.pdf;

You don't often get email from jbrake@nixonpeabody.com. [Learn why this is important](#)

Good afternoon:

Attached please find a letter from Stephen J. Wallace in support of the redevelopment of Elbert Avenue Apartments.

Si

n

c

er **Janet Brake, CAP, MOS**

el **Practice Assistant**

y, jbrake@nixonpeabody.com

T/ 202.585.8767 F/ 202.585.8080

Nixon Peabody LLP

 799 9th Street NW, Suite 500, Washington, DC 20001-5327

Ni nixonpeabody.com [@NixonPeabodyLLP](https://twitter.com/NixonPeabodyLLP)

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Nixon Peabody LLP
799 9th Street NW
Suite 500
Washington, DC 20001-5327
Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

Stephen J. Wallace
Partner
T / 202.585.8714
F / 866.947.3844
swallace@nixonpeabody.com

February 2, 2023

VIA EMAIL - PlanComm@alexandriava.gov

Chairman Nathan M. Macek
Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

RE: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Chairman Macek and Members of the Planning Commission:

As a longtime member of the Board of Directors of Community Lodgings, Inc. and Chairman of the Elbert Avenue Redevelopment Committee, I am writing to express my strong support for the Community Lodgings, Inc.'s Elbert Avenue Project.

- Community Lodgings, Inc. has been a fixture in the Arlandria-Chirilagua neighborhood and the Alexandria community at large for over 35 years, providing much needed affordable housing, transitional housing for Alexandrian's in need, after school services for the Alexandria youth, and educational opportunities for the community. Please visit their website to learn more about their community activities – <https://communitylodgings.org/>.
- Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to live and work in the City of Alexandria. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this 80-year-old property and transform Elbert Avenue Apartments into a modern, more dignified community for the hardworking people who live there.
- The redevelopment project provides an entirely new building to not only better serve the needs of the current Elbert Ave Apartments residents with modernized facilities, but also to expand affordable housing opportunities in the neighborhood so that Arlandria-Chirilagua remains accessible to all.
- The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose.

Chairman Nathan M. Macek
Members of the Alexandria Planning Commission
February 2, 2023
Page 2

Thank you for your consideration of this important project. I strongly encourage you to unanimously approve Community Lodging's Elbert Avenue redevelopment project.

Sincerely,

A handwritten signature in blue ink that reads "Stephen J. Wallace". The signature is written in a cursive style with a large initial 'S'.

Stephen J. Wallace
Partner

SJW

[EXTERNAL]Community Lodgings Inc. Elbert Ave. Project, Docket Item No 7, 3908 Elbert Ave.

Donna Cramer <dcramer@mcenearney.com>

Thu 2/2/2023 4:30 PM

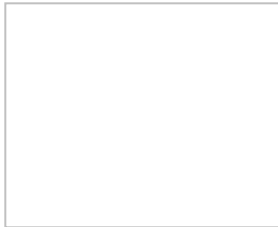
To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from dcramer@mcenearney.com. [Learn why this is important](#)

Attached is a letter in support of this redevelopment project.

Donna Cramer

--



DONNA CRAMER | REALTOR®

McEneaney Associates | Licensed in VA

c. 703.627.9578 | o. 703.549.9292 | dcramer@mcenearney.com

109 S Pitt St., Alexandria, VA 22314 | DonnaCramer.com

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February 2, 2023

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

- Community Lodgings, Inc. has been a fixture in the Arlandria-Chirilagua neighborhood and the Alexandria community at large for over 35 years, providing much needed affordable housing and transitional housing for Alexandrian's in need, including providing after school services for Alexandria youth and educational opportunities for the community. You can see all they are doing on their website: <https://communitylodgings.org/>.
- Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this property and transform this 80-year-old property into a modern, more dignified community for the hardworking people who live there.
- The project provides an entirely new building to not only better serve the needs of the current Elbert Ave Apartments residents with modernized facilities, but also to expand affordable housing options in the neighborhood to so that Arlandria-Chirilagua remains accessible to all.
- The project fulfills the goals of the Arlandria-Chirlagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose.

For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,

A handwritten signature in cursive script that reads "Donna J. Cramer". The signature is written in black ink and is positioned above the typed name.

Donna J. Cramer
Community Lodgings Board Member
212 Wilkes Street
Alexandria, VA 22314

[EXTERNAL]Elbert Ave. Project

Hawkins, Dave <dhawkins@mcenearney.com>

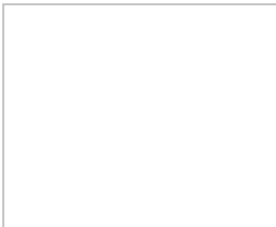
Thu 2/2/2023 6:20 PM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from dhawkins@mcenearney.com. [Learn why this is important](#)

Please see our attached letter in support of the Elbert Ave. Project

Dave Hawkins



DAVE HAWKINS | EXECUTIVE VICE PRESIDENT, COO

McEneaney Associates

tel. 703.549.9292 | fax. 703.717.5717 | dhawkins@mcenearney.com

109 S Pitt St., Alexandria, VA 22314 | McEneaney.com

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February 2, 2023

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Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

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For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,

Dave and Amy Hawkins
926 Lindsay Place
Alexandria, VA 22304

[EXTERNAL]Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908
Elbert Ave.

sph5303@gmail.com <sph5303@gmail.com>

Fri 2/3/2023 2:29 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: lynnthomas@community-lodgings.org <lynnthomas@community-lodgings.org>

You don't often get email from sph5303@gmail.com. [Learn why this is important](#)

Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

As a long-term unpaid/volunteer Board member at CLI and an advocate for affordable housing in my community,

I whole heartily support this project and encourage the Planning Commission to do the same.

Best Regards,

Selena Hutchinson
Executive Board Member

Community Lodgings

Office:(703) 549-4407

www.communitylodgings.org

[Facebook](#) | [Twitter](#) | [Instagram](#)



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February 3, 2023

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

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For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,

Selena Hutchinson; 5303 Cozy Glen Lane; Alexandria, VA 22312

[EXTERNAL]Letter of Support CLI Elbert Ave

Elizabeth Myllenbeck <emyllenbeck@gmail.com>

Sat 2/4/2023 7:32 PM

To: PlanComm <PlanComm@alexandriava.gov>

 1 attachments (17 KB)

Letter of Support CLI Elbert Ave.docx;

You don't often get email from emyllenbeck@gmail.com. [Learn why this is important](#)

Hello,

Attached please find a formal letter of support for the Community Lodgings Elbert Avenue. I look forward to your support for this important project and for our citizens of Alexandria.

Best,

Elizabeth Myllenbeck

Elizabeth A. Myllenbeck
925.953.3061

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February 4, 2023

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

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For all these reasons we encourage you to approve Community Lodging's project.
Sincerely,

Elizabeth Myllenbeck

Elizabeth A. Myllenbeck
Alexandria, VA 22310
925.953.3061

[EXTERNAL]Expressing my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

Angela Welsh <carwel78@gmail.com>

Sun 2/5/2023 4:49 PM

To: lynnthomas@community-lodgings.org <lynnthomas@community-lodgings.org>; PlanComm <PlanComm@alexandriava.gov>

You don't often get email from carwel78@gmail.com. [Learn why this is important](#)

February 5th, 2023

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

We would like to express our support for the Community Lodgings, Inc.'s Elbert Avenue Project.

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For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,

Angela C Welsh

Patrick Welsh

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[EXTERNAL]Letter of Support

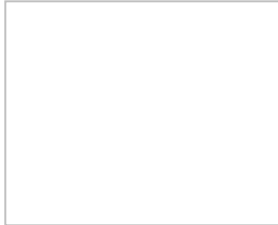
DeVries, Courtney <cdevries@mcenearney.com>

Mon 2/6/2023 9:20 AM

To: PlanComm <PlanComm@alexandriava.gov>

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COURTNEY DEVRIES | REALTOR®

McEneaney Associates | Licensed in VA

cell 703.795.8311 | main 703.549.9292 | cdevries@mcenearney.com

109 S Pitt St., Alexandria, VA 22314 | McEneaney.com | courtneyd.com

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February 6, 2023

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

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For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,

Courtney DeVries

1202 Portner Rd, Alexandria VA 22314

February 6, 2023

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

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For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,



Lisa Lettleri
CLI Board Member and City Resident
513 E. Nelson Ave, Alexandria, VA 22301


[EXTERNAL]2.7.23 Letter of Support on Community Lodging's DSUP - Affordable Housing Project

Ingris Moran <imoran@tenantsandworkers.org>

Mon 2/6/2023 5:21 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Anne Turner <anne.turner@gracealex.org>; Santiago Rodriguez <santiago.rodriguez@gracealex.org>; Deborah Porras <deborahporras@vaumc.org>; eurrutia@tenantsandworkers.org <eurrutia@tenantsandworkers.org>; Nathaly Zelaya <nzelaya@tenantsandworkers.org>; Justin Wilson <justin.wilson@alexandriava.gov>; Amy Jackson <Amy.Jackson@alexandriava.gov>; John Chapman <john.taylor.chapman@alexandriava.gov>; Canek Aguirre <Canek.Aguirre@alexandriava.gov>; Alyia Gaskins <alyia.gaskins@alexandriava.gov>; Sarah Bagley <sarah.bagley@alexandriava.gov>; Kirk McPike <kirk.mcpike@alexandriava.gov>

 1 attachments (1 MB)

Letter of Support 2.7.23 Community Lodgings DSUP.pdf;

Good Evening Chair, Vice Chair and Commissioners of the Planning Commission,

On behalf of Tenants and Workers United, Beverley Hills Community United Methodist Church and Grace Episcopal Church you will find attached our letter of support for Community Lodgings proposed project that is up for a [public hearing and vote tomorrow evening](#). May you have any questions, please do not hesitate to contact us.

Respectfully,

Tenants and Workers United
Beverley Hills Community United Methodist Church
Grace Episcopal Church

--

Lead Organizer, Tenants and Workers United
3801 Mt. Vernon Avenue
Alexandria, VA 22305

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February 6, 2023

Via email:

The Planning Commission of the City of Alexandria
PlanComm@alexandriava.gov

Dear Chair, Vice Chair, and Commissioners of the Planning Commission and City Staff:

Tenants and Workers United (TWU), Beverley Hills Community United Methodist Church, and Grace Episcopal Church jointly write this letter in support of Arlandria-Chirilagua's working class community members and in support of Community Lodgings' Elbert Avenue development project.

Our groups and organizations have been in the community for over 35 years and have witnessed the long-standing and worsening housing crisis in our neighborhood. In 2019, TWU conducted an [impact-study survey](#) among 2,537 moderately-priced apartments in the Arlandria-Chirilagua neighborhood, with 285 households responding. The results were staggering: two-thirds of the respondents make less than 30% of the area median income (AMI), 95% earn less than 40% AMI.

There is a vast number of cost-burdened renters in this neighborhood, and these families are at major risk of displacement if we are not proactive in securing permanent, sustainable, community-led solutions to the housing crisis. The statistics are there. Historically and currently, our community faces oppression, systemic racism, and economic challenges that make securing stable, dignified, affordable housing exceptionally difficult. The benefits to be gained are immense and will impact not only our members, but the entire Alexandria community. When basic needs are met and housing is stable, workers are more productive, students learn more in school, people are healthier and happier, and our entire community thrives.

We believe that everyone in the community deserves to live in dignified housing, regardless of socio-economic status, and this project is truly a model for committed deeply affordable housing, providing affordable housing for 91 working class families. We need the city to pay attention to projects such as these and support them because the affordable units that are being offered really

do meet the needs of our Arlandria residents, many of whom earn less than the 60% of the AMI and therefore are not served by workforce housing initiatives.

In 2021, the city stated that the Arlandria Small Area Plan would “[focus on residential uses to prioritize the provision of deeply affordable housing](#).” (Arlandria-Chirilagua Small Area Plan, Guiding Principles) This is the opportunity to live out that promise.

We look to you, as city leaders, to ensure that everyone, including our low-income community of color, can afford to remain in the city they call “home.” We urge you to seriously consider the positive opportunities for inclusion and racial equity that this project will provide, and continue to ensure that such opportunities are included in all housing developments in our city.

Sincerely,

Ingris Moran
Lead Organizer, Tenants and Workers United
IMoran@tenantsandworkers.org

The Rev. Deborah Porras, Beverley Hills Community United Methodist Church
deborahporras@vaumc.org

The Rev. Dr. Anne Michele Turner, Grace Episcopal Church
Anne.Turner@gracealex.org

The Rev. Santiago Rodriguez, Grace Episcopal Church
Santiago.Rodriguez@gracealex.org

CC: Mayor Justin Wilson, justin.wilson@alexandriava.gov
Vice Mayor Amy Jackson, amy.jackson@alexandriava.gov
Councilman Canek Aguirre, canek.aguirre@alexandriava.gov
Councilmember Sarah Bagley, sarah.bagley@alexandriava.gov
Councilman John Taylor Chapman, john.taylor.chapman@alexandriava.gov
Councilwoman Alyia Gaskins, alyia.gaskins@alexandriava.gov
Councilman R. Kirk McPike, kirk.mcpike@alexandriava.gov

February 7, 2023
Planning Commission
Public Comments #7Docket

Hi, Good Evening Board members,

My name is Sandra Galeanos and I have lived in the Arlandria Chirilagua Housing Cooperative for almost 20 years. As a resident of this neighborhood, I am here to support this proposed project. This project will be to improve the living conditions for the families that are already there and to allow other low income families to live in just, affordable housing.

I know many people don't welcome us in the neighborhood.. But we work too and we also fuel the economy and we should not be treated differently from receiving housing just because we are working class. Unfortunately, we do not have the privilege of housing ownership or move around when we please - which is why I support this project to be redeveloped because it will create an opportunity for families who are already in this neighborhood.

We need more projects like this - because many of the apartments in the neighborhood - rent is very high and many of our families do not earn enough to pay those rents. If you as leaders are in favor of this project - is because you support the needs of communities that are of color, immigrant working class. Thank you.

Hola Buenas Tardes Miembros de la Junta,

Mi nombre es Sandra Galeano y he vivido en la cooperativa en la Elbert Avenue por casi 20 años. Yo como residente de la vecindad estoy aquí para apoyar este proyecto. Este proyecto va ser para mejorar las condiciones para las familias que ya viven ahí y que otras familias de bajo recursos puedan tener vivienda digna a bajo costo .

Yo se que mucha gente no nos ve bien . Pero nosotros también trabajamos, impulsamos la economía y no deberíamos ser tratados diferentes solo porque somos clase trabajadora. Nosotros no tenemos el privilegio de poder movernos y comprar una vivienda - por lo cual apoyamos que se renueven estos apartamentos para las familias que ya están aquí en Chirilagua.

Necesitamos más proyectos como estos - porque casi todos los apartamentos en la vecindad son demasiado caros y nuestras familias no ganan lo suficiente para poder pagar la renta. Y si como lideres votan a favor de este proyecto es porque si apoyan a la comunidad trabajadora, de color y inmigrante. Muchas gracias .

February 7, 2023

Planning Commission

Public Comments #7Docket

Good Evening members of the board,

My name is Mariela Raudales, I live in the community lodgings apartments on Elbert Avenue. I have been living in these apartments for 11 years now, as a single mother with my daughter. I have had the privilege to live in these apartments that are deeply affordable because compared to other apartments in the neighborhood , I would not be able to afford it as a single mother and my minimum wage.

I have been participating in all of the community meetings of community lodgings and it makes me happy that they want to redevelop and at the same time create more affordable housing units - I have the hope of coming back to this new housing. I'm here to say, please support this project. This project will give me the opportunity to continue living in affordable housing and new, too. Because these buildings are old and deteriorating and they do need to be redeveloped.

The City of Alexandria has been my home for 19 years and I want to continue living here. All the families that are in these buildings are happy about this project and we as working class families have the right to live in new, dignified affordable housing. But at the same time we are anxious because we know that some of our neighbors who earn higher incomes than us, are against this project.

Which is why I am here tonight to tell the City, please support this development that will create new affordable housing for families who earn less than 50,000 a year - because we all deserve housing. Please say

yes today, as the city has said many times they are committed to creating affordable housing. Thank you for allowing me to share my comments.
Hola Buenas Tardes miembros de la junta,

Mi nombre es Mariela Raudales , vivo en los apartamentos de community lodgings en la Elbert Avenue. Tengo 11 años viviendo en estos apartamentos como madre soltera con una hija. He tenido el privilegio de vivir en estos apartamentos que son de bajo costo porque comparados a otros apartamentos en la vecindad no alcanzaría a pagarlos como madre soltera con mi poco sueldo.

Yo he estado participando en todas las reuniones comunitarias de Community Lodgings y me alegra que quieran renovarlos y a la vez crear más viviendas de bajo costo y tengo la esperanzas que pueda regresar a estas viviendas. Estoy aquí para decirles que por favor apoyen este proyecto. Este proyecto me va dar la oportunidad de seguir teniendo vivienda de bajo costo y tener una vivienda nueva. Ya que los edificios ya están viejos y deteriorados y si se necesita renovarlos.

La Ciudad de Alexandria ha sido mi hogar por 19 años y quiero permanecer aquí. Todas las familias que estamos en estos edificios estamos contentos de este proyecto porque somos familias trabajadoras que tenemos derecho a una vivienda nueva y digna. A la vez estamos ansiosos porque sabemos que tenemos vecinos con ingresos más altos a los de nosotros, que no están de acuerdo con este proyecto.

Por lo cual esperamos que la Ciudad apoye la renovación y creación de más vivienda de bajo costo para familias como la mía que gana menos de 50 mil dólares al año - porque todos merecemos tener una vivienda

digna. Por favor digan si hoy - ya que la ciudad ya tiene el compromiso de crear vivienda de bajo costo.

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 7, 2023

TO: CHAIR NATHAN MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #7 – DEVELOPMENT SPECIAL USE PERMIT #2022-10022
– 3908 ELBERT AVENUE – ELBERT AVENUE RESIDENCES

Staff recommends revising Condition #101 for the above-referenced project, which would require the applicant to provide a developer contribution consistent with the future Arlandria-Chirilagua Developer Contribution Policy. The applicant expressed concerns about the developer contribution condition in its January 31st letter to Planning Commission, including that it could not agree to provide an open-ended monetary contribution. Indeed, the current language of Condition #101 does not stipulate a dollar amount for the contribution, noting instead that such a determination would be made in the future once City Council adopts the policy.

Staff agrees that an upper limit for the contribution can be specified now, while providing for the possibility that the final dollar amount (once the related policy is adopted by City Council) could be lower. Condition #101 is proposed to be amended as follows:

101. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall provide a developer contribution: a) consistent with applicable provisions of the Arlandria/Chirilagua developer contribution policy as adopted by City Council or b) in an amount equal to \$5.00 for each net square foot of development above the pre-approval maximum FAR of 0.75, whichever is less. The contribution, which shall be adjusted for inflation annually each January 1st following approval of this request, shall be provided to the City prior to the release of the final site plan or within 30 days of final City Council adoption of the policy, whichever occurs last. (P&Z) *

Staff continues to recommend approval of the request with this revision.

Redevelopment of Elbert Avenue Apartments Community Lodgings, Inc.

Planning Commission
February 7, 2023



COMMUNITY LODGINGS
Opening Doors to Independence

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COMMUNITY LODGINGS
Opening Doors to Independence

Our Mission Is To Lift Families From Homelessness And Instability To Independence And Self-Sufficiency Through Transitional Housing, Affordable Housing And Youth Education Programs

Learn More

Redevelopment Proposed

Development Summary

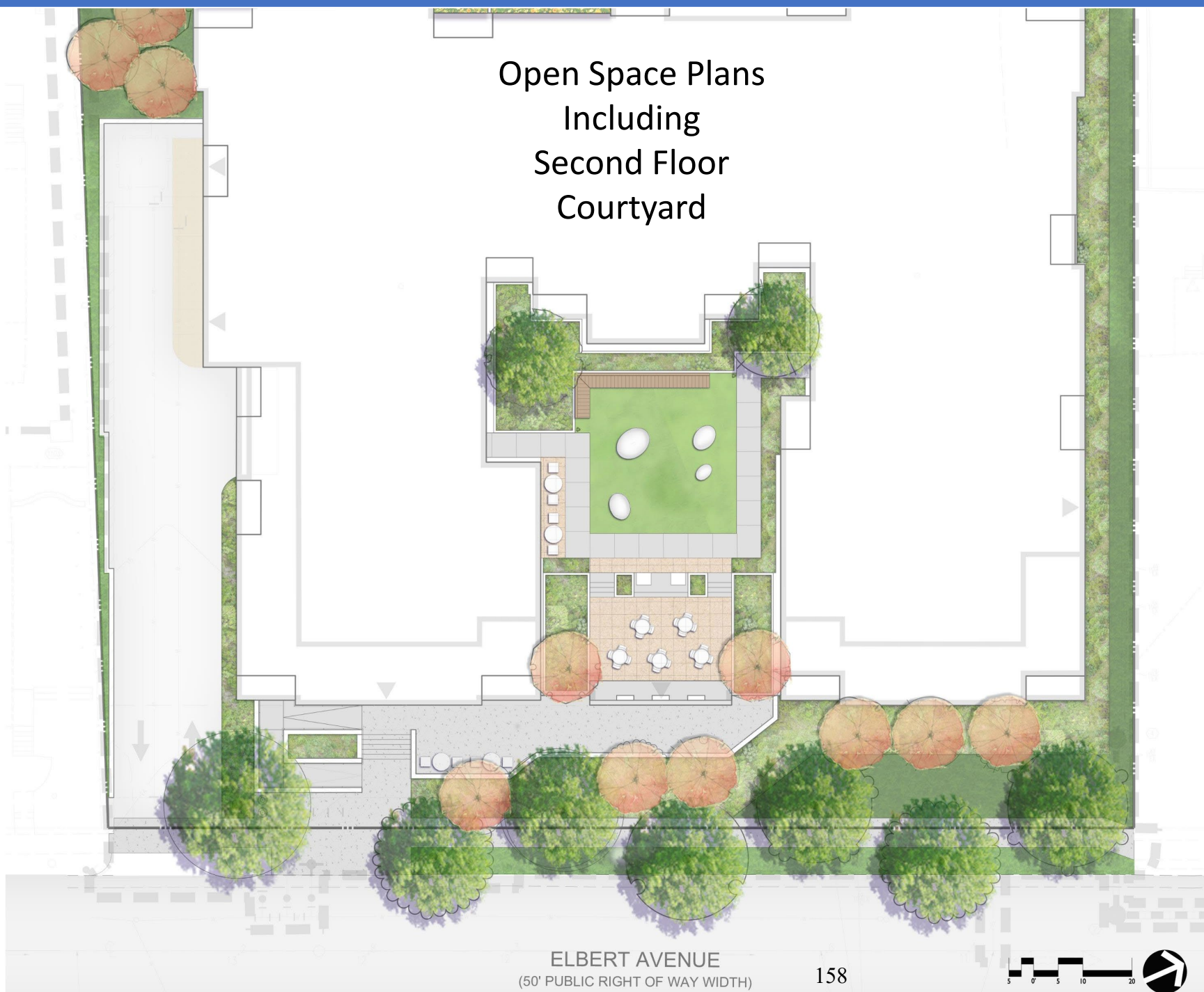
- Six-story Building
 - Ground floor parking and street-facing amenities + 5 stories of apartments
- 91 units
 - 80% 2BR+ units
- 62 car parking spaces
 - 60 spaces required per DSUP
- Dedicated parking for CLI's 15-passenger van
- 30 bicycle parking spaces
- > 25% Open Space Requirement

Unit Type	Current	Proposed
1 Bedroom	14	18
2 Bedroom	2	55
3 Bedroom	12	18

CLI Elbert Avenue Residences – Perspective View from SE



Open Space Plans Including Second Floor Courtyard



ELBERT AVENUE
(50' PUBLIC RIGHT OF WAY WIDTH)

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Affordable Housing Plan

- 100% of the units will be income-restricted to households earning up to 60% of the Area Median Income for the Washington DC metropolitan area.
 - Income restriction tiers from 30% AMI to 60% AMI
- Affordability tiers will be distributed proportionally among the unit types.

Affordability Mix

AMI Level	Current	Proposed
60% AMI	22	64
50% AMI	6	6
40% AMI	0	15
30% AMI	0	6
Total	28	91

Affordable Unit Distribution

Unit Type	60%	50%	40%	30%	Total
1 BR	13	1	3	1	18
2 BR	39	3	10	3	55
3 BR	12	2	2	2	18








Affordable Housing Plan

Income Limits (as of 2022)

Affordability Tier	Max Income (Individual)	Max Income (Family of 4)
60% AMI	\$59,820	\$85,380
50% AMI	\$49,850	\$71,150
40% AMI	\$39,880	\$56,920
30% AMI	\$29,910	\$42,690

Estimated Rents (without utilities)

Unit Type	60% AMI	50% AMI	40% AMI	30% AMI
1 Bedroom	\$1,527	\$1,260	\$993	\$726
2 Bedroom	\$1,816	\$1,496	\$1,176	\$855
3 Bedroom	\$2,095	\$1,725	\$1,355	\$985

 Food Prep & Service \$34,030	 Childcare \$33,300	 Retail Sales \$34,060	 Healthcare Support \$36,920	 Construction \$41,640	 Elementary Teachers \$86,780	 Police Officer \$77,850
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**Statistics from the American Community Survey and the Bureau of Labor Statistics*

\$142,000 Area Median Income (AMI) for City of Alexandria

Thank you

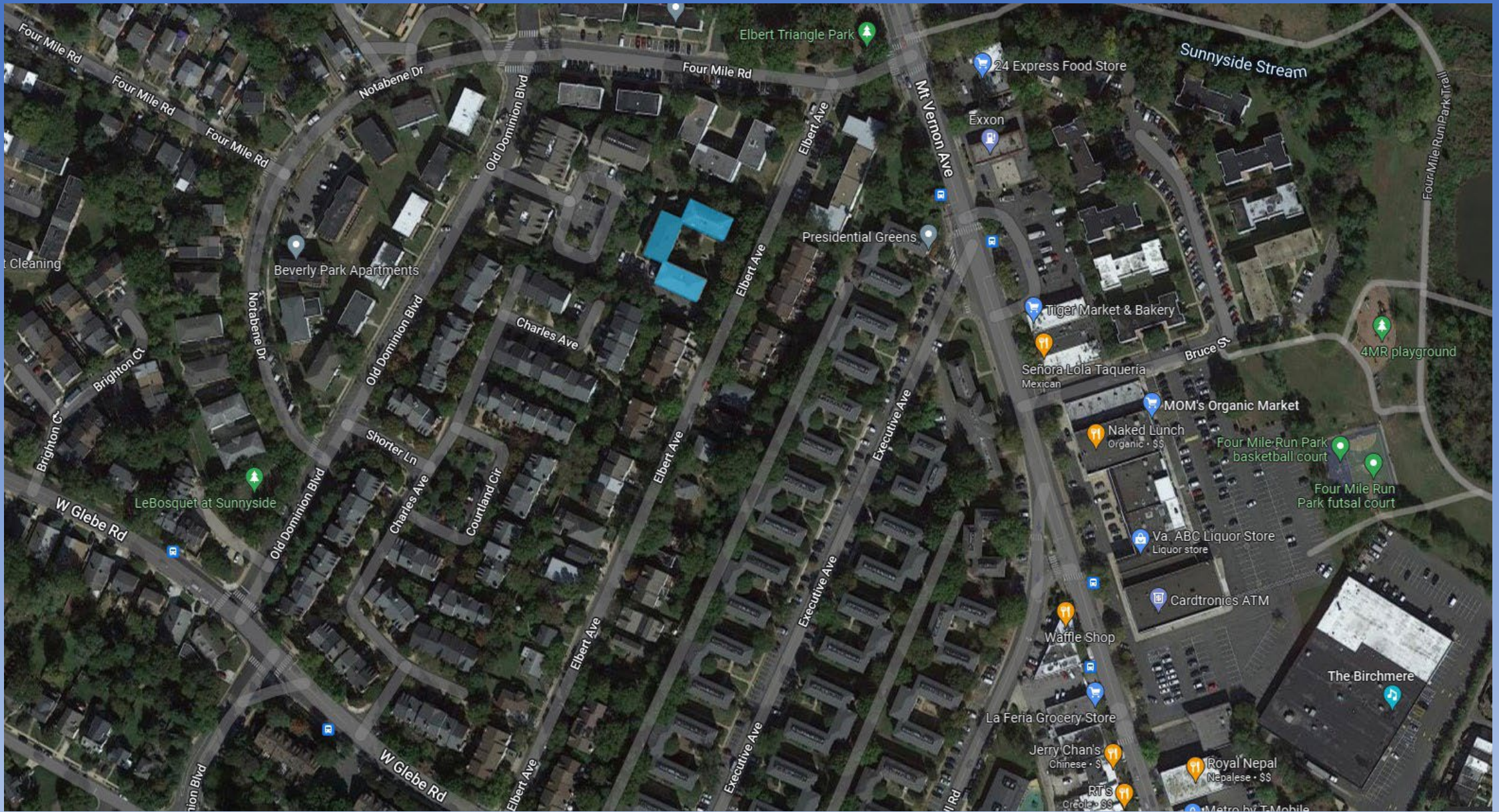


COMMUNITY LODGINGS
Opening Doors to Independence



Appendix





Elbert Avenue Apartments – Current Conditions



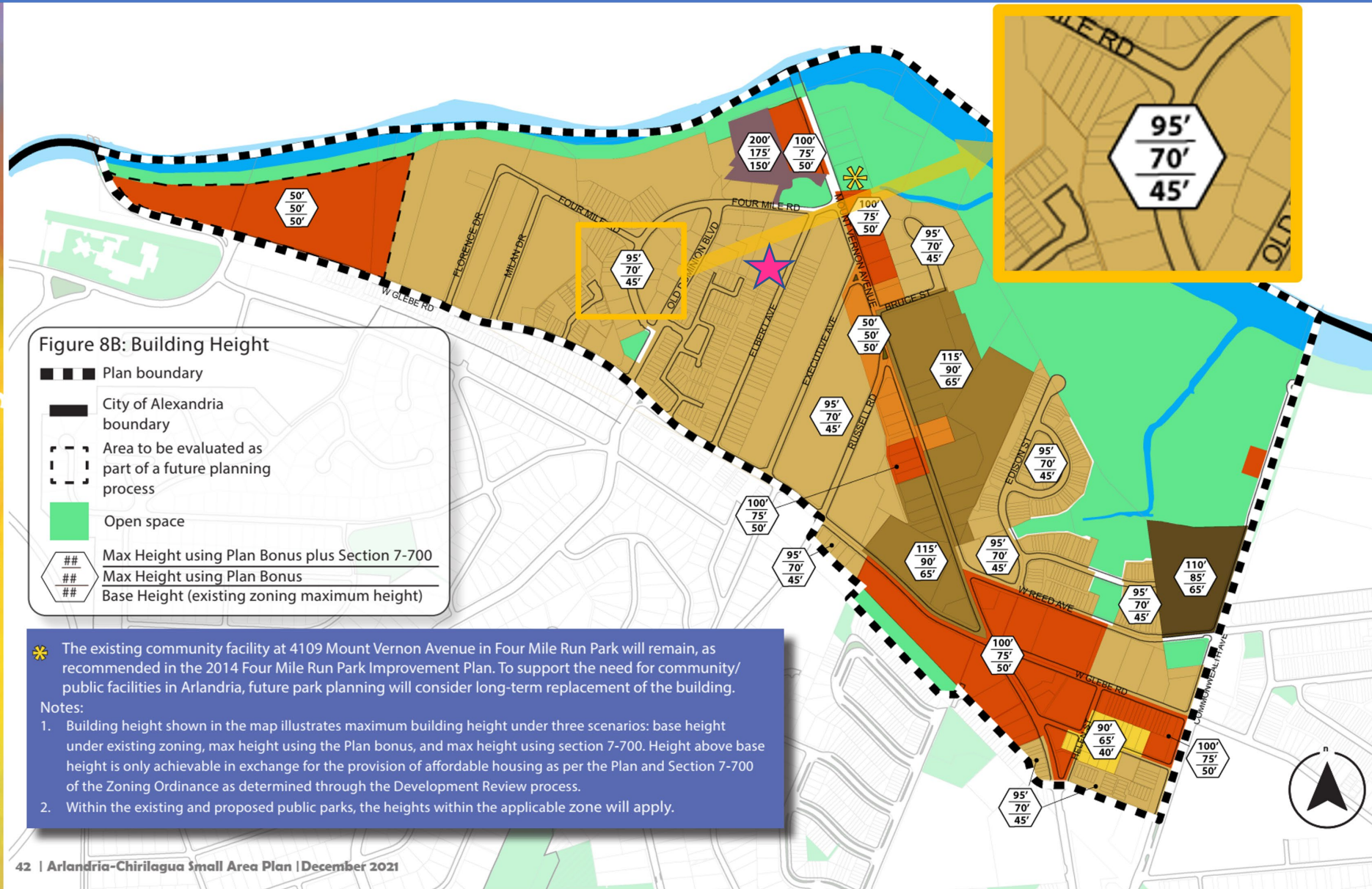
- Three three-story buildings
- Constructed 1947 – Renovated 1993
- 28 apartment homes + CLI office
- 19 parking spaces available to residents
(.679 spaces per unit)

Unit Type	Number
1 Bedroom	14
2 Bedroom	2
3 Bedroom	12

Arlandria-Chirilagua Small Area Plan – Allows Building Height up to 70’

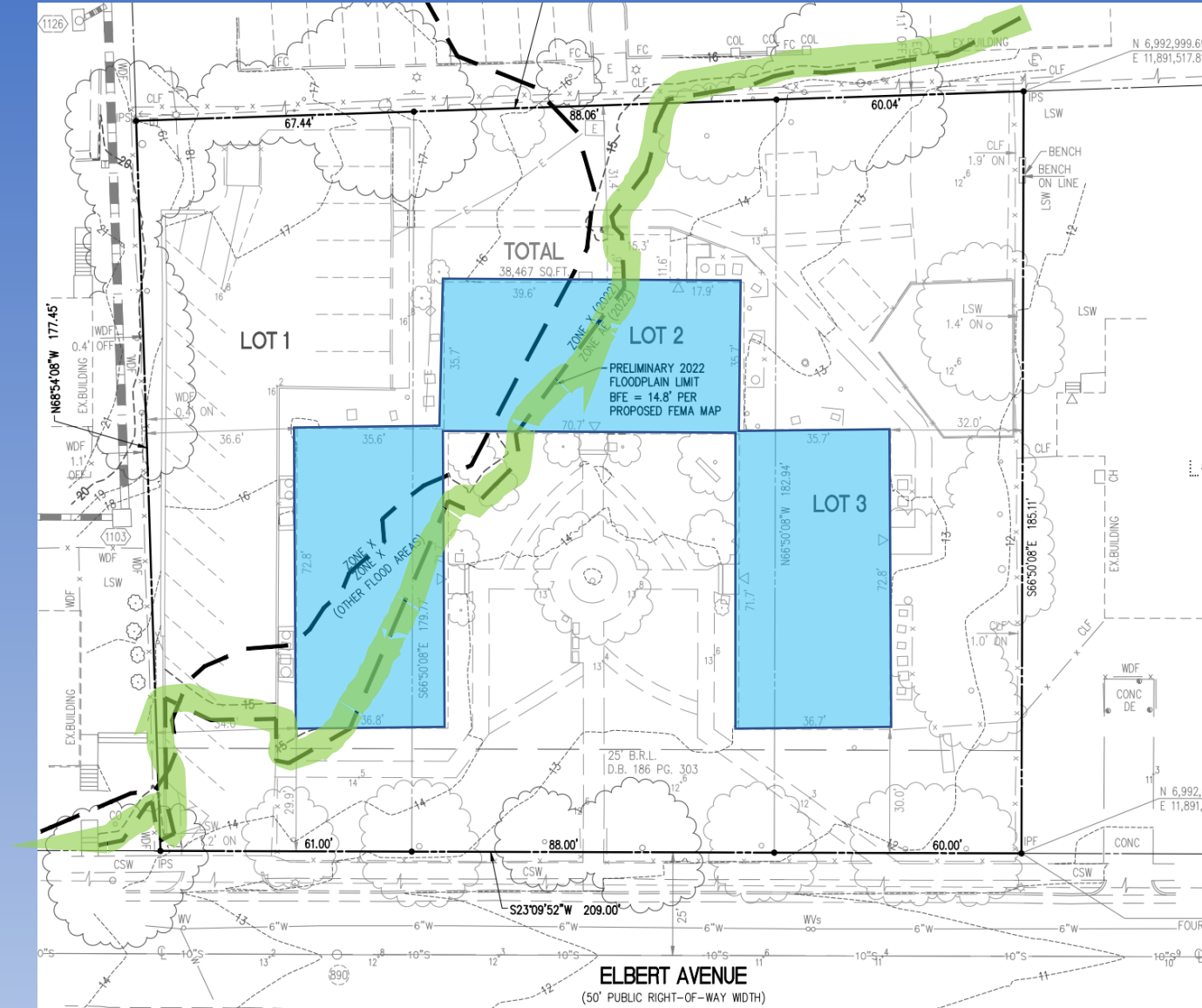
5

Land Use + Urban Design



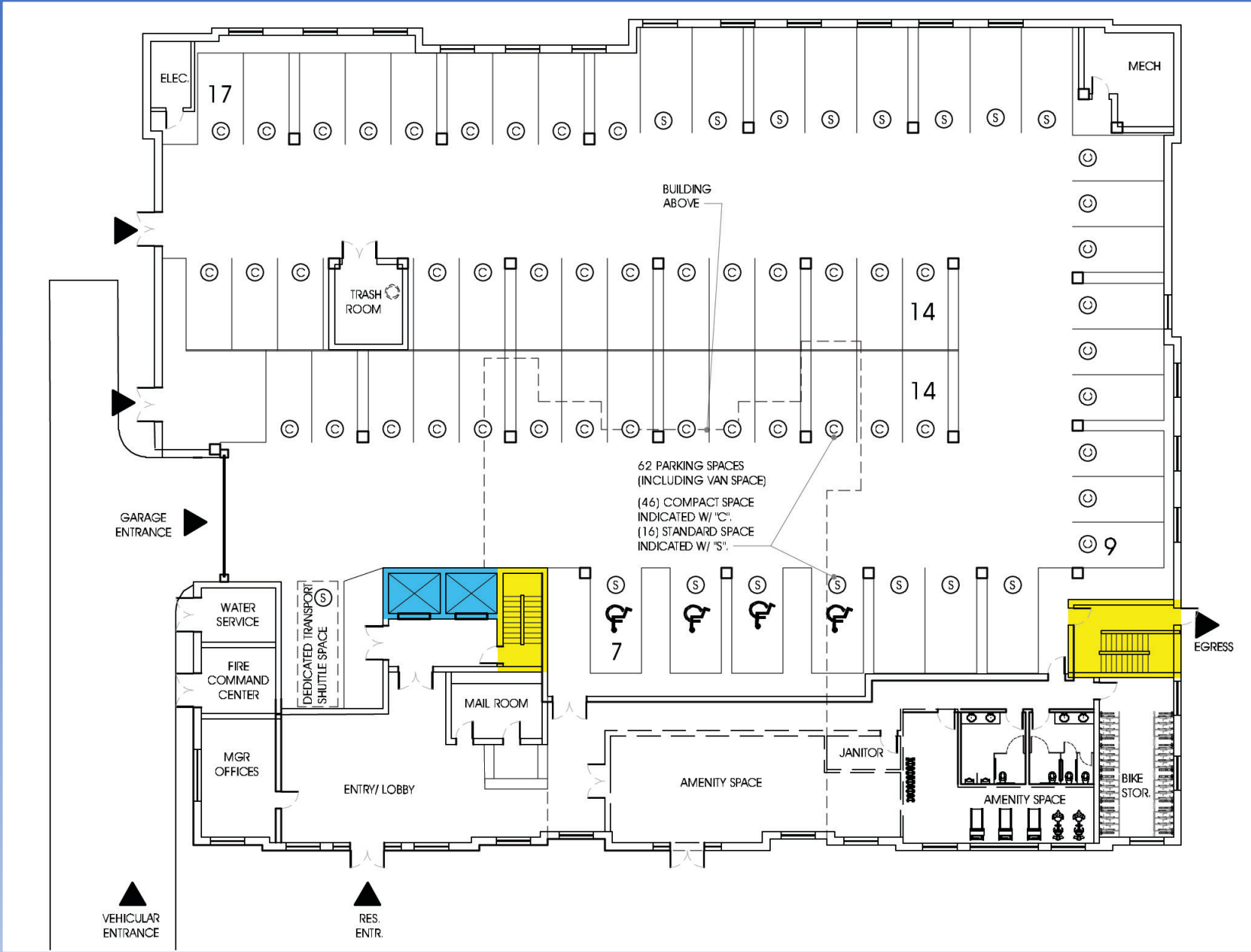
42 | Arlandria-Chirilagua Small Area Plan | December 2021

New FEMA Flood Plain Bisects the Site



Relocation Plan Principles

- CLI will follow the Uniform Relocation Act
- Residents will not need to move out until spring 2024 at the earliest
- All income-eligible residents will be given opportunity to lease apartment in new building
 - Relocated residents will receive leasing preference
- All residents will receive advance notification of all relocation related actions
- All residents in good standing will receive relocation assistance:
 - Assistance with finding a suitable apartment
 - Moving cost assistance
 - Replacement Housing cost assistance
- Upon returning to Elbert Avenue, residents will be offered units which are appropriate for their household size and income.



Ground Floor Plan

Re: 3908 Public Hearing Question

Mark Makary <markmakary@gmail.com>

Wed 2/8/2023 2:36 PM

To: PlanComm <PlanComm@alexandriava.gov>

As an extremely important follow up, I want you to note what is also alarming about the video = that there is already a place on the curb in the video that you see is open and guess how long it is? It is **the size of two vehicles** and the UPS vehicle looks at it laughingly. It doesn't even try to use that space to get out of traffic. The space of two vehicles is not enough to be utilized. It's too small. The cutaway must be wider than just two vehicles. What is the planning commission going to do? You had your chance last night. You all day and you've put us in this position for the rest of our lives for those of us that don't want to move and love our community

Mark Makary

202-306-0090

...Sent from my iPhone

On Feb 8, 2023, at 2:31 PM, Mark Makary <markmakary@gmail.com> wrote:

In the prior email, I meant to include the longer video clip which is now included in this email. Please find it attached.

<Video.mov>

<Video_1.mov>

Mark Makary

202-306-0090

...Sent from my iPhone

On Feb 8, 2023, at 2:28 PM, Mark Makary <markmakary@gmail.com> wrote:

Re: longer cutaway in front of 3908 Elbert Ave to enable through traffic.

After i stated my concern re: Docket item #7 at last nights planning commission public hearing, no official showed concern that was actionable regarding my item and Mary Catherine got up after I spoke on behalf of 3908 Elbert Ave., and said my concern is not a concern and they are only going to provide a cutaway the size of two cars. The attached photo is the next day (today). This is a small sample of what we deal with each day but you are moving full speed ahead. Cars are backed up as you can see on Elbert Avenue and will beep for minutes, although in this case, surprisingly, the car just sat there quietly for two full minutes. They could not can't get past vehicle. Each day, it's not even a service vehicles blocking the road waiting for friends. I really wish you all would understand understand the seriousness and push

back up on their plans unless they agree to widen the front facing curb cutaway on Elbert Avenue by a larger margin than the size of two cars. Some vehicles are even larger than the size of two cars. They need to have a cutaway that widens Elbert Avenue in-front of the building 3908 is 100% responsible for the jam up. Cars come and just park in the center of the road and won't budge. It happens at traffic hour, it happens during the day. You all seem to have virtually no concerns and you don't live here. Melissa McMahon at least showed a tremendous amount of concern and honesty I did not see others show about what she observed on the street although not enough for her to change the requirements of a plan. The rest of you act like there's no real traffic problem and that is what seems alarming
<Video.mov>

Mark Makary
202-306-0090
...Sent from my iPhone

On Feb 7, 2023, at 11:45 PM, Mark Makary
<markmakary@gmail.com> wrote:

thx - please have the curb cutaway made to be longer than 2 cars!
That's not going to solve the beeping problem and traffic stop
gap
Mark Makary
202.306.0090
markmakary@gmail.com