Elbert Avenue Residences

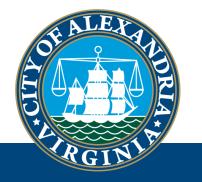
3908 Elbert Avenue

Rezoning #2022-00008

Development Special Use Permit #2022-10022

TMP Special Use Permit #2022-00111

Planning Commission February 7, 2023



Project Location





Project Description

OF ALE CANDELLA

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

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



Architecture



Front/Elbert Avenue elevation



Side/SW elevation





Land Use Requests



Rezoning

 RA / Multifamily zone to RMF/Residential Multifamily Zone

DSUP

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

SUP

• Transportation Management Plan

Benefits, Community & Conclusion

Benefits

- 91 affordable housing units
- Deeply-affordable units
- Stormwater improvements, 13% phosphorous reduction
- Consistency with the City's 2019 Green Building Policy
- Developer contribution toward open space consistent with future policy



Community

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

Conclusion

- Project consistent with Arlandria-Chirilagua SAP, Zoning ordinance, and City policies
- Staff recommends <u>approval</u> of the requests subject to the conditions in the staff report

