

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



This presentation is subject to changes prior to hearing

Project Location



Project Description

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

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



Architecture

Front/Elbert Avenue elevation



Side/SW elevation



Land Use Requests



Rezoning

- RA / Multifamily zone to RMF/Residential Multifamily Zone

DSUP

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

SUP

- Transportation Management Plan

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 **approval** of the requests subject to the conditions in the staff report