### **Elbert Avenue Residences**

3908 Elbert Avenue

Rezoning #2022-00008

Development Special Use Permit #2022-10022

TMP Special Use Permit #2022-00111

City Council February 25, 2023



# **Project Location**



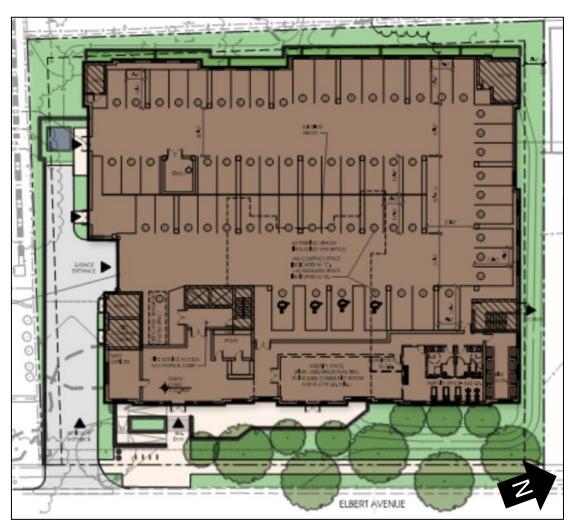


# **Project Description**

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

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



## Architecture



Front/Elbert Avenue elevation



Side/SW elevation





## Land Use Requests



#### Rezoning

 RA / Multifamily zone to RMF/Residential Multifamily Zone

#### **DSUP**

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

**SUP** 

• Transportation Management Plan

# Community Outreach



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

## **Project Considerations**



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

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

### Benefits & Conclusion



#### **Benefits**

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

#### Conclusion

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

