



COMMUNITY LODGINGS

*Opening Doors to Independence*

# Community Lodgings, Inc. Elbert Avenue Project

## Second Community Meeting

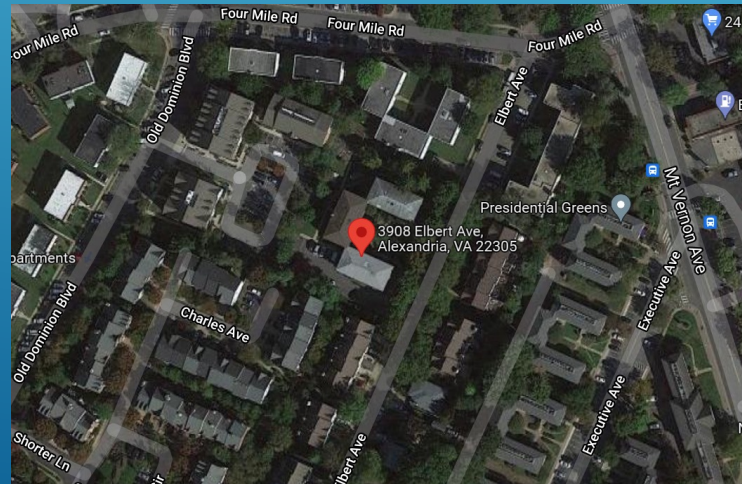
July 21, 2022



# Who and Where We Are

## DEVELOPMENT TEAM INFORMATION

- |   |  |   |
|---|--|---|
| 1. OWNER/DEVELOPER:<br>CLI MULTIFAMILY PARTNERSHIP LP<br>3908 ELBERT AVENUE<br>ALEXANDRIA, VA 22305   | 3. LAND USE ATTORNEY:<br>WIRE GILL LLP<br>700 N. FAIRFAX ST., SUITE 600<br>ALEXANDRIA, VA 22314<br>ATTN: MARY CATHERINE GIBBS        | 5. CIVIL ENGINEER:<br>WALTER L. PHILLIPS, INC.<br>207 PARK AVENUE<br>FALLS CHURCH, VA 22046<br>ATTN: TRAVIS P. BROWN, P.E.          |
| 2. DEVELOPMENT CONSULTANT:<br>JOSEPH + BROWNE DEVELOPMENT ASSOCIATES<br>1410 INGRAHAM STREET NW<br>WASHINGTON, DC 20011<br>ATTN: PAUL P. BROWNE | 4. ARCHITECT:<br>RUST   ORLING ARCHITECTURE<br>1215 CAMERON STREET<br>ALEXANDRIA, VA 22314<br>ATTN: SCOTT FLEMING, AIA, LEED AP BD+C | 6. LANDSCAPE ARCHITECT:<br>LANDDESIGN, INC.<br>200 SOUTH PEYTON STREET<br>ALEXANDRIA, VA 22314<br>ATTN: GABRIELA CANAMAR CLARK, PLA |



# BUILDING HEIGHT MAP - FIGURE 8B

5



# Development Review Timeline



COMMUNITY LODGINGS  
*Opening Doors to Independence*

*Community Lodgings Elbert Avenue Residences*

**Feb**  
2022

## Concept 1

*First Community Meeting 3/3/22*

*Comments Received from City 4/28/22*

**June**  
2022

## Concept 2

*Second Community Meeting 7/21/22*

*Comments Received from City 7/6/22*

**August**  
2022

## Concept 3

*Further Refinements to Plans*

*Third Community Meeting TBD  
Early October*

**October**  
2022

## Completeness

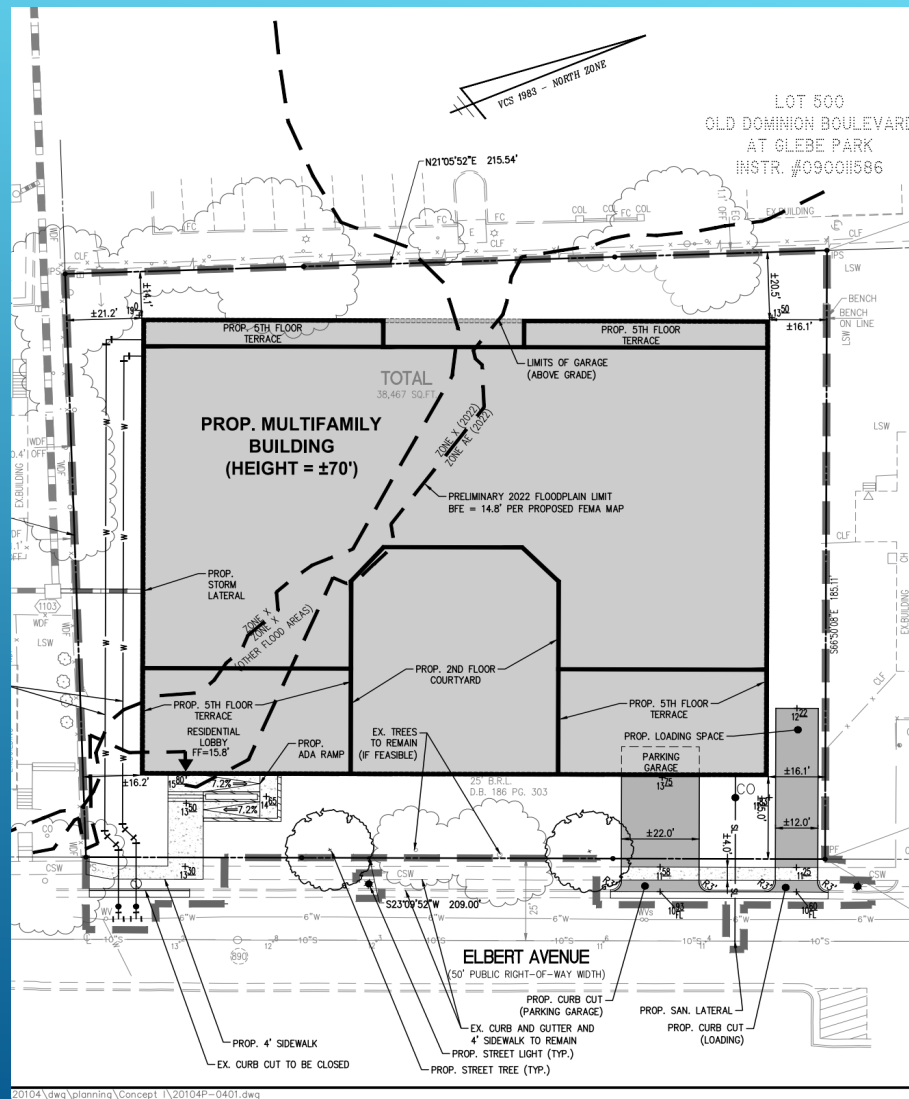
*Final Details on Plans*

**Feb**  
2023

## Public Hearings

*Planning Commission  
City Council*





# Concept I Layout

## What We Heard

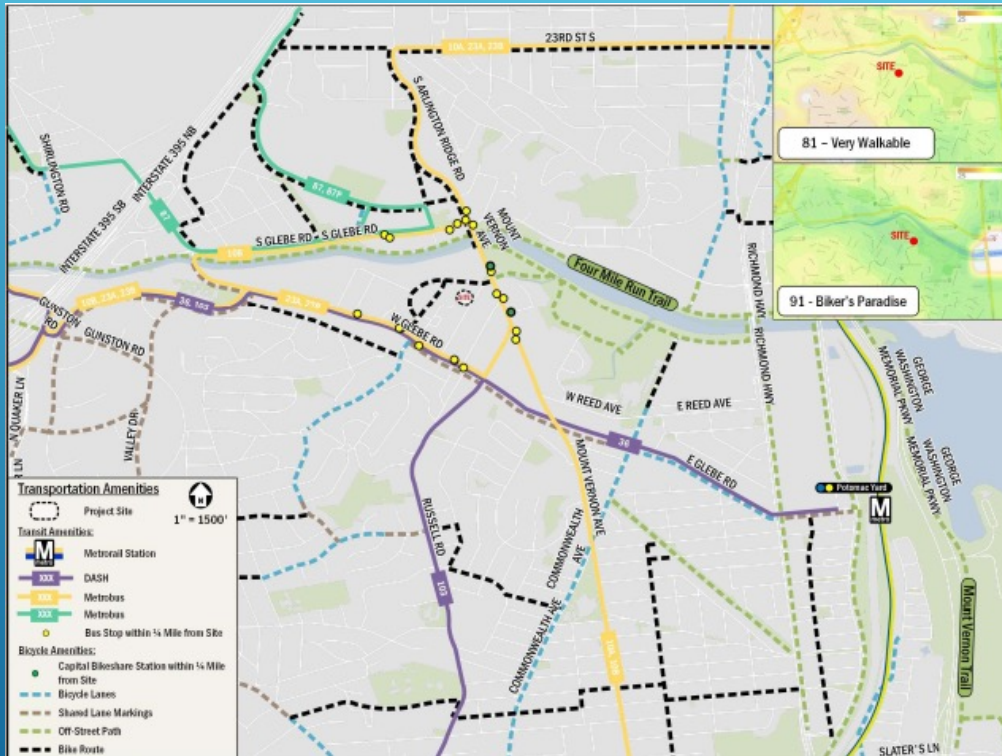
### From our neighbors:

- Concerned about the impact on the traffic and parking on Elbert Avenue with increase of units.
- Concerned about increase in noise and disturbance that will come with the additional units.
- Can we reorient U shaped courtyard to the rear to limit noise from gatherings?

### From City Staff:

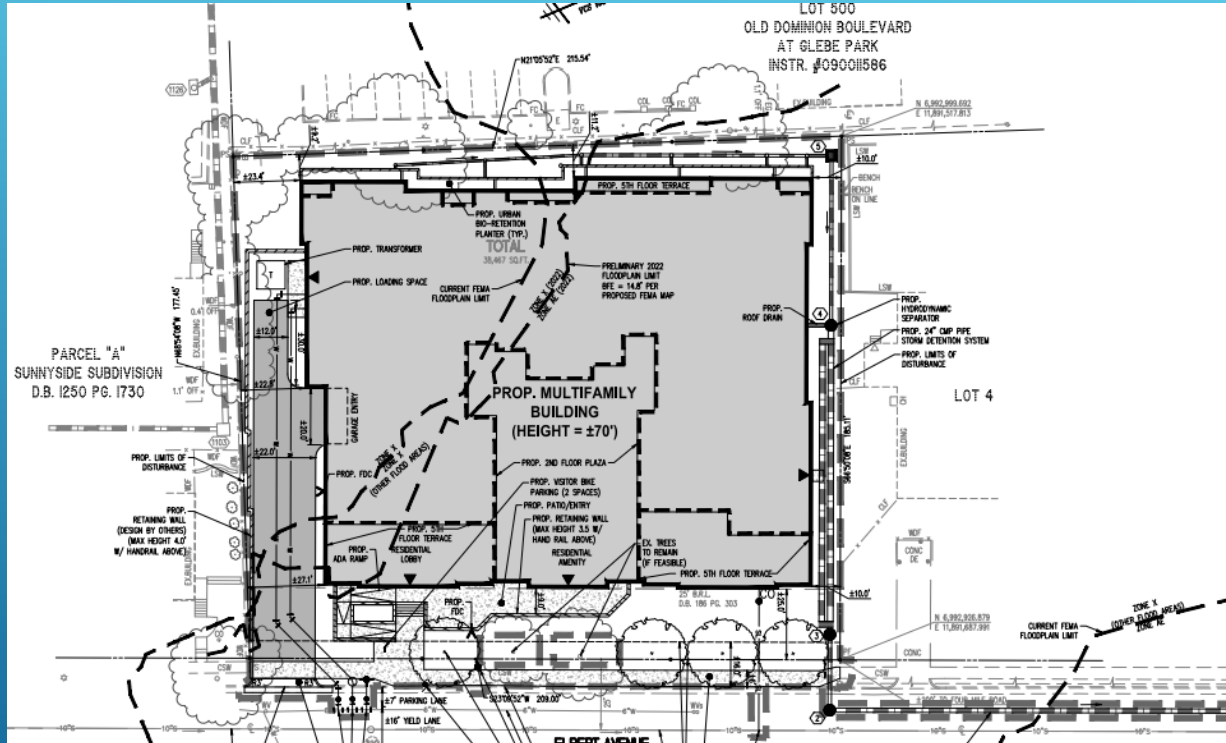
- Relocate entrance to Garage
- Provide more occupied space on 1<sup>st</sup> floor along Elbert Avenue
- Provide Fire Command Center on 1<sup>st</sup> floor

# Trip Generation and Parking Study



1. Very walkable, close distance to retail, restaurants and community facilities.
2. Transportation Amenities in close proximity (8 bus lines within .25 miles).
3. Proposed development is expected to generate approximately 13 more trips (3 more inbound, 10 more outbound) in the morning peak hour, and 16 more trips (9 more inbound, 7 more outbound) in the evening peak hour than the existing development.
4. 64 spaces provided exceeds the City Zoning Ordinance parking requirement of 60 spaces and existing parking ratios.
5. Providing 30 on-site bike spaces.
6. Excellent biking infrastructure including 2 Capital Bikeshare stations within 0.25 miles and access to Four Mile Run Trail with regional connections to the Mount Vernon and W&OD trails

# Concept II Layout



## Changes from Concept I:

- Reduced number of units from 96 to 91
- Parking reduced to 64 spaces (still .71 spaces per unit) and added fire command center on ground floor).
- Moved Entrance to garage from Northern corner of Elbert to existing drive way on Elbert.
- Created Patio entrance way along front façade.
- Added Community space along front of building.
- Added balconies, building notches for better articulation.



# ELEVATIONS



Front Elevation



# ELEVATIONS



South Elevation

# ELEVATIONS



Rear Elevation

# ELEVATIONS



North Elevation

## Development Program

- Six-story Building
  - 1 level of parking + 5 stories of apartments
- 91 units
  - 80% 2BR+ units
- 64 car parking spaces
  - versus code-minimum 60 spaces
- Dedicated parking for 15-passenger van
- 30 bicycle parking spaces

## Affordable Housing Plan

- 100% of the units will be income and rent restricted under the LIHTC program
- **Preliminary** Affordability Mix:

AMI Level	Current	Proposed
60% AMI	22	68
50% AMI	6	5
40% AMI	0	13
30% AMI	0	5
Total	28	91

# Affordable Housing Plan

- Income Limits (as of 2022):

Household Size	1	2	3	4	5	6	7	8
60% AMI	\$59,820	\$68,340	\$76,860	\$85,380	\$92,220	\$99,060	\$105,900	\$112,740
50% AMI	\$49,850	\$56,950	\$64,050	\$71,150	\$76,850	\$82,550	\$88,250	\$93,950
40% AMI	\$39,880	\$45,560	\$51,240	\$56,920	\$61,480	\$66,040	\$70,600	\$75,160
30% AMI	\$29,910	\$34,170	\$38,430	\$42,690	\$46,110	\$49,530	\$52,950	\$56,370



# AVERAGE ANNUAL SALARIES



Food Prep  
& Service  
\$34,030



Childcare  
\$33,300



Retail Sales  
\$34,060



Healthcare  
Suuport  
\$36,920



Construction  
\$41,640



Elementary  
Teachers  
\$86,780



Police Officer  
\$77,850

*\*Statistics from the American Community Survey  
and the Bureau of Labor Statistics*

**\$142,000**

Area Median Income (AMI) for  
City of Alexandria

# Next Steps:

- Reviewing Comments from City Staff on Concept II Submission
- Revise Plans with Input from Community/City
- Next Submission is Concept III in August
- Next Community Meeting to be set up for the Fall - TBD

Project Website

<https://communitylodgings.org/programs/affordable-housing/elbert-redevelopment/>

# DISCUSSION

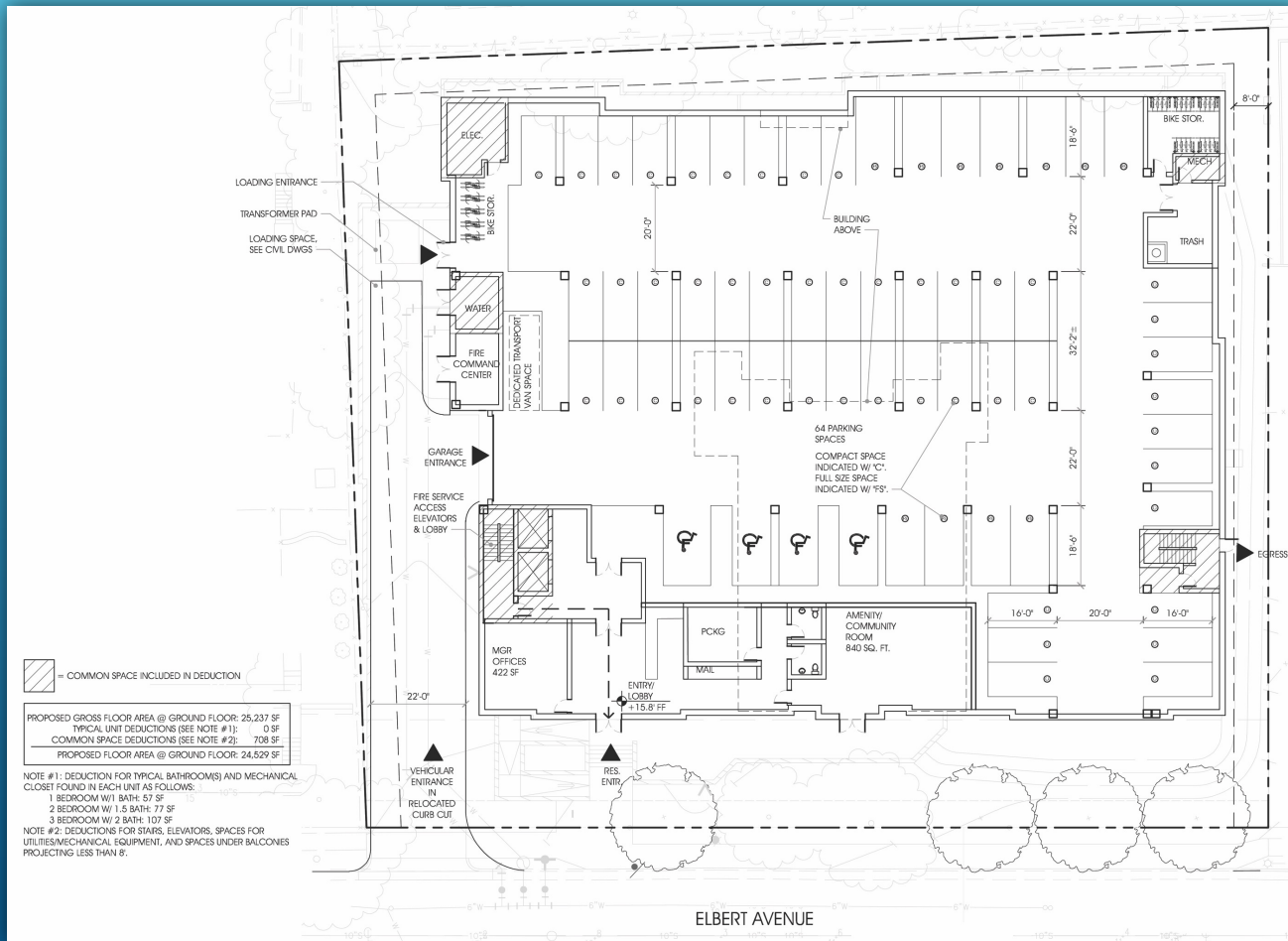
Questions/Comments

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# Appendix



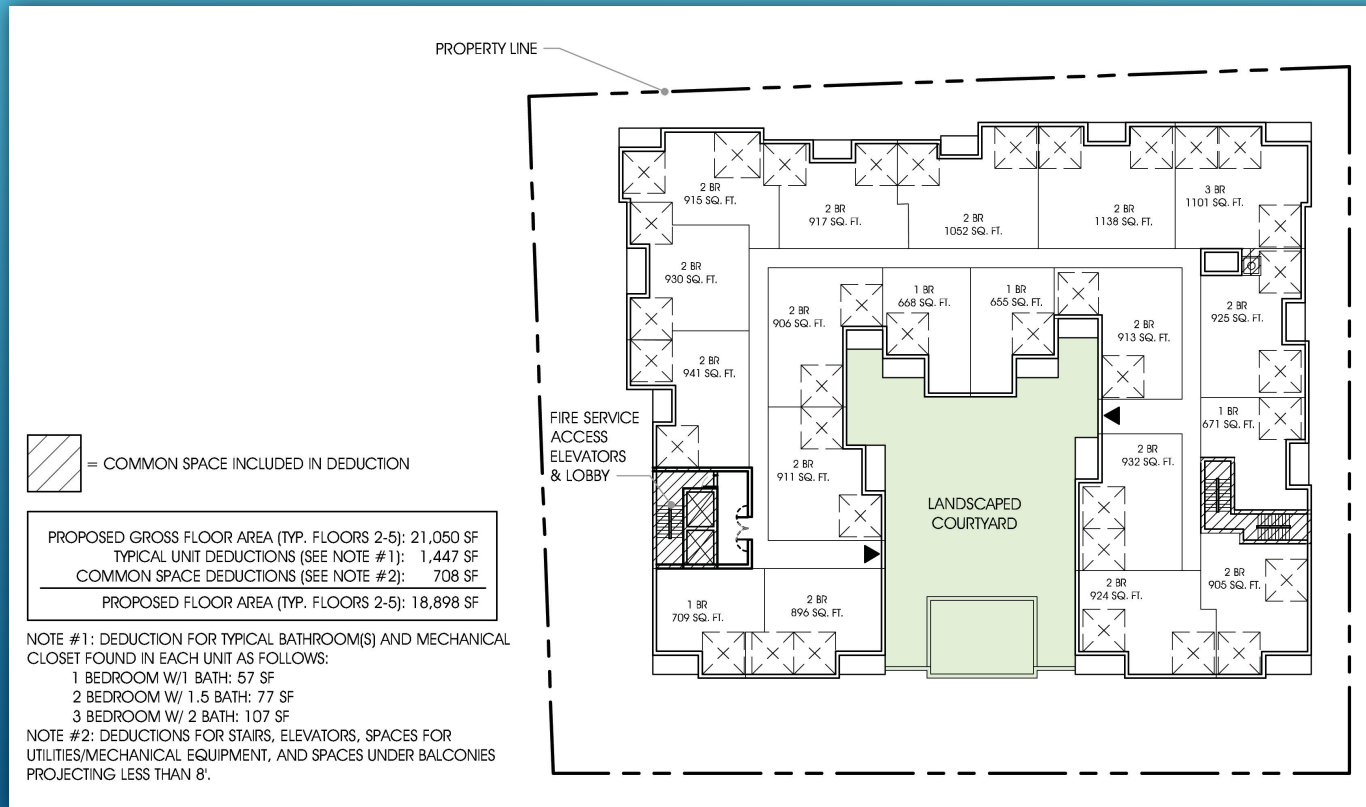
# FLOOR PLANS



Ground Floor



# FLOOR PLANS



Second Floor