

Questions and Answers from Second Community Meeting (July 21, 2022)

Mary Catherine Gibbs began by giving a re-introduction to the project and the process of the development plan to date.

Questions/Comments Raised:

1. What was the basis for the parking ratio being provided?

Response: The proposed amount of parking meets the City's zoning ordinance requirements, which was based on a survey of parking usage at affordable housing communities in the City.

2. Does this account for the fact that lower income residents are less likely to be able to work from home?

Response: Experience shows that even though more lower income persons will work outside their homes, many of them will travel to their jobs by ways other than their own vehicle, such as walking, biking or public transportation.

3. It is already difficult to find a parking space on the street. More than doubling the number of units will make it a nightmare. On-street parking is allowed on Mount Vernon Avenue after 7:00 pm unlike any other major street in the City because parking is so scarce.

Response: Experience has shown that new affordable developments such as this do not create parking nightmares because the residents do in fact own fewer cars. Moreover, Mt. Vernon is not the only street in the City that allows public parking after 7:00. In fact, Ms. Gibbs knows of one near her home in Old Town North.

The presentation continued with Paul Browne describing the changes to the plan since the Concept 1.

4. What are the materials of the façade? Brick and gray siding?

Response: The exact percentages of the materials is yet to be determined, but will consist a mix of brick and cement board or cement panel (like "Hardiplank") siding.

Paul Browne continued with the presentation, describing the affordable housing plan.

5. At a prior meeting, one person expressed concern about being displaced as a result of the redevelopment. Have you taken that into account?

Response: Community Lodgings is committed to working to give all residents the right to return. All residents in good standing who have incomes of less than 60% of the Area Median Income are guaranteed to be eligible to rent an apartment in the new building. There may be a few residents who are over-income. CLI will work to see if the financing can be arranged to allow them to return to the new building.

CLI will provide relocation services to all residents, including assisting them with finding a place to live during the construction process, assistance in moving, assistance with paying for the replacement housing, and (for those who return to the property) assistance with moving back.

6. What is the unit mix of the proposed building?

Response: Currently, CLI is proposing to have 18 one-bedroom units, 55 two-bedroom units, and 18 three-bedroom units.

7. Has the Chirilaqua Cooperative been notified of the proposed development?

Response: CLI has provided notice to the Cooperative via email. ARHA [which owns the property behind CLI's building] has been notified via email. We have gone door to door to homes on Elbert Avenue to notify those residents of the meeting.

8. Has Lenox Place been notified?

Response: Earlier this week, or the end of last week, Ms. Gibbs sent a notification to the property management company and to the contact person listed on their website. Indeed, the fact that the president of the Lenox Place Homeowner's Association is attending tonight indicates that Lenox Place is aware of the project and the meeting.

9. Did you provide notification to Lenox Place for the prior meeting?

Response: We did not have contact information for Lenox Place prior to this meeting, and did not provide notification to that organization. However, we did personally visit homes on Elbert Avenue to notify them of both the first meeting and this meeting.

10. What was the reason for the reduction in the number of units?

Response: In order to provide a transition in building heights, the number of units on the top floor was reduced. Also, due to feedback from the City, we had to redesign the ground floor, which resulted in fewer parking spaces, so we reduced the number of units to maintain the proposed parking ratio.

11. Are you applying for any exceptions for building setback restrictions?

Response: There is a building restriction line along the front of the building which is greater than the City's rules would require. The property will meet the minimum setbacks on the sides and rear.

12. Where do you expect Amazon to park when they are making deliveries? 7 or 8 move-ins each month?

Response: There is a loading space provided at the end of the drive, which will be designated for move-ins, as well as deliveries and trash removal. We are also exploring the option of designating the area to the right of the entrance as "no-parking" which would in practice mean "delivery parking."

13. Thank you for taking the requests under consideration. The reduction in units is appreciated, as is the change in the entry point.

14. Did the “u-shape” change?

Response: We considered rotating the building so that the U faced toward the rear, but felt that that would create a dominating presence along Elbert Avenue.

15. The neighbor who lives next to the property asks whether the trash dumpsters and collection would remain in the same place.

Response: The loading space where the garbage trucks will pick up the dumpsters will be in roughly the same place (on the left side of the building) , but the trash collection and storage area will be inside the garage and the dumpsters will only be brought out for collection.

16. Will the balconies be functional?

Response: Yes – the balconies will be at least 5 feet deep and 8 feet wide, with a door allowing access.

17. Is there anything that can be done about the dumpster area that is next to CLI’s property? People hang out there, playing loud music.

Response: We are trying to open up communication with the cooperative to address.

18. Could you consider fencing the front of the property to encourage loading and drop off to pull into the property and not remain on the street?

Response: We will look into this.

19. Could you create a loading area along the front?

Response: We are exploring creating a no parking area along a portion of the building frontage to allow for drop-off and pick-up of residents and guests.

20. How does the proposed unit mix compare to the existing unit mix?

Response: The current unit mix is 12 one-bedroom units, 4 two-bedroom units, and 12 three-bedroom units. The proposed unit mix is 15 one-bedroom units, 61 two-bedroom units and 15 three-bedroom units.

21. Will this project be transitional housing?

Response: No. The proposed building will offer permanent housing at rents that are affordable to households with incomes ranging from 30% to 60% of the Area Median Income.

22. Won’t this make traffic on Elbert Avenue intolerable?

Response: We believe that the impact on traffic on Elbert Avenue caused by the proposed development will be modest. We anticipate that it would only represent 13 additional car trips in a peak hour. Additionally, we will work with the City to implement

traffic calming measures (such as a speed hump or a stop sign at Elbert Avenue and Four Mile Road).

23. Isn't the traffic study commissioned by CLI biased?

Response: No – there are professional standards that the analyst must abide by, or would lose their license.

24. Can the study be independently reviewed?

Response: The City will review the study.

25. What about guest parking?

Response: Guest parking is included in the calculation of the parking requirements for all development projects.

26. Will the entrance to the parking garage be open?

Response: No, the entrance will be secured.

27. Will cars need to back out of the site as they do currently?

Response: No. The driveway is designed to accommodate two-way traffic. Cars will be able to drive into the garage, park, and then drive out of the site.

28. What is your responsibility to the city with respect to increases in the number of school-aged children?

Response: As part of the Arlandria-Chirilagua Small Area Plan, the potential increase in the school population was taken into account.

29. Do you have any demographic information about the number of school-aged children who are likely to live in the proposed building?

Response: The City has a standard that is used in development planning. We will provide that information.

30. Why the emphasis on providing additional affordable housing in this area? It was reported that Amazon purchased apartment buildings on Old Dominion Drive.

Response: Amazon helped to finance the purchase of several market-rate affordable buildings so that the buildings will be committed affordable housing. This was done in pursuit of the City's goal of preserving affordable apartments which might otherwise be redeveloped as market-rate housing.

31. What about the former Safeway site? Aren't they overriding the City's height limits, going from 10 to 12 stories?

Response: We do not know the specifics of that project, but know that it has already been approved by the City. This is not related to the bonus height text amendment.

32. Many people have moved out because of the noise. The honking wakes you up almost every day. Can you put signs up to encourage people not to honk their horns?

Response: We will bring this to the attention of the managers of Elbert Avenue apartments.

33. Will there be a management employee living on-site?

Response: We do not know whether there will be a management employee living on-site. However, there will be a property manager on-site during business hours during the week and potentially on Saturdays. The staffing plan will be determined by the property manager, but we expect that there will be someone reachable outside of business hours.