



Community Lodgings, Inc.  
Elbert Avenue Residences

Third Community Meeting

October 25, 2022



# Who and Where We Are

## **DEVELOPMENT TEAM INFORMATION**

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**1. OWNER/DEVELOPER:**

CLI MULTIFAMILY PARTNERSHIP LP  
3908 ELBERT AVENUE  
ALEXANDRIA, VA 22305

**3. LAND USE ATTORNEY:**

WIRE GILL LLP  
700 N. FAIRFAX ST., SUITE 600  
ALEXANDRIA, VA 22314  
ATTN: MARY CATHERINE GIBBS

**5. CIVIL ENGINEER:**

WALTER L. PHILLIPS, INC.  
207 PARK AVENUE  
FALLS CHURCH, VA 22046  
ATTN: TRAVIS P. BROWN, P.E.

**2. DEVELOPMENT CONSULTANT:**

JOSEPH + BROWNE DEVELOPMENT ASSOCIATES  
1410 INGRAHAM STREET NW  
WASHINGTON, DC 20011  
ATTN: PAUL P. BROWNE

**4. ARCHITECT:**

RUST | ORLING ARCHITECTURE  
1215 CAMERON STREET  
ALEXANDRIA, VA 22314  
ATTN: SCOTT FLEMING, AIA, LEED AP BD+C

**6. LANDSCAPE ARCHITECT:**

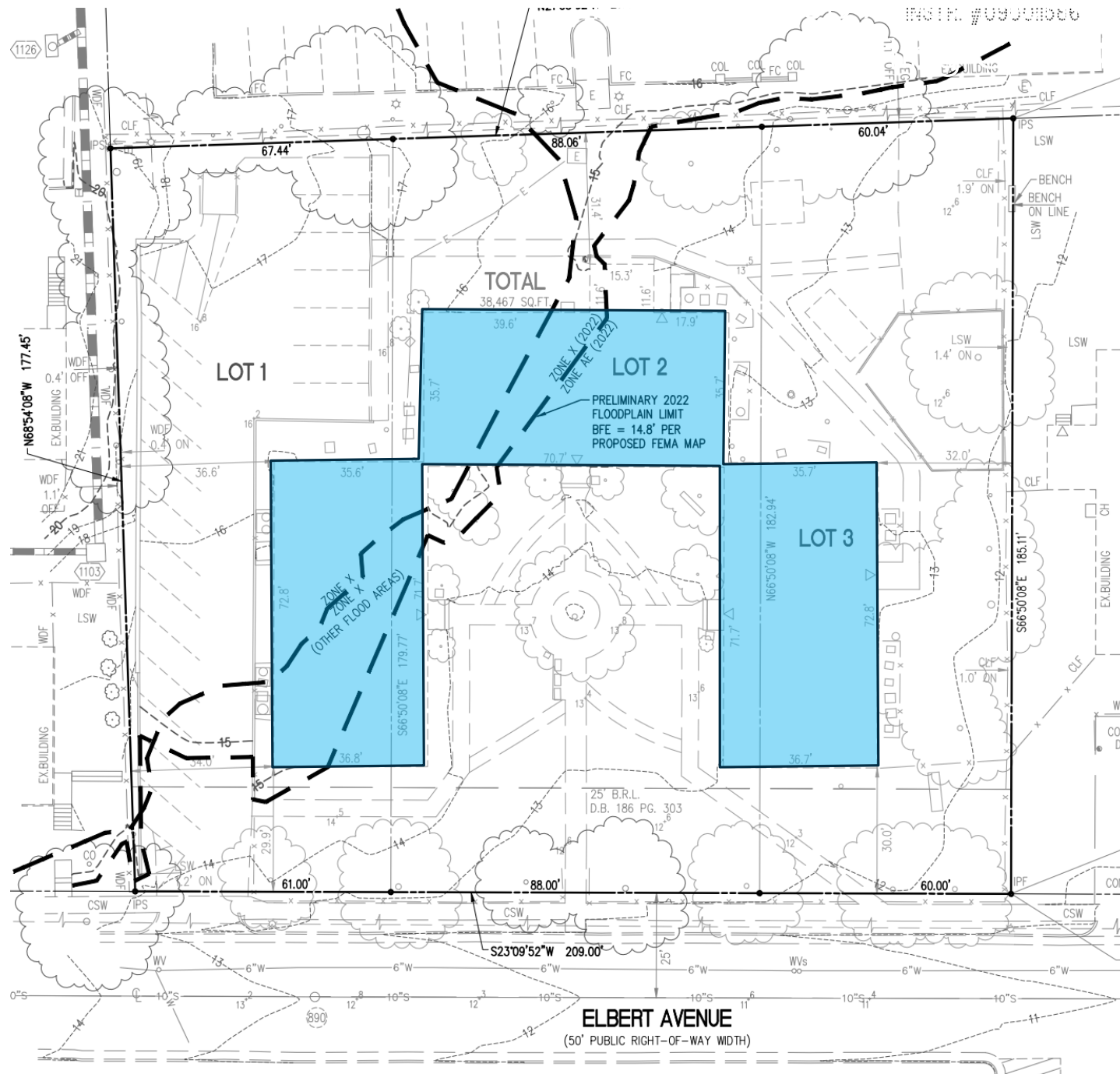
LANDDESIGN, INC.  
200 SOUTH PEYTON STREET  
ALEXANDRIA, VA 22314  
ATTN: GABRIELA CANAMAR CLARK, PLA



3908-3916 Elbert Avenue







# Existing Conditions

- Three three-story buildings
- Constructed 1941
- CLI Acquired and Renovated in 1993
- 28 apartment homes + CLI office
- Located within new FEMA flood plain

## BUILDING HEIGHT MAP - FIGURE 8B



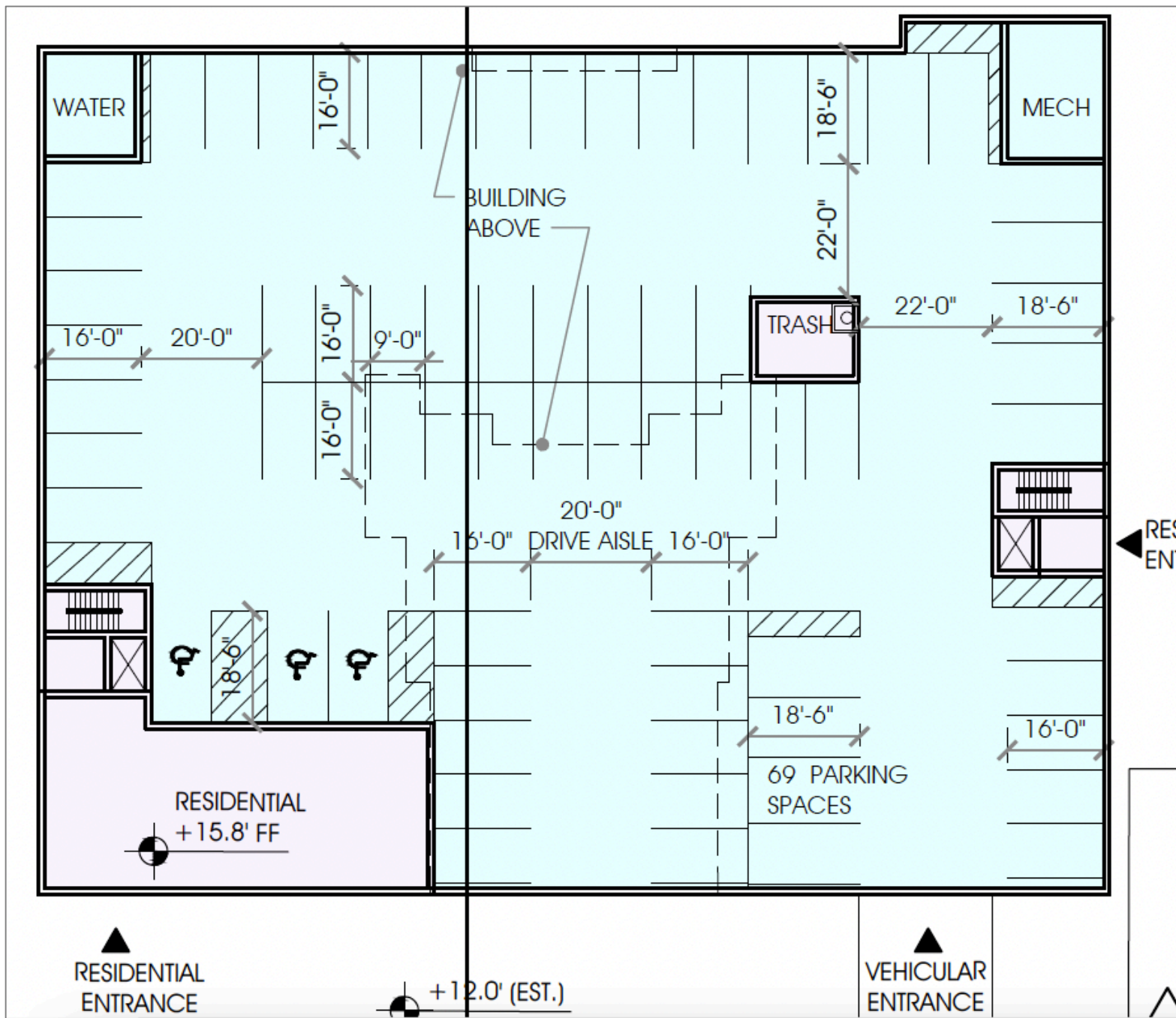
# Development Review Timeline

*Community Lodgings Elbert Avenue Residences*







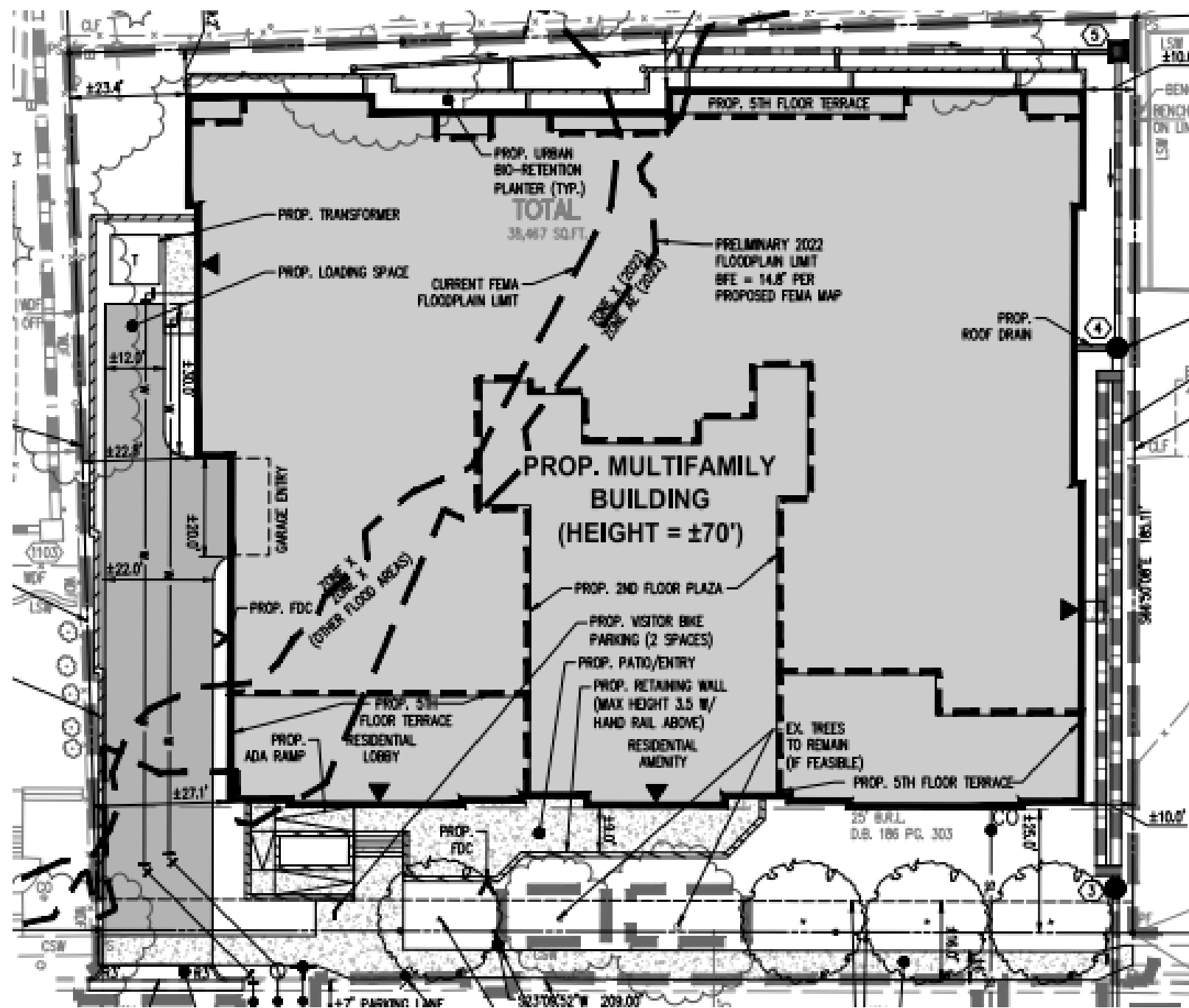


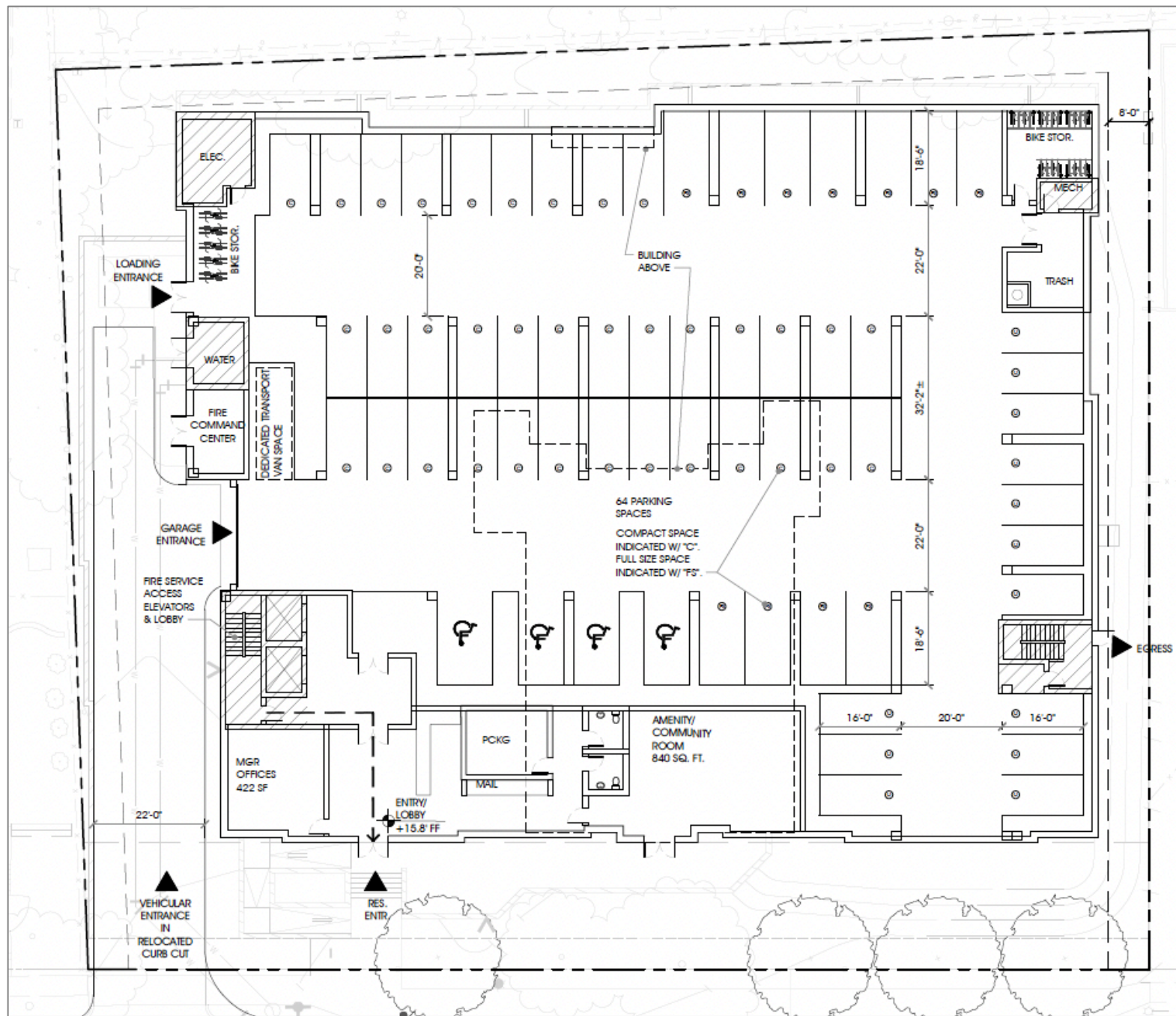
# CONCEPT I GROUND FLOOR PLAN



# Concept II Layout

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



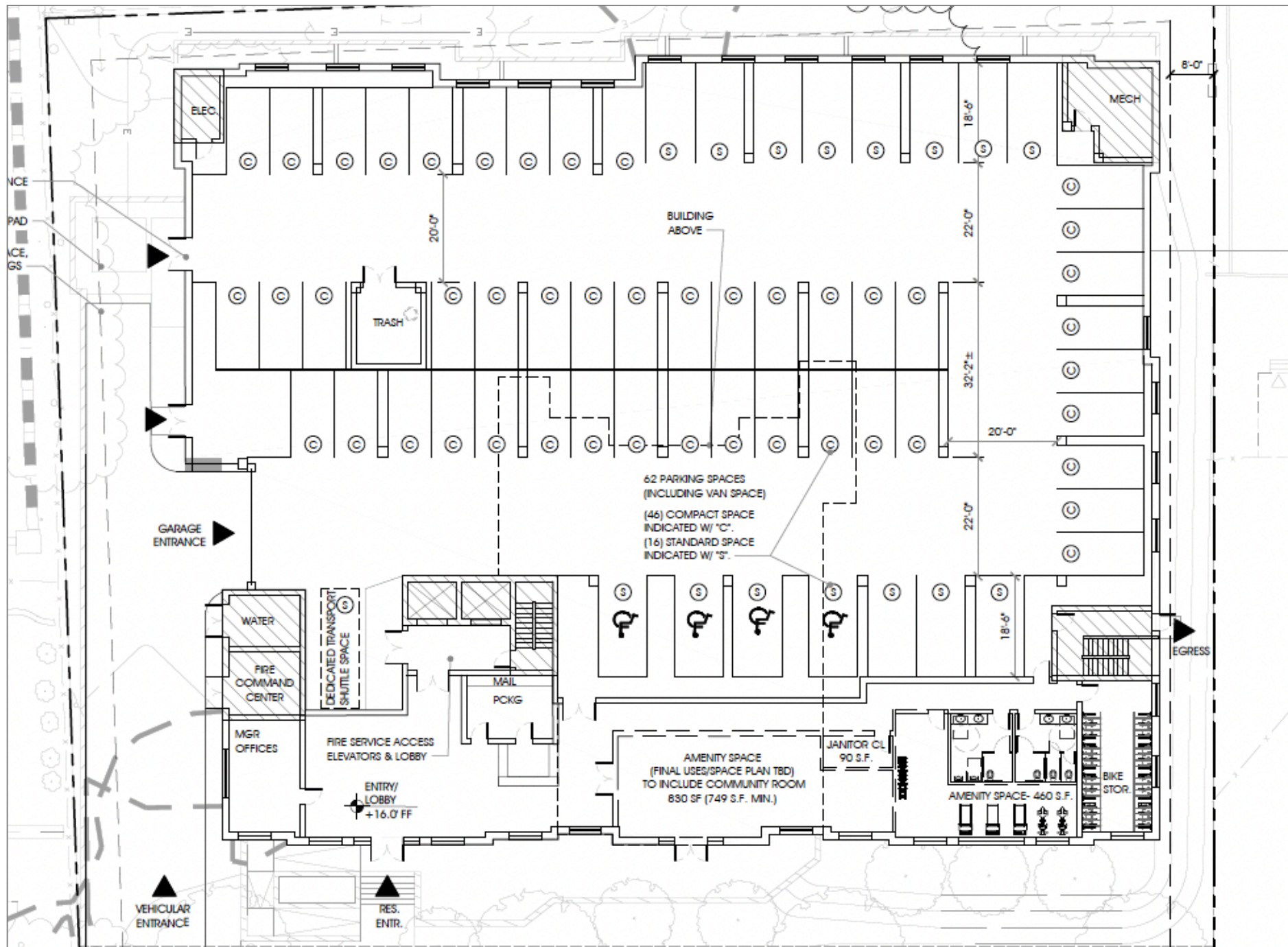


# CONCEPT II GROUND FLOOR PLAN

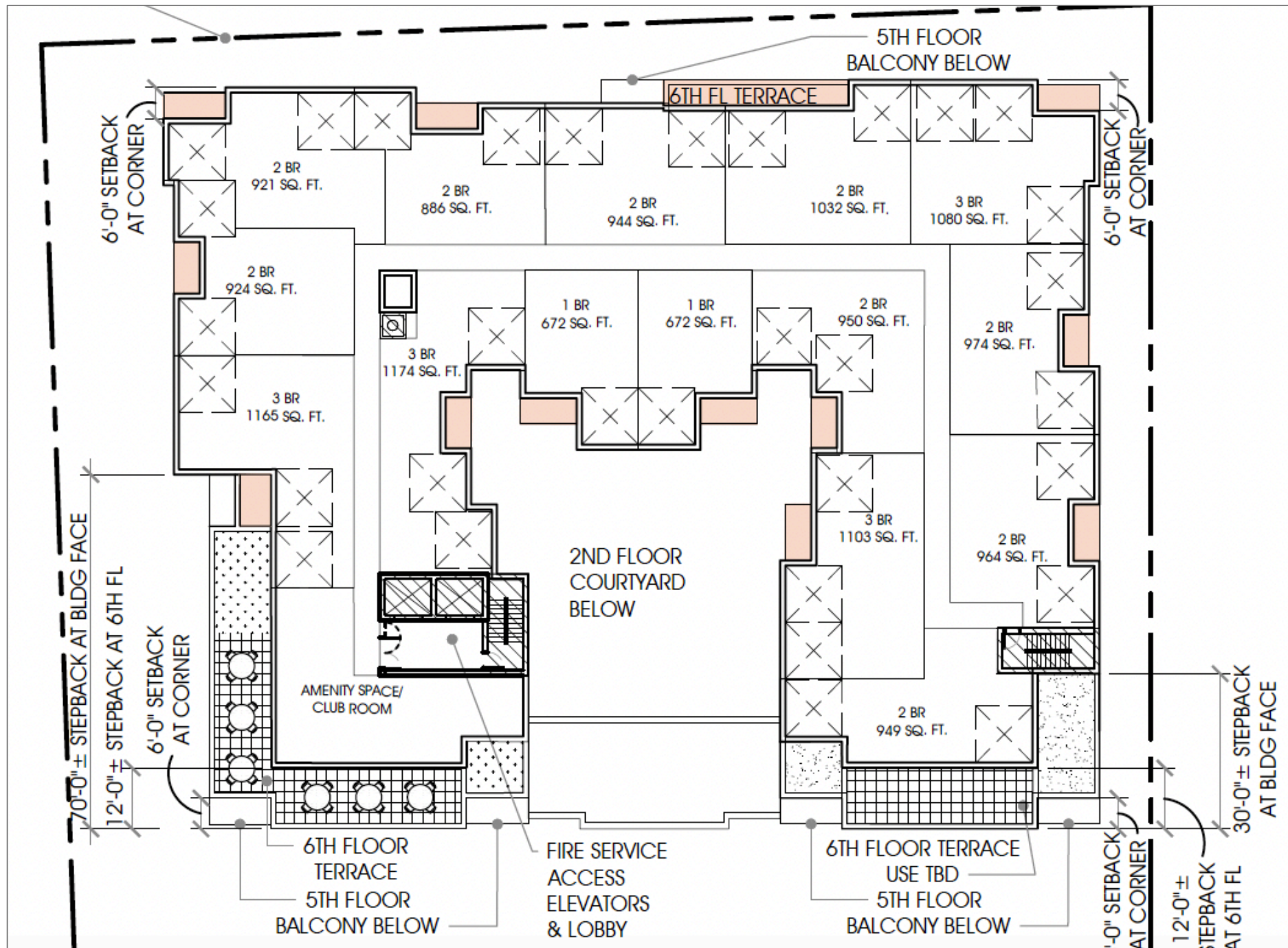
# What We Heard at Second Community Meeting

- Concerned about the impact on the traffic and parking on Elbert Avenue with the number of proposed units.
- Concerned about increase in noise and disturbance that will come with the additional units.
- Why can't CLI reduce the number of units even further?
- What can be done about pick-up + drop-off and deliveries (e.g. Amazon) on Elbert Avenue & double-parking?
- Could Elbert Avenue be converted to one-way traffic?



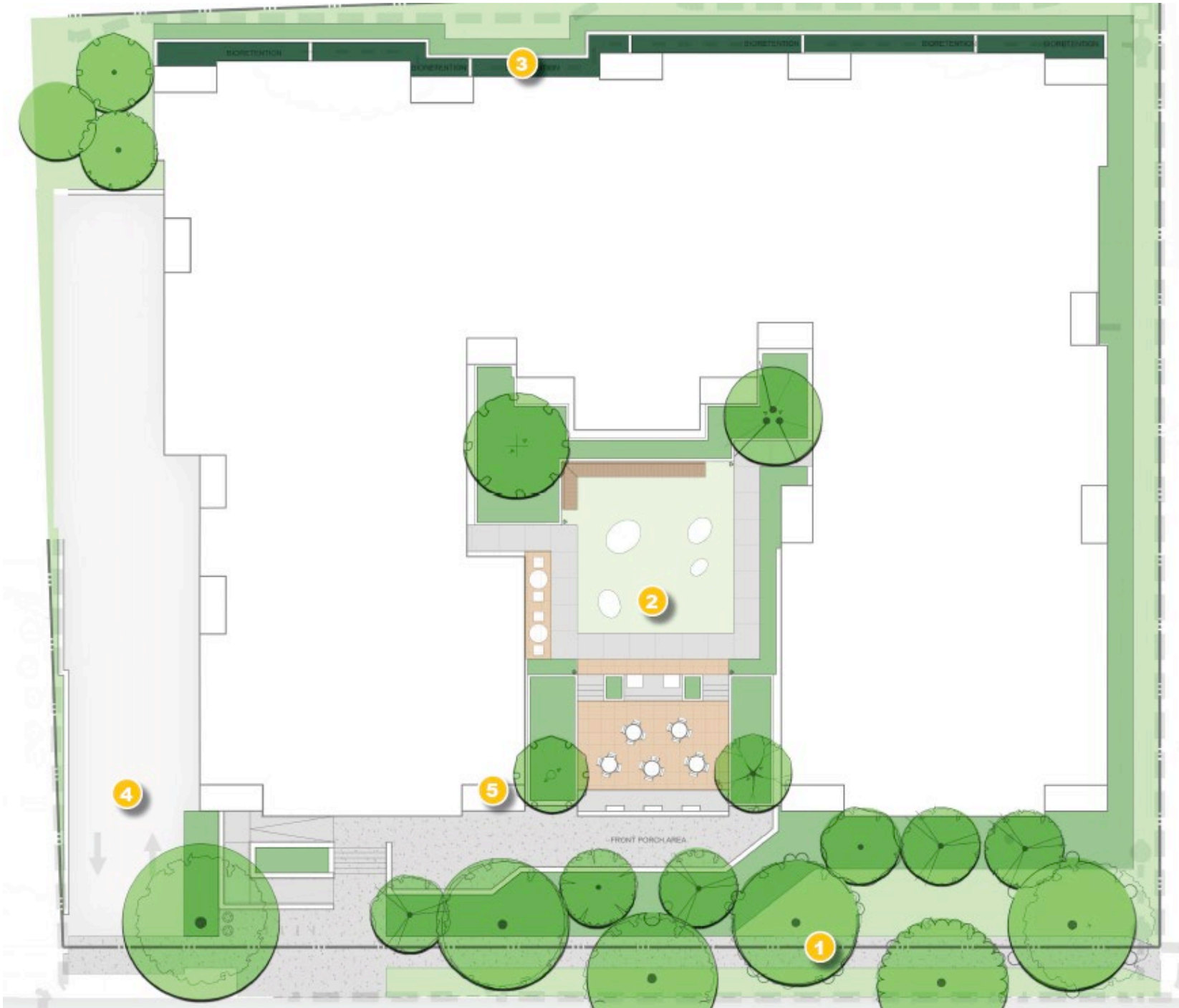


DSUP  
(COMPLETENESS)  
GROUND FLOOR  
PLAN



DSUP  
(COMPLETENESS)  
SIXTH FLOOR  
PLAN





DSUP  
(COMPLETENESS)  
COURTYARD  
PLAN





# Affordable Housing Plan

- 100% of the units will be restricted under the Low Income Housing Tax Credit program.
- Units will be income-restricted to households earning up to 60% of the **A**rea **M**edian **I**ncome for the Washington DC metropolitan area.
  - 100% of the AMI for a family of four is \$142,300

Affordability Mix

AMI Level	Current	Proposed
60% AMI	22	64
50% AMI	6	6
40% AMI	0	15
30% AMI	0	6
Total	28	91

Income Limits (as of 2022)

AMI Level	Max Income (Family of 4)
60% AMI	\$85,380
50% AMI	\$71,150
40% AMI	\$56,920
30% AMI	\$42,690

# AVERAGE ANNUAL SALARIES



Food Prep  
& Service  
\$34,030



Childcare  
\$33,300



Retail Sales  
\$34,060



Healthcare  
Support  
\$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:

- Landlord Tenant Relations Board Meeting – November 2
- Meet with Housing Affordability Advisory Commission Meeting
- Planning Commission – February 2023
- City Council – February 2023

Project Website

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

# DISCUSSION

Questions/Comments