

# Community Housing Partners Witter Place - 2712 Duke Street



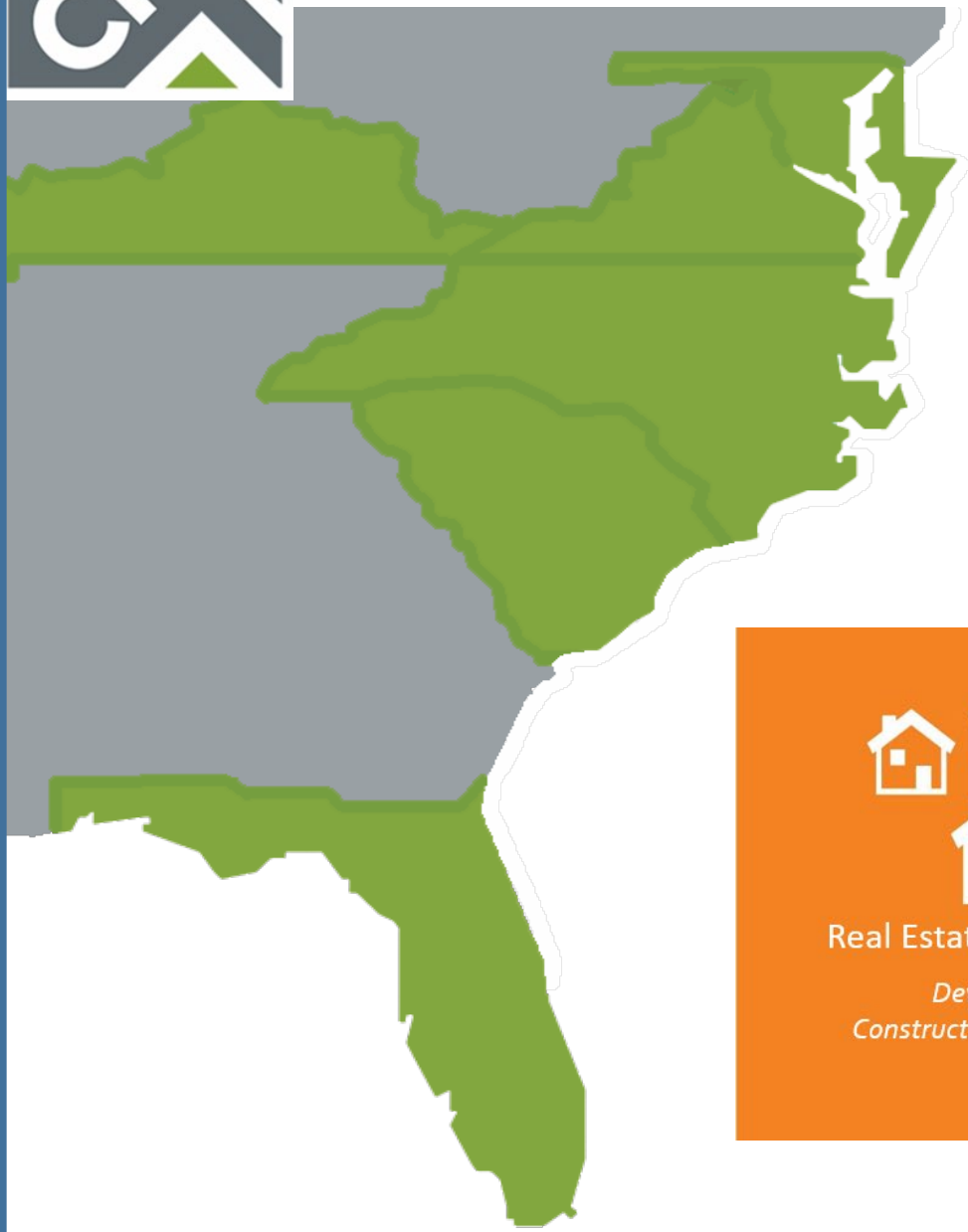
THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY  
COMMITTEE (AHAAC)  
June 2, 2022



# Build

# Empower

# Sustain



Founded in 1975, Community Housing Partners serves low-income individuals and families across the Southeast and Mid-Atlantic through its mission to create homes and communities that are healthy, sustainable, and affordable.



**Real Estate Development**  
*Development  
Construction Management*



**Energy Solutions**  
*Research and Training  
Weatherization  
Utility Programs*



**Housing Services**  
*Property Management  
Asset Management  
Resident Services  
Homeownership*



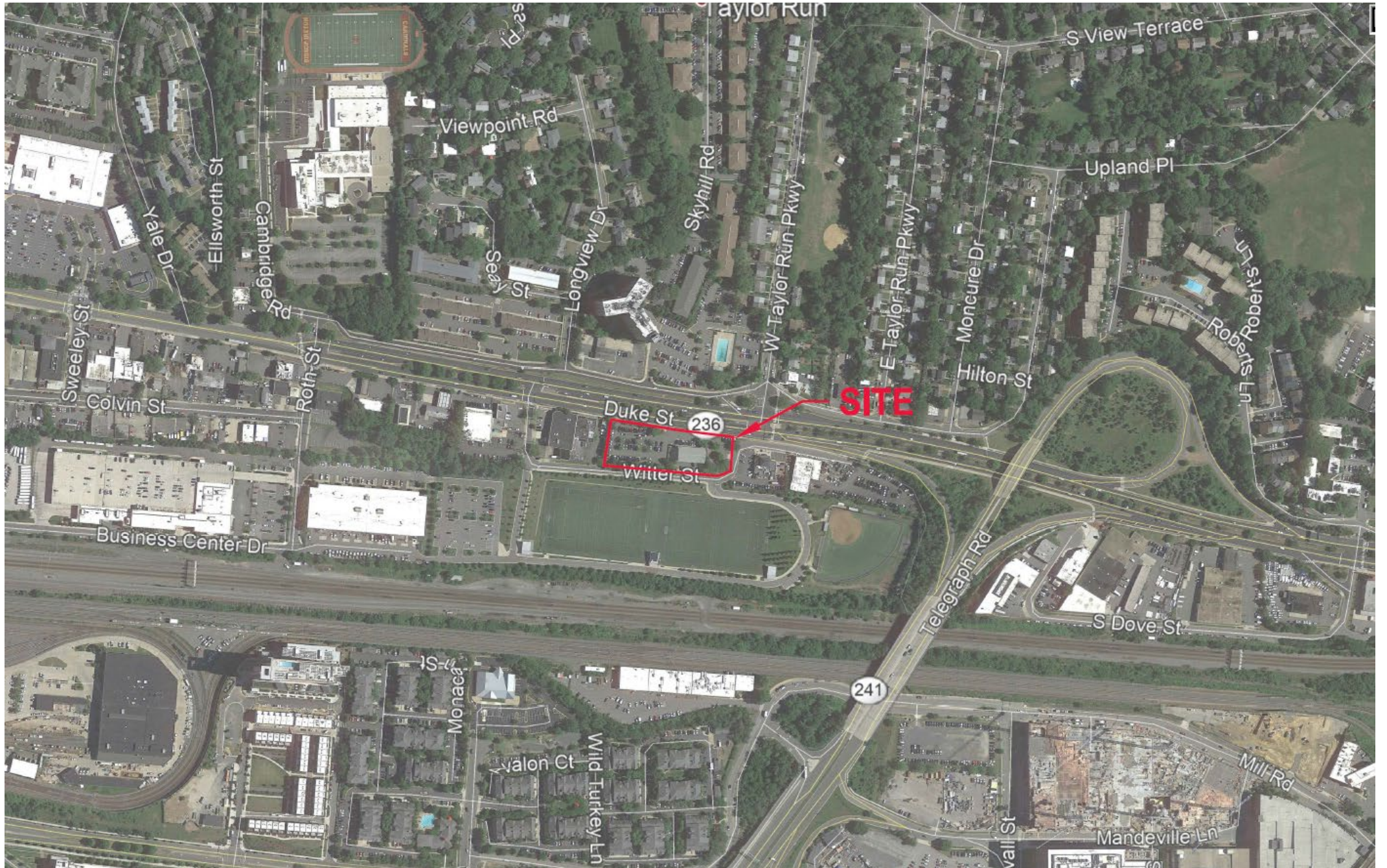
# Relevant CHP Development Experience

- Extensive LIHTC/mixed-income housing experience
- Track record of successful, collaborative, public-private partnerships
- 501(c)(3) nonprofit based in Virginia.
- Founded in 1975
- Create homes and communities that are healthy, sustainable and affordable
- Mid-Atlantic footprint
- 8<sup>th</sup> largest nonprofit in the United States.
- 6,000+ unit portfolio
- Largest tax credit developer in Virginia





# Site Location and Context





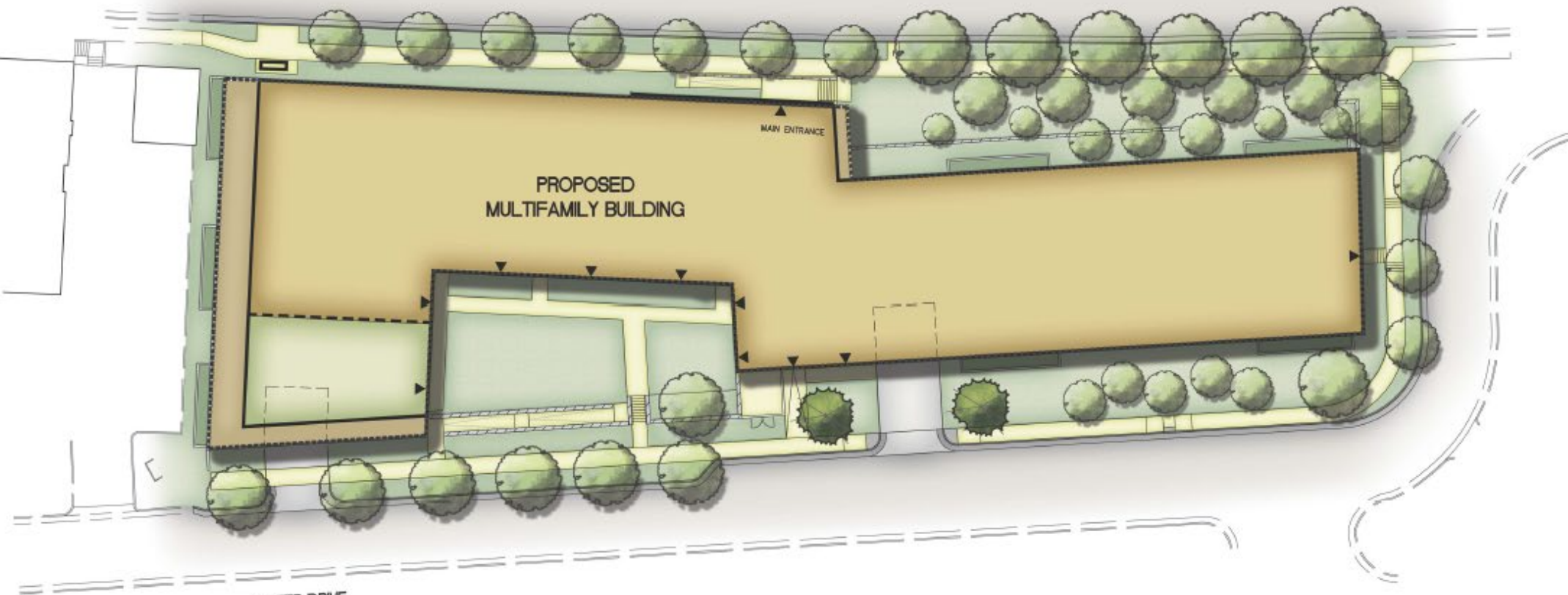
# Existing Conditions





# Proposed Site Plan

DUKE STREET - ROUTE 236  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



WITTER DRIVE  
(50' PUBLIC RIGHT-OF-WAY WIDTH)

PROPOSED  
MULTIFAMILY BUILDING

MAIN ENTRANCE



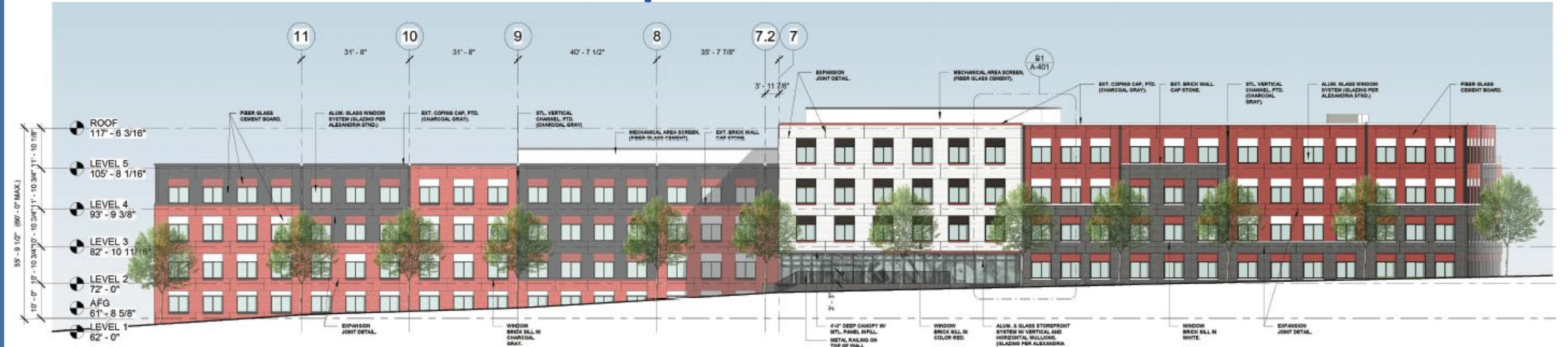
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LANDSCAPE EXHIBIT  
2714 DUKE STREET

PREPARED BY  
**WALTER L. PHILLIPS**  
INCORPORATED

Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
307 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
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WLP@WLP.COM

# Proposed Elevations



**D1 EXTERIOR ELEVATION - NORTH**  
1/16" = 1'-0"



**A1 EXTERIOR ELEVATION - SOUTH**  
1/16" = 1'-0"



# Proposed Elevations



2 EXTERIOR ELEVATION - EAST  
1/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST  
1/8" = 1'-0"



# View from Duke Street





# Main Entrance





# View from Witter Field





# View from Witter Drive





# Application Benefits

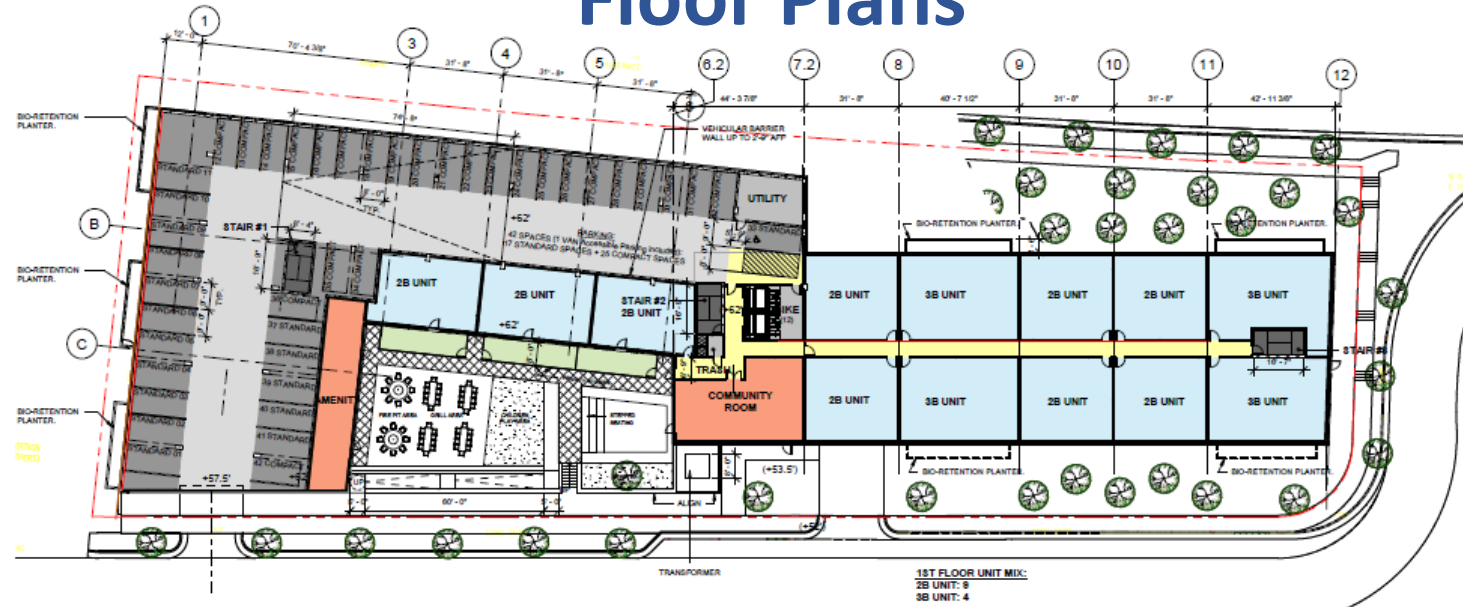
- Proposal addresses critical need for affordable housing
  - All units affordable to households at 40%, 50%, 60% and 80% AMI
- Redevelopment of auto dealership results in significant site improvements
  - Streetscape enhancements along Duke Street and Witter Drive
  - Elimination of curb cut on Duke Street
  - Pedestrian connection between Duke and Witter
  - 40% open space with landscaping throughout site
  - EarthCraft Gold Green Building Certification
- Minimal traffic impact
  - Access via existing signalized intersection at Duke and Witter
  - Removal of Duke Street curb cut reduces conflicts on Duke Street
  - Minor increase in peak hour trips (+17 a.m. and +19 p.m.)

# Questions and Discussion

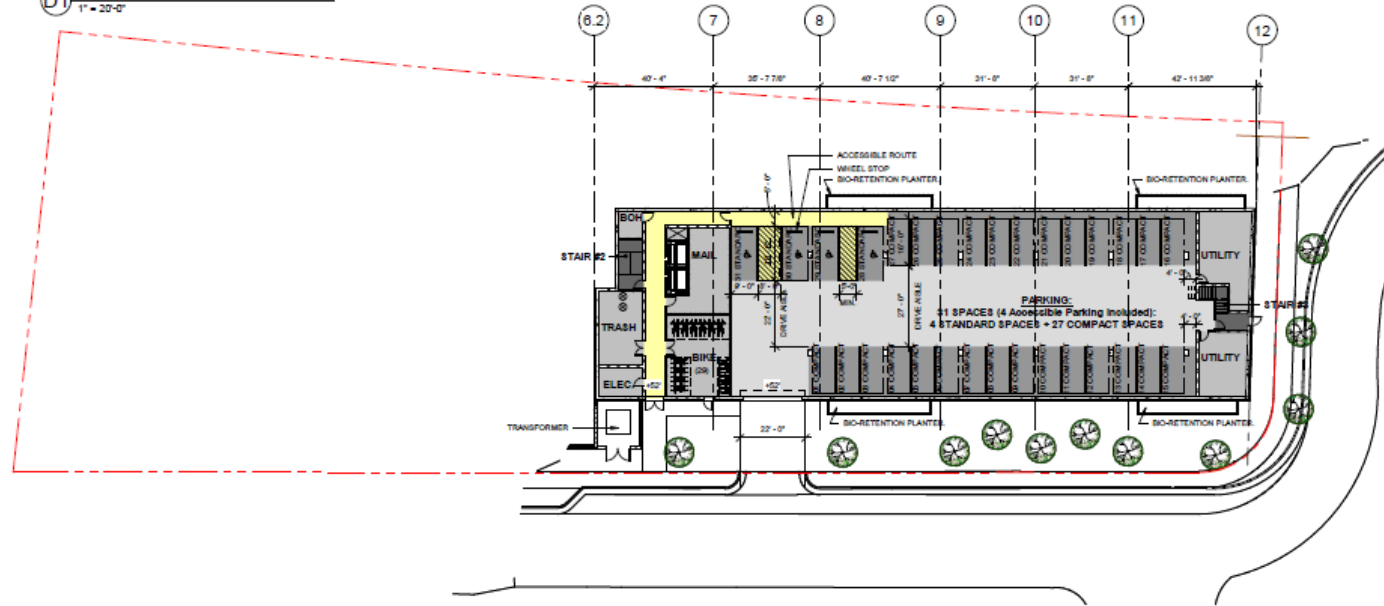




# Floor Plans



**D1 FLOOR PLAN - 1ST LEVEL**  
 1" = 20'-0"



**A1 FLOOR PLAN - P1 LEVEL**  
 1" = 20'-0"

# Floor Plans

