

Ramsey Homes Redevelopment

DSUP#2014-0035

City Council

November 12, 2016

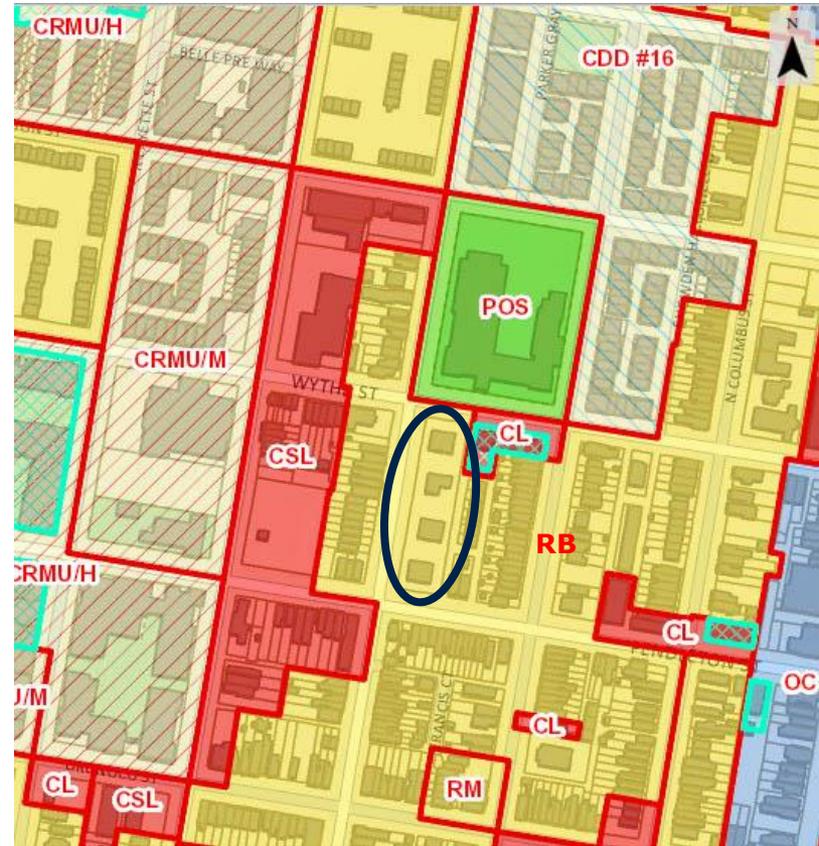


Site Context



Site Context

- CRMU-M Zoning
- Rezoning & Master Plan Amendment approved in March 2016
- Braddock Road Small Area Plan & Braddock East Plan
- Parker-Gray Historic District



Site Context

Existing Ramsey Homes



View looking East on Patrick Street



View looking South on Wythe Street



View looking West on N. Patrick Street

Project Description

- 52 Affordable Housing Units, including 15 deeply affordable at 30% AMI as 1:1 replacement units (Resolution 830)
- 55,271 net square feet
- Four stories with step-back, approximately 45'
- Ground-level open space (35%)
- Underground parking – 31 spaces



Project Approvals Requested

- DSUP with modifications for:
 - Open Space requirement
- SUP – FAR increase
- If Approved:
 - Certificate of Appropriateness by the BAR
- Other Processes Ongoing:
 - Federal Section 106 Review (prerequisite to ARHA's disposition application to HUD)
- ARHA has also requested a \$1.1 million loan from the City, contingent on the land use approvals being granted



Conformance with Small Area Plan

- Redevelopment site for Affordable Housing per Braddock East Master Plan
- 52 Housing Units with a mix of affordability
- Proposal under 45-foot height
- Underground parking provided
- Streetscape enhancements provided



Site Design

- One 4-story multi-family building with two courtyards
- Building placed at north end to create southern open space
- Pergolas provided at entrance to create residential scale
- Pergola and building set back from Watson Reading Room



Open Space

- 35% Open Space provided at ground-level
 - Majority at south end, corner of Pendleton & N. Patrick
 - Southern open space publicly accessible



Building Design Refinements



- Building designed as a small apartment building;
- Step-backs at fourth floor on north, south, and west sides;
- Majority brick façade with cement panels/siding accents;
- Two courtyards facing Patrick Street, entrance in south courtyard
- Residential scale elements provided, including entrance pergolas, sun shades, and balconies

Project Benefits

- 52 Mixed-income Affordable Housing Units:
- Enhanced streetscape including new and wider sidewalks, trees, landscaped setbacks and lighting;
- Undergrounding of utilities;
- Underground parking;
- 35% ground-level open space, south end publicly accessible
- Compliance with Green Building policy



Community Outreach

- The applicant met with the following community groups:
 - Concept review (4) with the Parker Gray Board of Architectural Review
 - AHAAC (Alexandria Housing Affordability Advisory Committee)
 - Braddock Implementation Advisory Group
 - Redevelopment Work Group
 - Open Community Forums at ARHA and other neighborhood meetings
 - Alexandria Federation of Civic Associations
 - Section 106 Consulting Parties
 - Landlord Tenant Relations Board – public hearing to consider ARHA’s proposed Relocation Plan (December 2016)



Recommendation

- Staff recommendation:
 - *Approval* of all requests subject to conditions contained in the staff report





Building Design



Elevation from North Patrick Street

- Significant step-backs at fourth floor on north, south, and west sides
- Majority brick façade with cement panels/siding accents;
- Building designed as a small vernacular apartment building;
- Two courtyards facing Patrick Street, entrance in south courtyard
- Residential scale elements provided, including entrance pergolas, sun shades, and balconies

