

# Ramsey Homes Redevelopment

MPA#2015-0003

REZ#2015-0003

DSUP#2014-0035

City Council

February 20, 2016



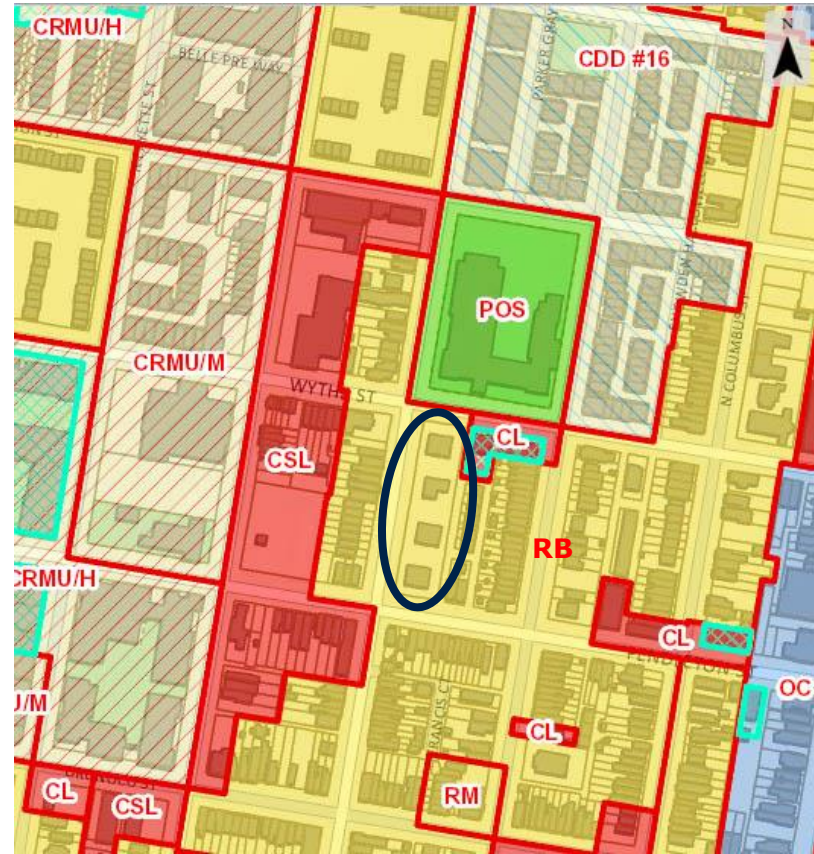
# Site Context





# Site Context

- RB Zoning
- 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 North on Pendleton Street*



# Site Context



*View looking North on Wythe Street*



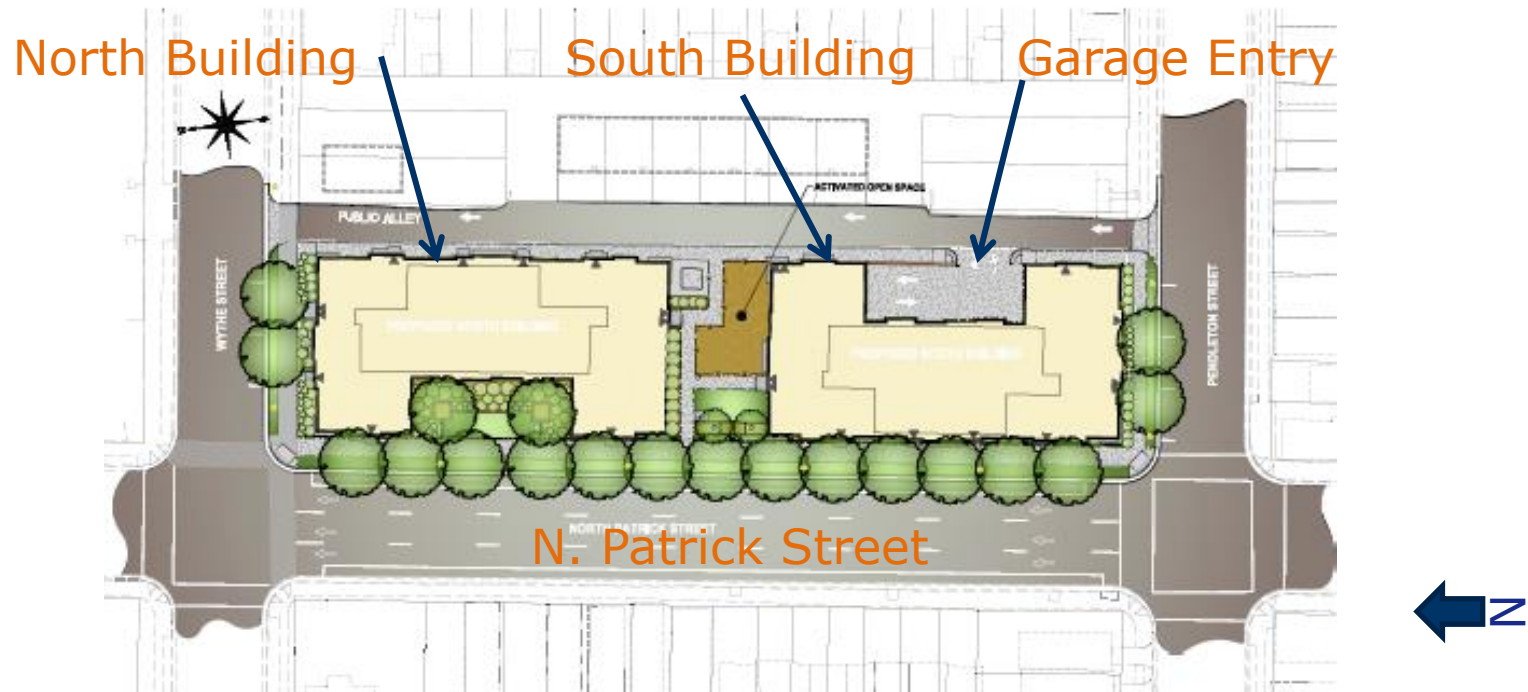
*View looking West on N. Patrick Street*



*View looking South on Pendleton Street*

# Project Description

- 53 Affordable Housing Units
- 52,774 net square feet
- Three stories, approximately 39'
- Ground-level open space (15%) and rooftop amenity space (25%)
- Underground parking – 29 spaces



# Project Approvals Requested

- Master Plan Amendment
- Rezoning from RB to CRMU-M
- DSUP with modifications for:
  - Tree canopy coverage
  - Vision clearance – sight triangle
- SUP – FAR increase
  
- Future: Certificate of Appropriateness by the BAR following DSUP approval



# Master Plan Amendment

- Change in maximum allowable housing units from 30 to 60 (53 proposed) units;
- Change allowable FAR from 1.4 up to 2.0 (1.72 proposed);
- Change in land use designation (zoning) in Small Area Plan

## Rezoning Request

- RB to CRMU-M zone
- Increase density per acre from 22 to not specified
- FAR increase from 0.75 (RB) up to 2.0
- Conformance with rezoning policy





# Conformance with Small Area Plan

- Redevelopment site for Affordable Housing per Braddock East Master Plan
- 53 Housing Units with a mix of affordability
- Proposal under 40-foot height
- Underground parking provided
- Streetscape enhancements provided



# Site Design

- Two 3-story multi-family buildings with courtyard design
- Rear courtyard of south building provides parking access
- Direct entrances for ground-floor units
- Landscaped setbacks



# Open Space

- 40% open space provided in total
  - 16% ground-level green area
  - 24% rooftop amenity space





# Building Design



*North Building – North Patrick Street*

- Variation in the two buildings;
- Reduced building height;
- Majority brick façade with cement panels/siding accents;
- This building designed as a small vernacular apartment building;
- Added central courtyard and entrance facing Patrick Street

# Building Design Refinements



*South Building – North Patrick Street*

- Modest townhouse form & scale
- Brick for all three floors
- Front doors facing Patrick Street

# Project Benefits

- 53 Mixed-income Affordable Housing Units:
- Enhanced streetscape including new and wider sidewalks, trees, landscaped setbacks and lighting;
- Undergrounding of utilities;
- Underground parking;
- Compliance with Green Building policy





# Community Outreach

- The applicant met with the following community groups:
  - 2 meetings with the Parker Grey Board of Architectural Review
  - 3 meetings with the AHAAC (Alexandria Housing Affordability Advisory Committee)
  - 2 meetings with the Braddock Implementation Advisory Group
  - Open Community Forums at ARHA and other neighborhood meetings

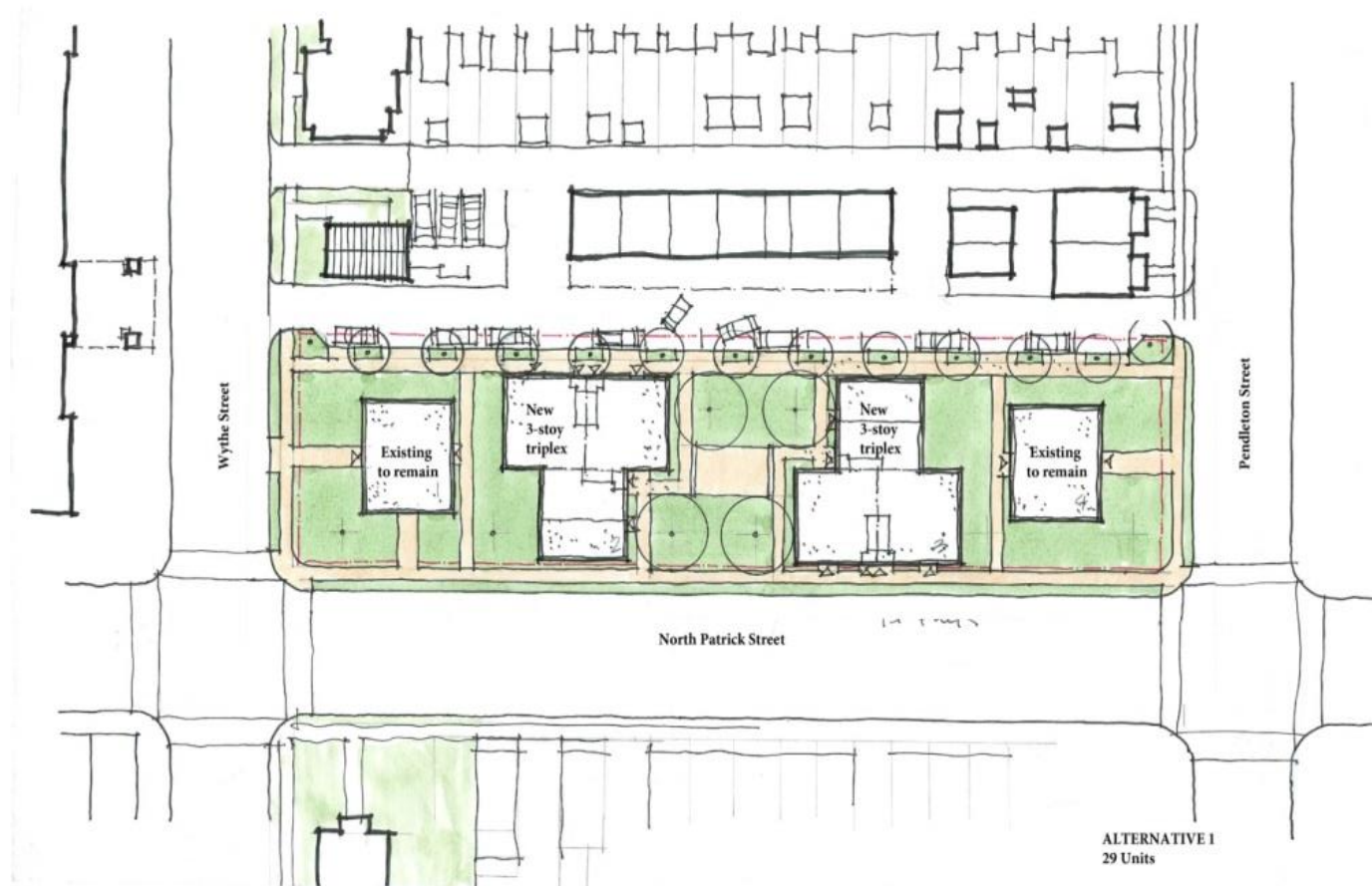


# Recommendation

- Staff recommendation:
  - *Approval* of all requests subject to conditions contained in the staff report
- Planning Commission Action:
  - Recommended *approval* of the Master Plan amendment and rezoning on a vote of 6-0-1
  - Recommended *denial* of the DSUP on a vote of 4-3.



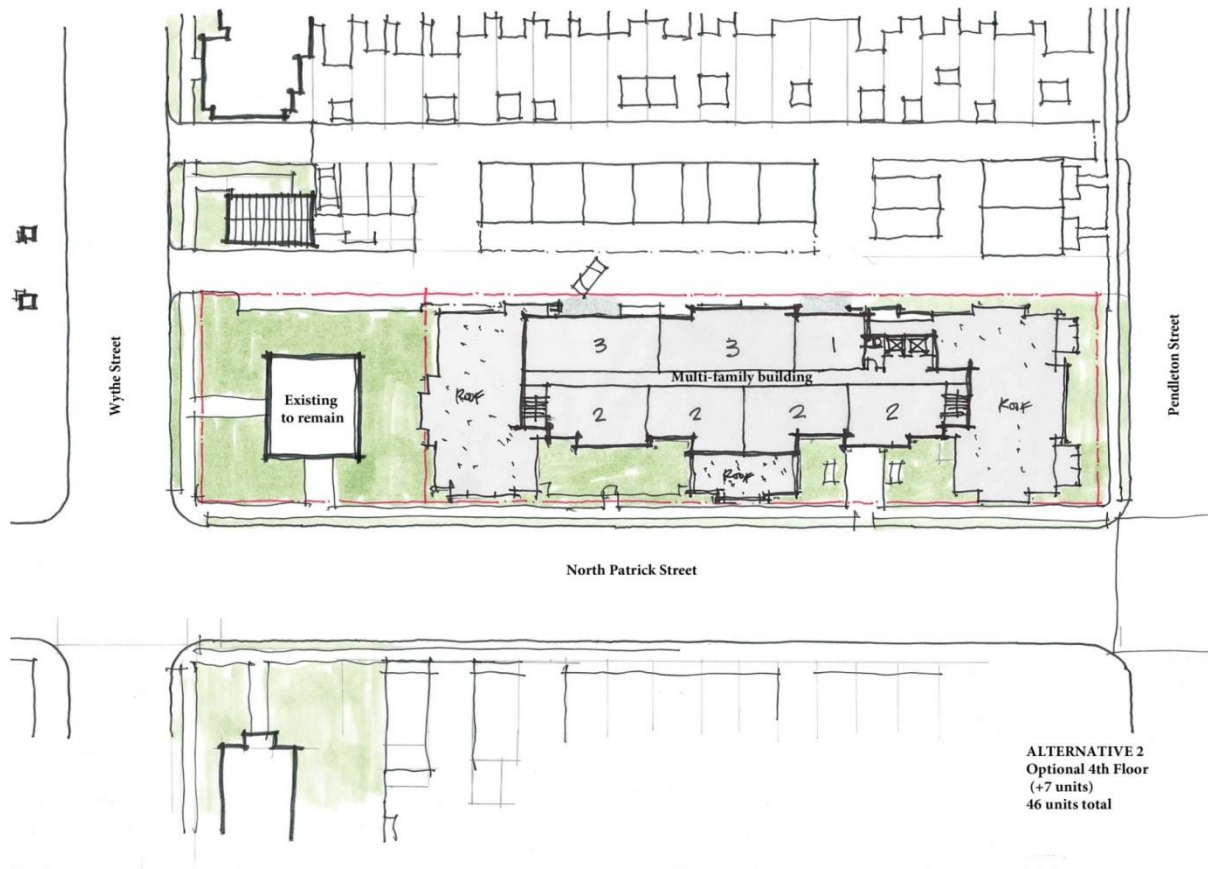
# Alternatives



Option 1 – Retain two end buildings



# Alternatives



Option 2 – Retain one building