

Ramsey Homes Redevelopment

MPA#2015-0003

REZ#2015-0003

DSUP#2014-0035

TMP SUP#2015-0081

City Council

March 12, 2016



Joint City-ARHA Work Plan for Ramsey Homes

- Elements
 - Goals
 - Collaboration Principles, including future MOU
 - Threshold Issues
 - Scope of Work/Decision Points
 - Schedule, including June check-in



Joint City-ARHA Work Plan for Ramsey Homes

Goals for Work Plan

- Agreement to continue to explore options
- Agreement on the product
- Agreement on collaboration principles
- Agreement of study framework (timing, roles, specific study elements)
- Agreement on civic engagement
- Agreement to mitigate concerns about re-zoning
- Agreement that this process may be a template for future collaboration



Joint City-ARHA Work Plan for Ramsey Homes

Collaboration principles

- Shared understanding – what's important to all parties
- Respect
- No surprises
- Bring concerns to the table
- Once an issue is resolved, it's resolved
- Transparency/executive sessions
- Create a joint FAQ
- Post materials on both websites
- Balance work on solutions with need for transparency
- Complete staff work in time for information to be shared in advance

Joint City-ARHA Work Plan for Ramsey Homes

Threshold issues

- Value of ARHA's Land Asset
- HUD Disposition Process
- Consultant Costs for Study of Options
- Timing of Rezoning and DSUP



Joint City-ARHA Work Plan for Ramsey Homes

Decision Points

- Options to be studied
- Cost and management of professional services
- Other key issues
 - ARHA operational costs and challenges
 - Hard and soft costs
 - Tax Credit competitiveness
 - City development requirements
 - Historic preservation
 - Federal/state regulatory requirements
 - Others



Joint City-ARHA Work Plan for Ramsey Homes

Timing Framework

- Monthly meetings of City-ARHA Redevelopment Work Group
- March – May: staff exploration of options, progress and outcomes reported to Work Group and public
- June: check in with Council, ARHA Board, public: sufficient information for a decision, or is more work needed?
- Summer: additional work as needed
- Early fall: DSUP hearings



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**Slides from the February 20, 2016
City Council Public Hearing**

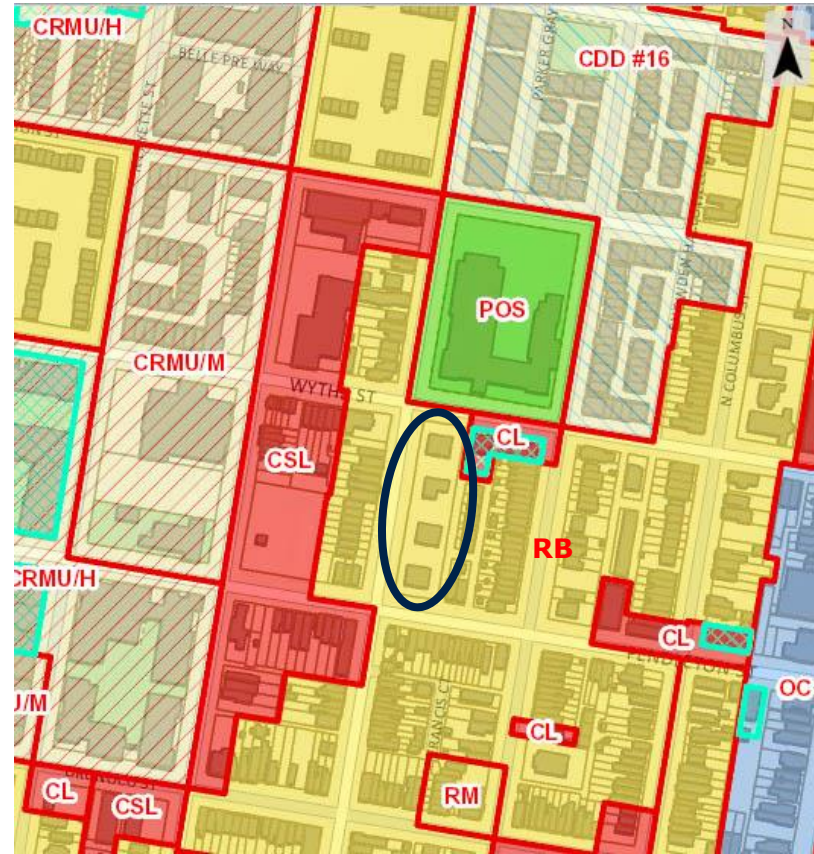


Site Context



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



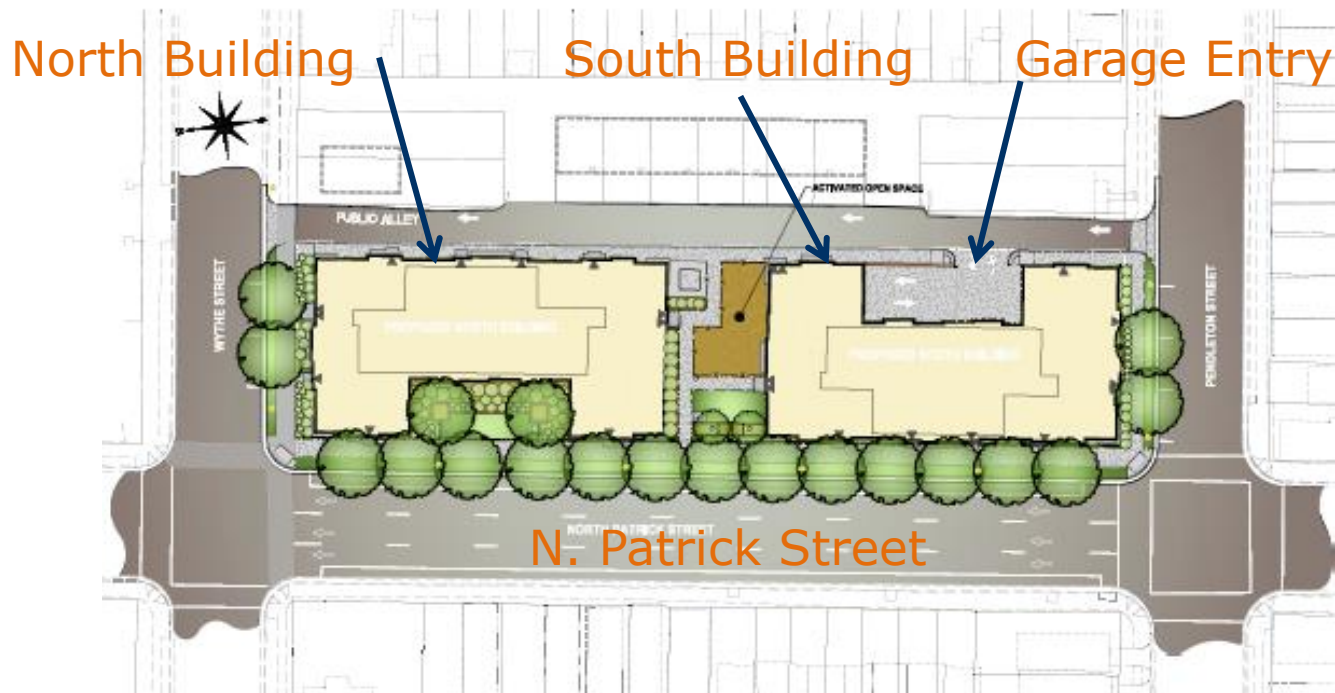
View looking South on Wythe Street



View looking North on Pendleton Street

Project Description

- 53 Affordable Housing Units
- 52,774 net square feet
- Three stories, approximately 39'
- Ground-level open space (16%) and rooftop amenity space (24%)
- 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 for TMP
- SUP for 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

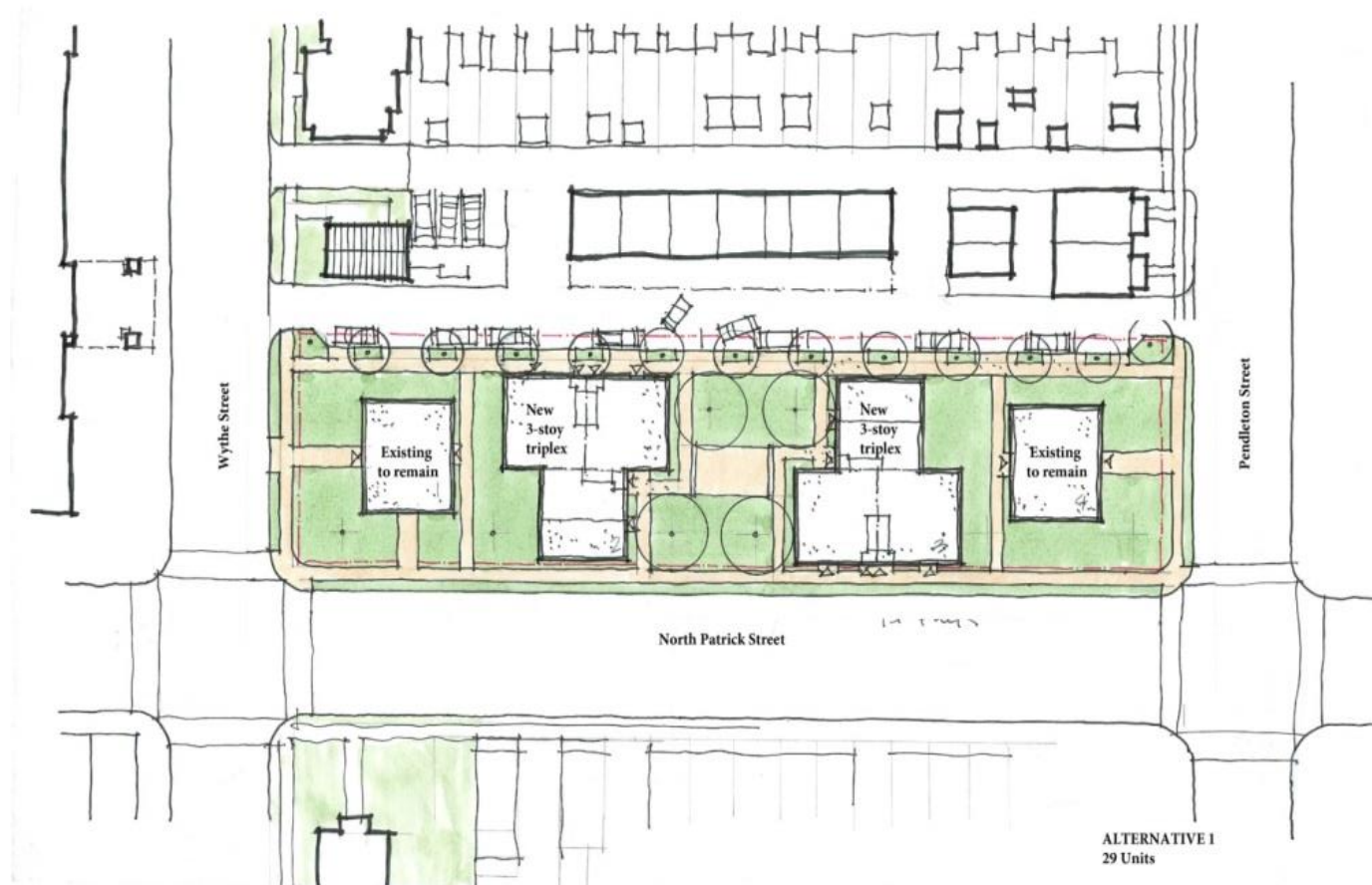
Building Design Refinements



South Building – North Patrick Street

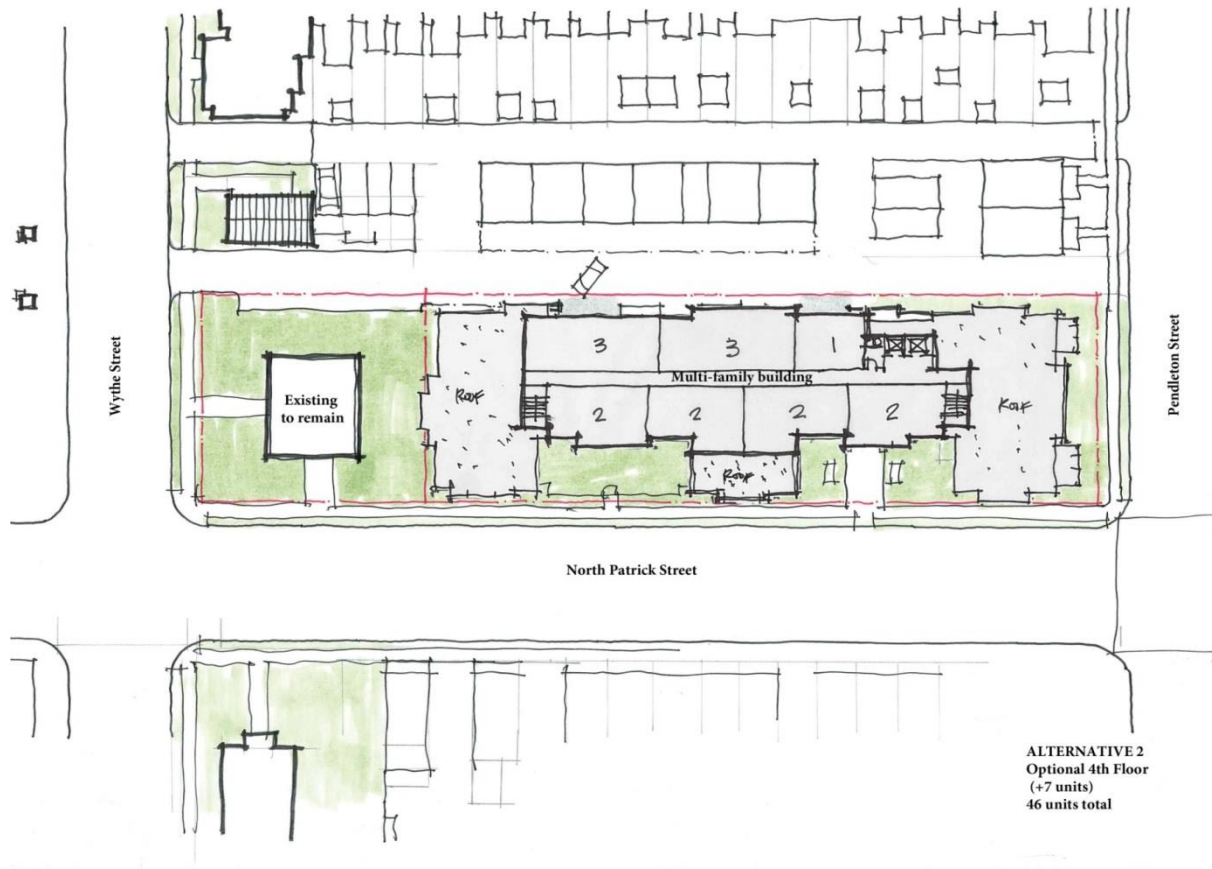
- Modest townhouse form & scale
- Brick for all three floors
- Front doors facing Patrick Street

Alternatives



Option 1 – Retain two end buildings

Alternatives



Option 2 – Retain one building

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.

