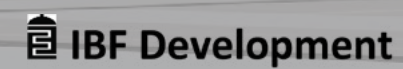


LADREY APARTMENTS

JULY 12 | 2023

UDAC MEETING #1



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271

Units of critically needed housing

120

Parking spaces

100%

Of units affordable at <80% AMI

12,500+

Square feet of amenity space

18,000+

Square feet of open space

LEED Gold

Certification

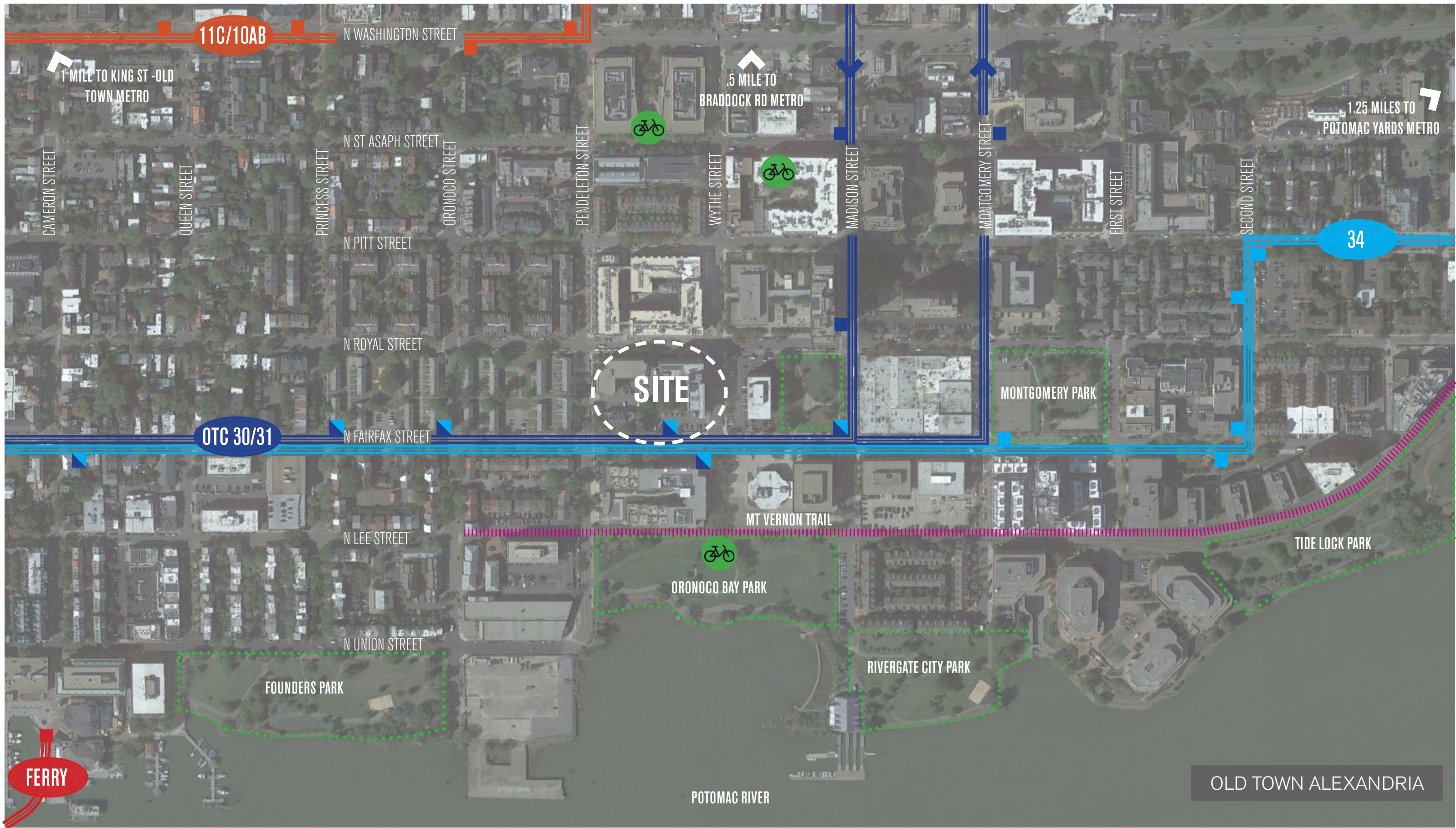
PROJECT OVERVIEW **LADREY APARTMENTS**

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



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SITE AERIAL

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



SITE CONTEXT

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COURTYARD IMAGERY
CONCEPT VISIONING

LANDSCAPE DESIGN

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STAR MAGNOLIA



SKIP LAUREL



LITTLE BUNNY FOUNTAIN GRASS



GREEN GEM BOXWOOD



SARCOCOCCA



CREeping JUNIPER



BLUE FESCUE



AUCUBA



HYDRANGEA



RED TWIG DOGWOOD



JAPANESE SPIREA



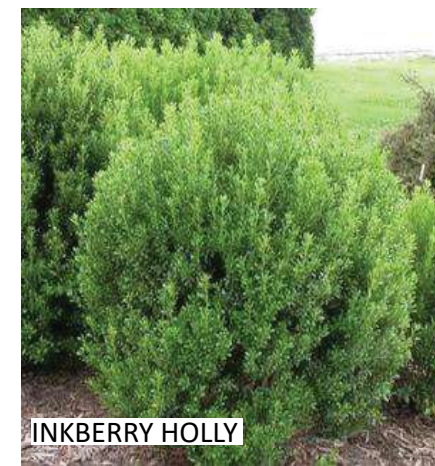
LOW GROW SUMAC



ARBORVITAE



VARIGATED LIRIOPE



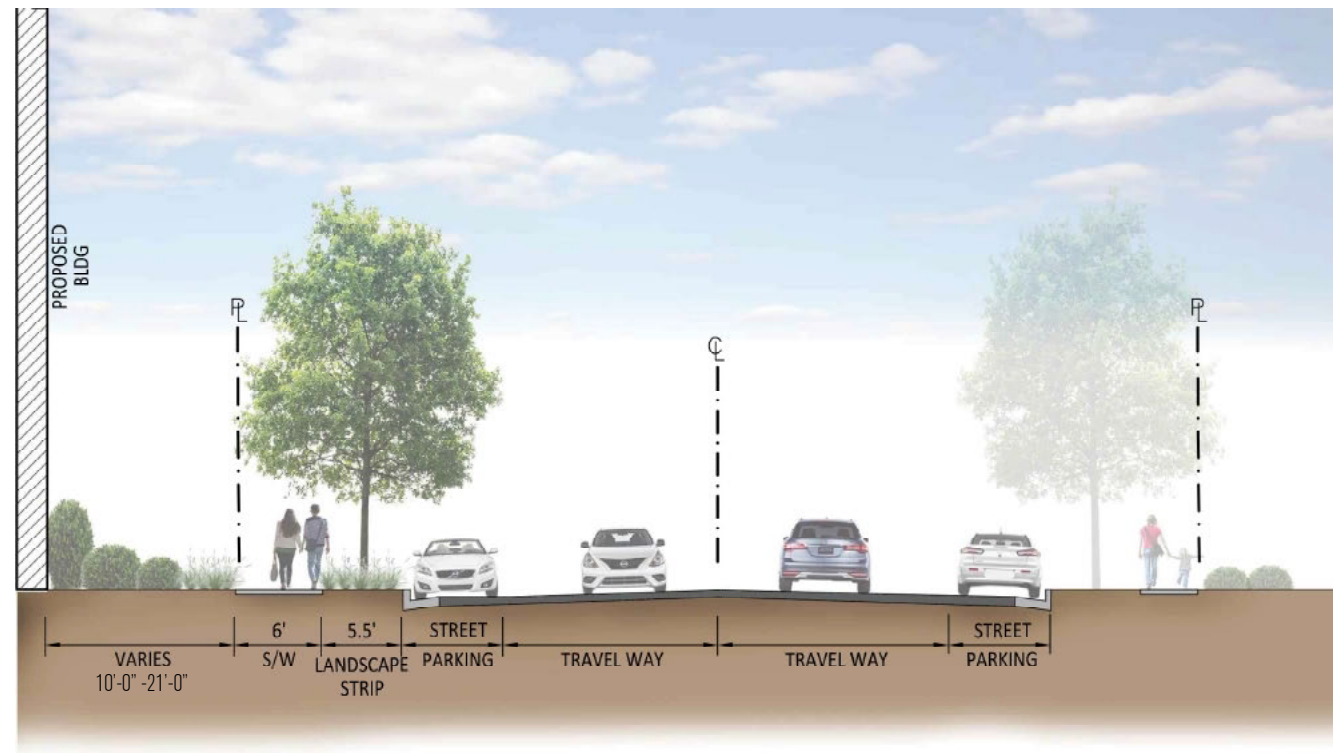
INKBERRY HOLLY



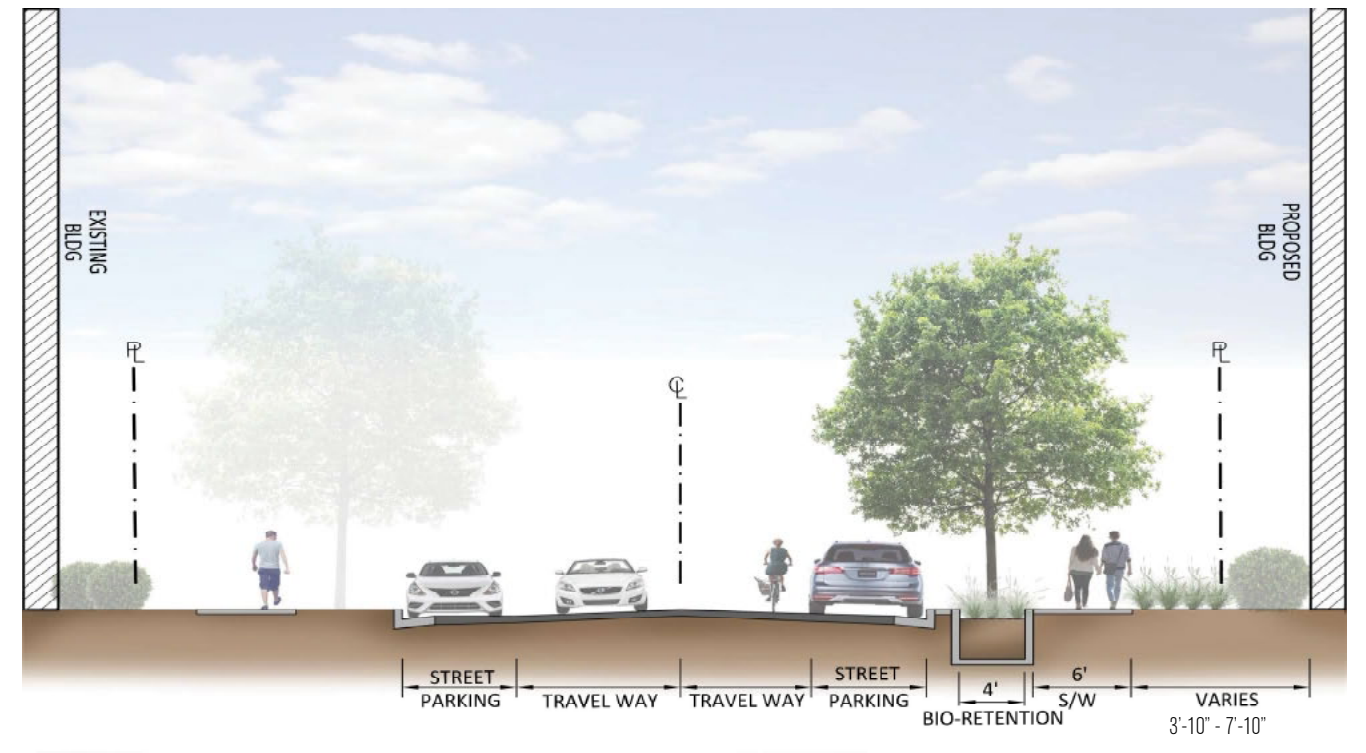
KOUSA DOGWOOD

STREET SECTIONS

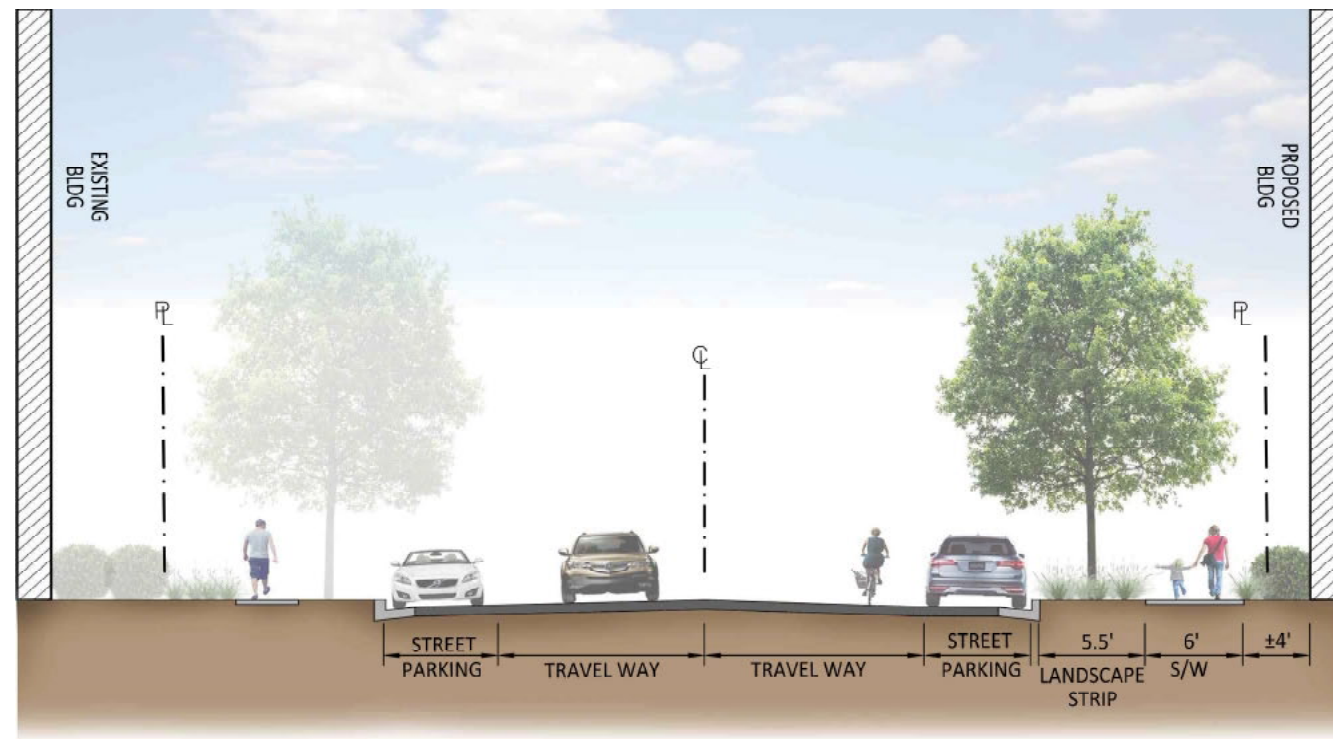
WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



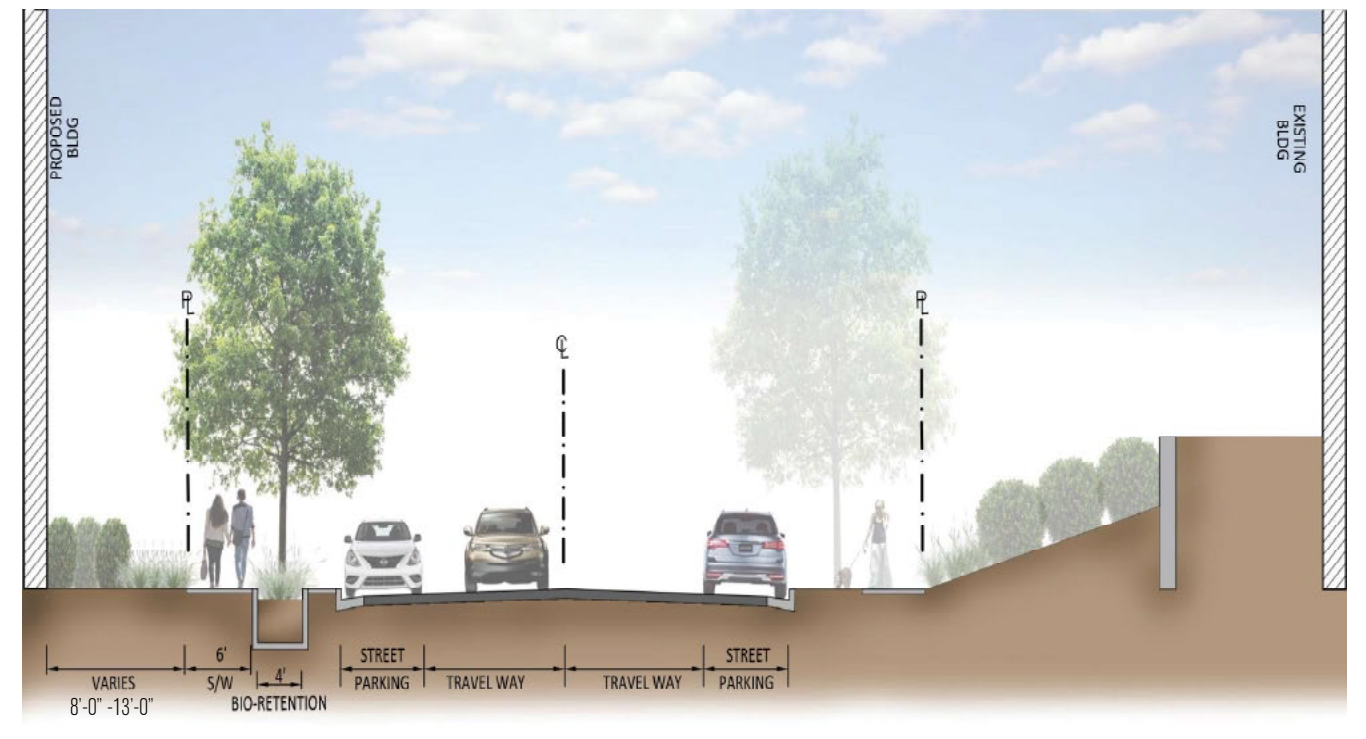
PROPOSED "WYTHE STREET"
TYPICAL SECTION A - A1



PROPOSED "NORTH ROYAL STREET"
TYPICAL SECTION C - C1



PROPOSED "PENDLETON STREET"
TYPICAL SECTION B - B1



PROPOSED "NORTH FAIRFAX STREET"
TYPICAL SECTION D - D1

LANDSCAPE DESIGN

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



RED MAPLE



LONDON PLANETREE



LITTLELEAF LINDEN



AMERICAN ELM



WILLOW OAK



LONDON PLANETREE

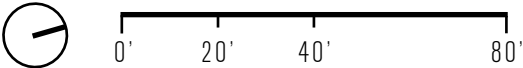
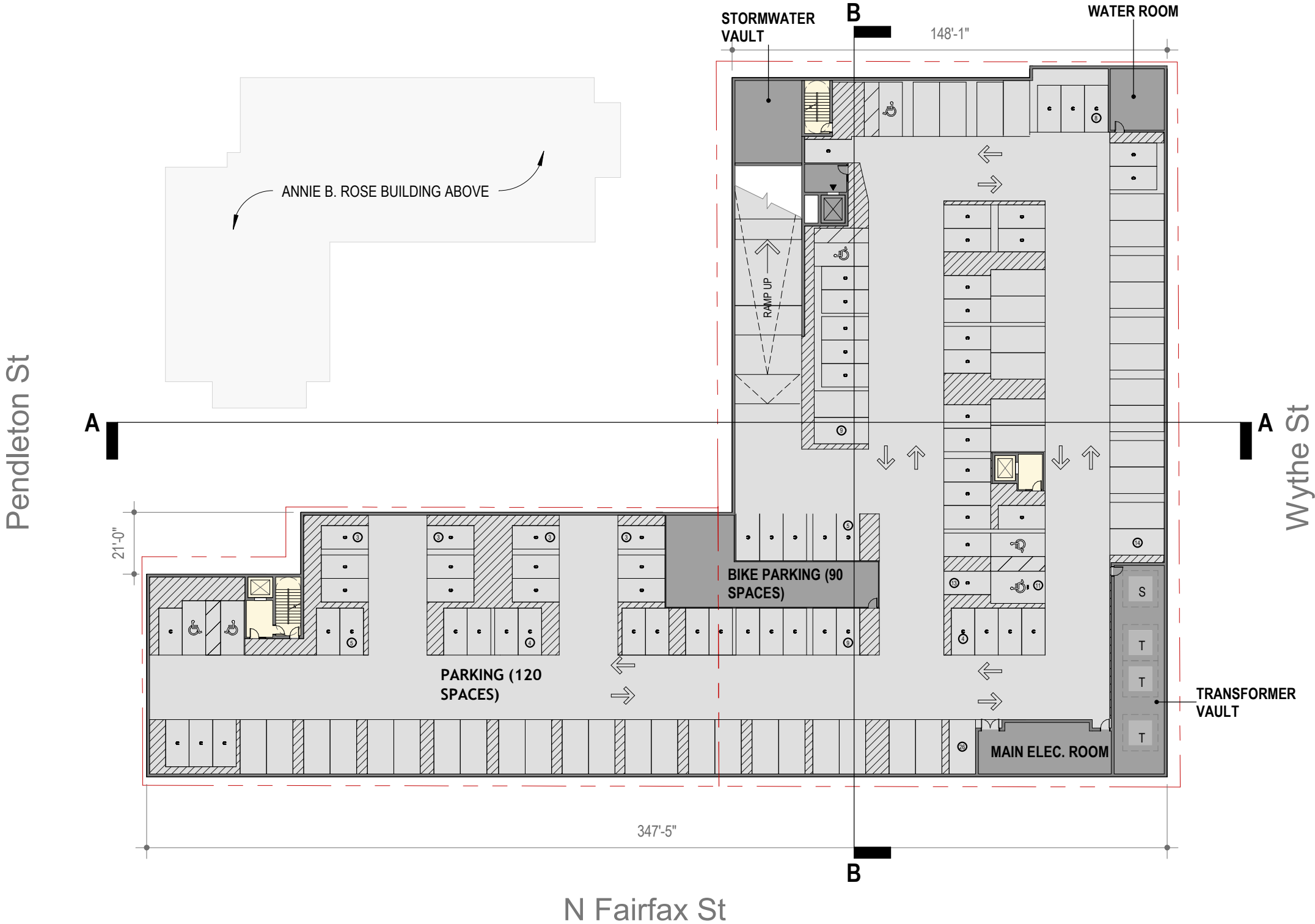


BLACK GUM

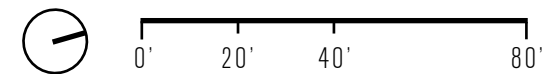
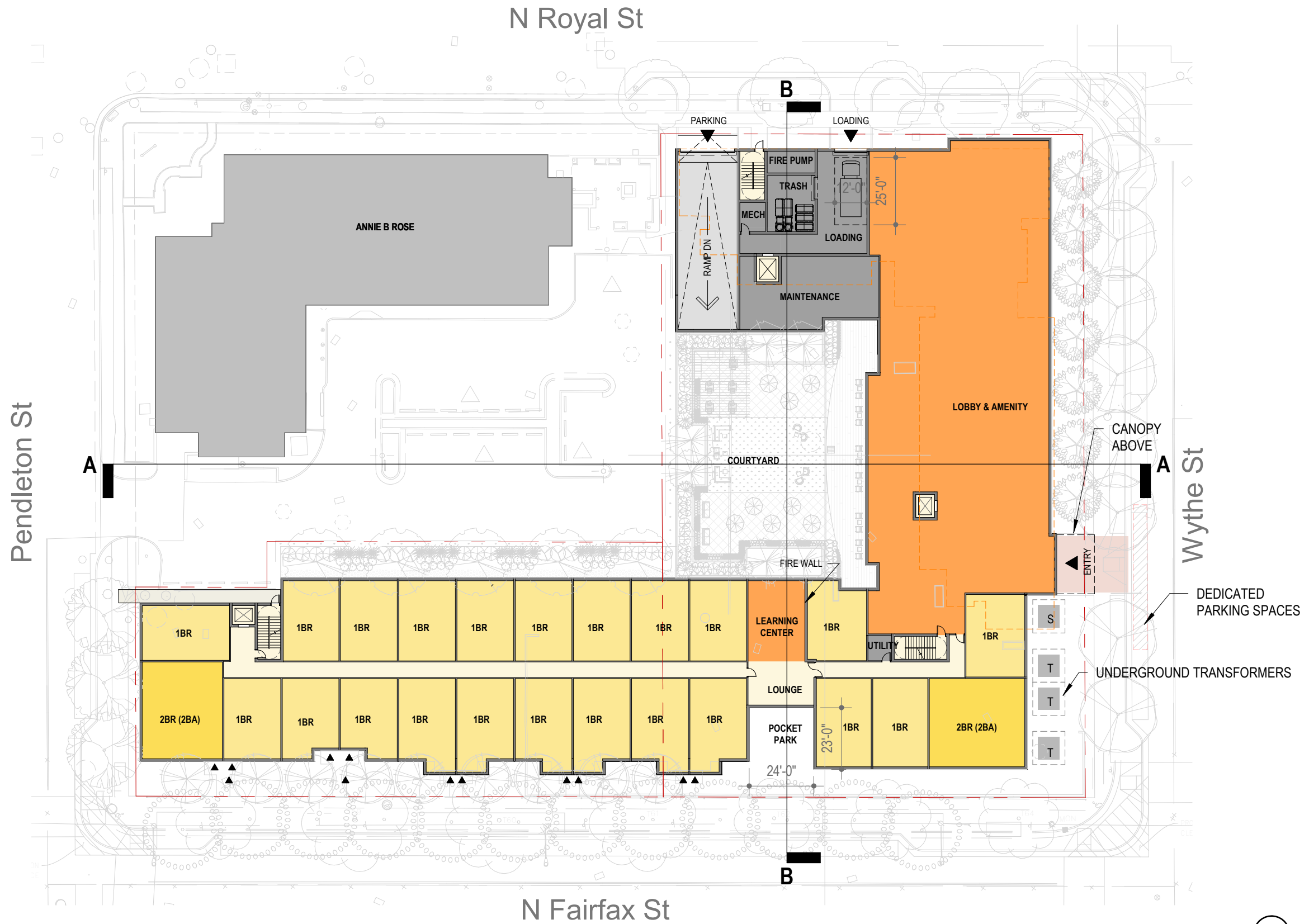


ZELKOVA

N Royal St



LEVEL P1



LEVEL 1

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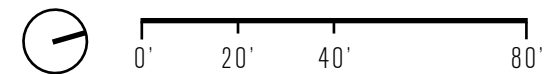
Pendleton St

N Royal St



N Fairfax St

Wythe St



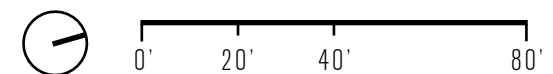
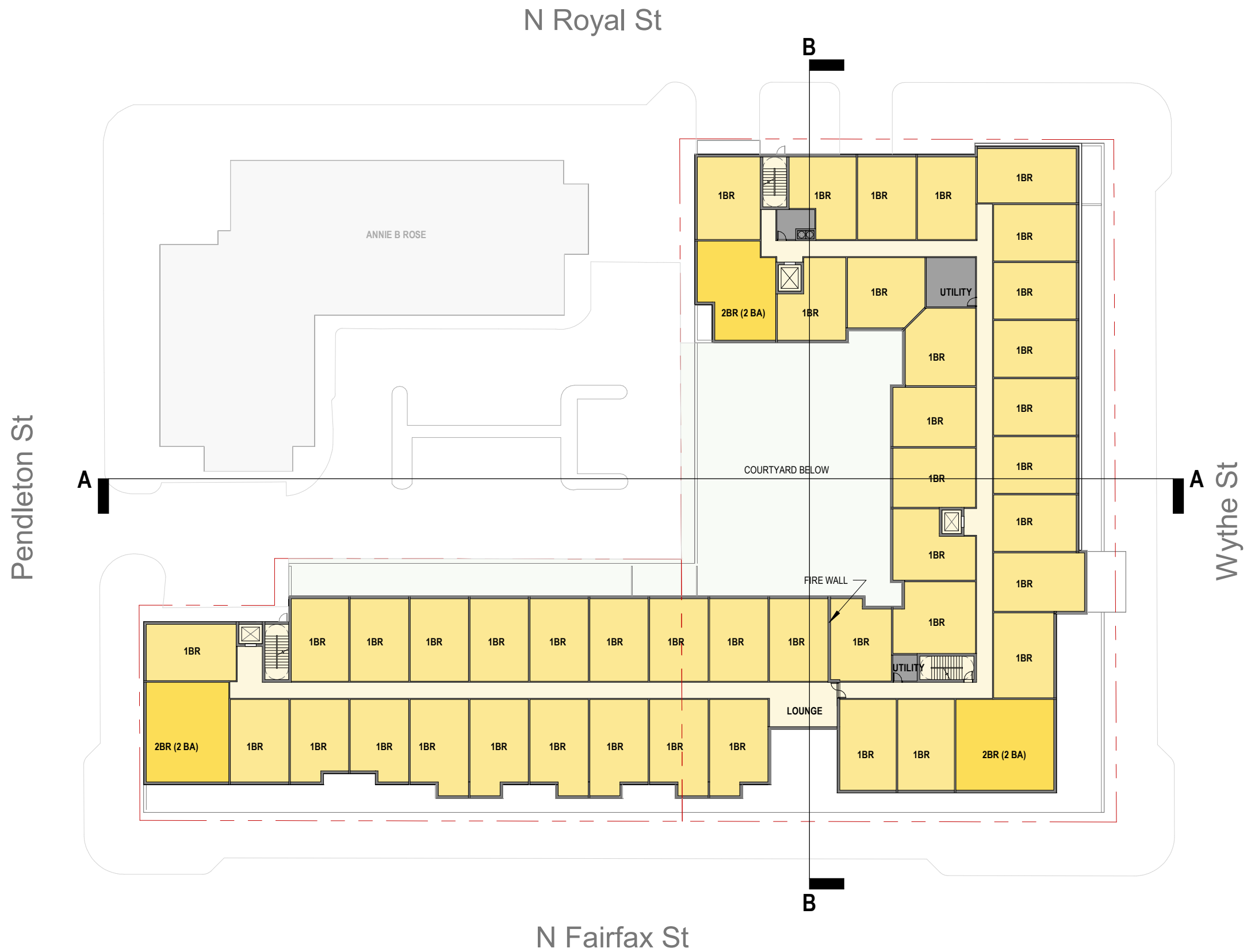
LEVEL 2

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



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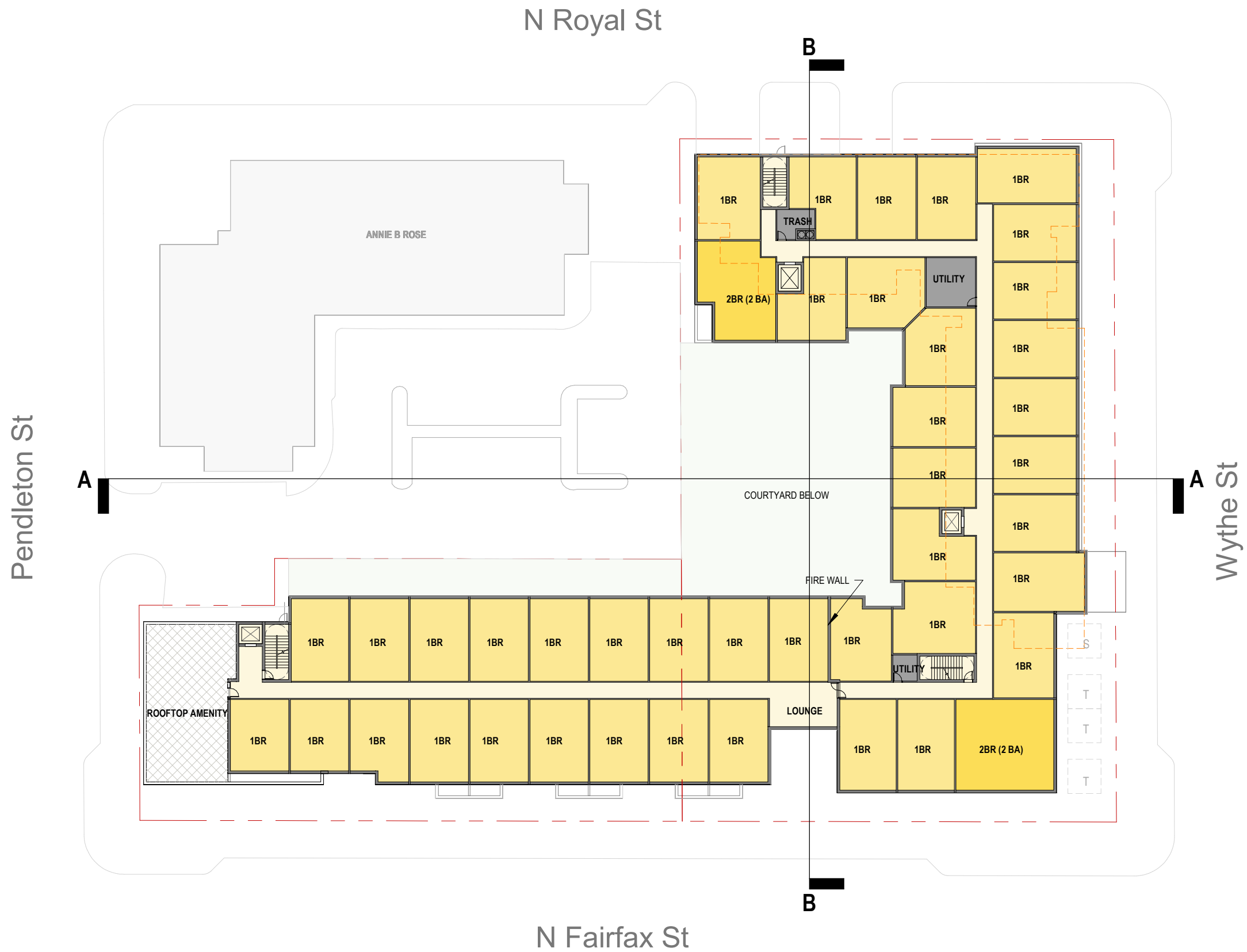
LEVELS 3 THRU 5

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



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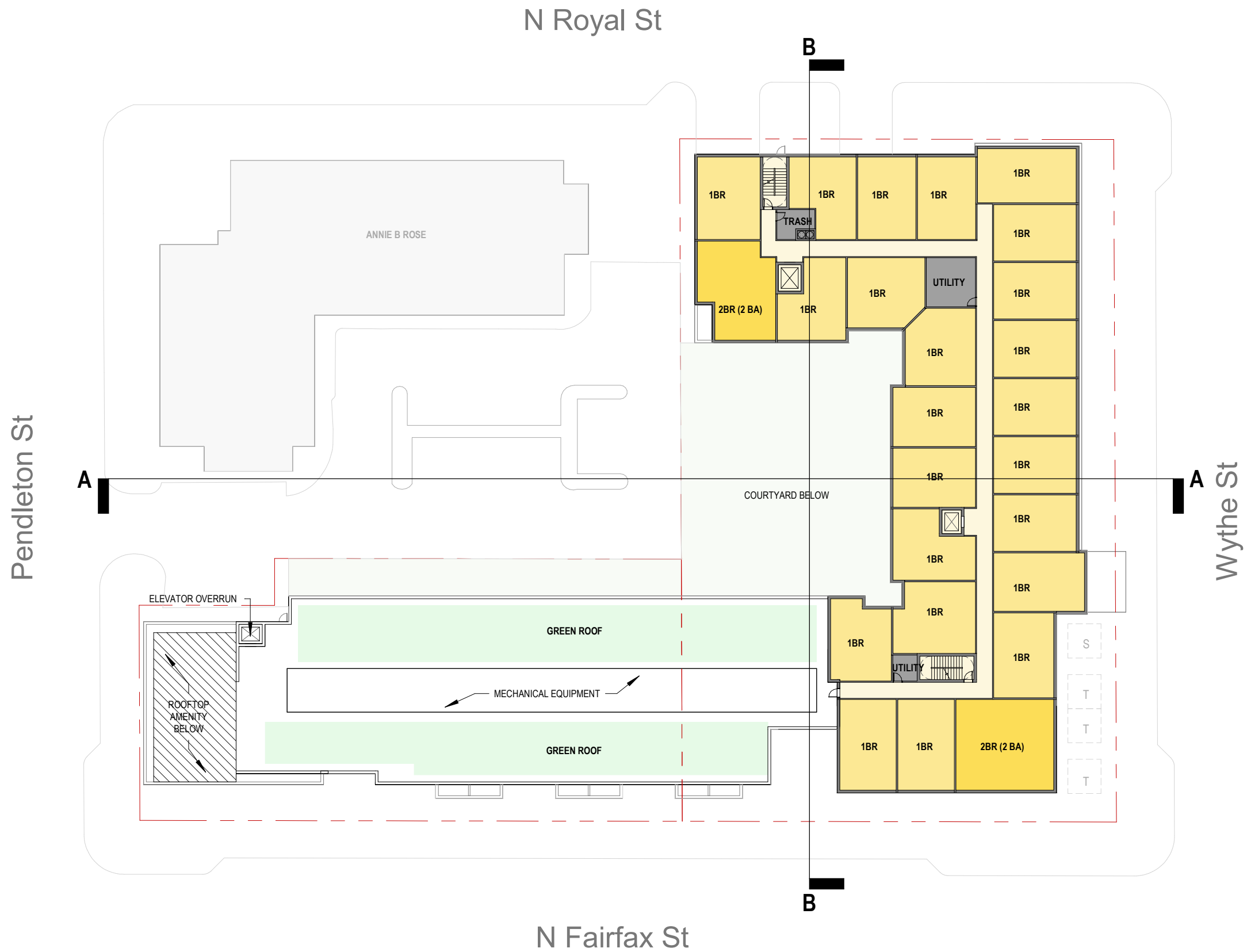
LEVEL 6

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



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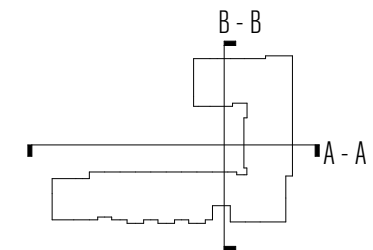
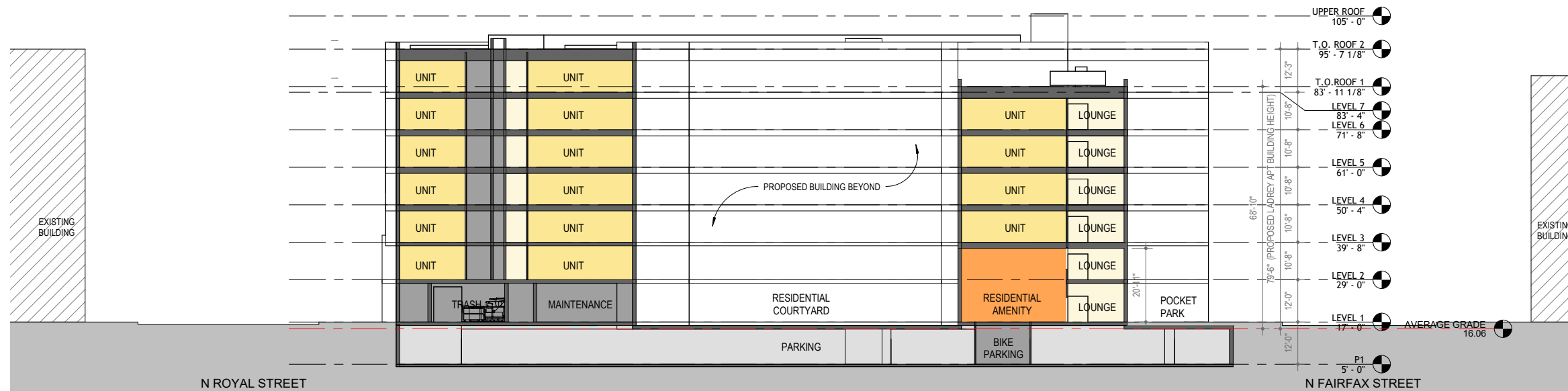
LEVEL 7

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION

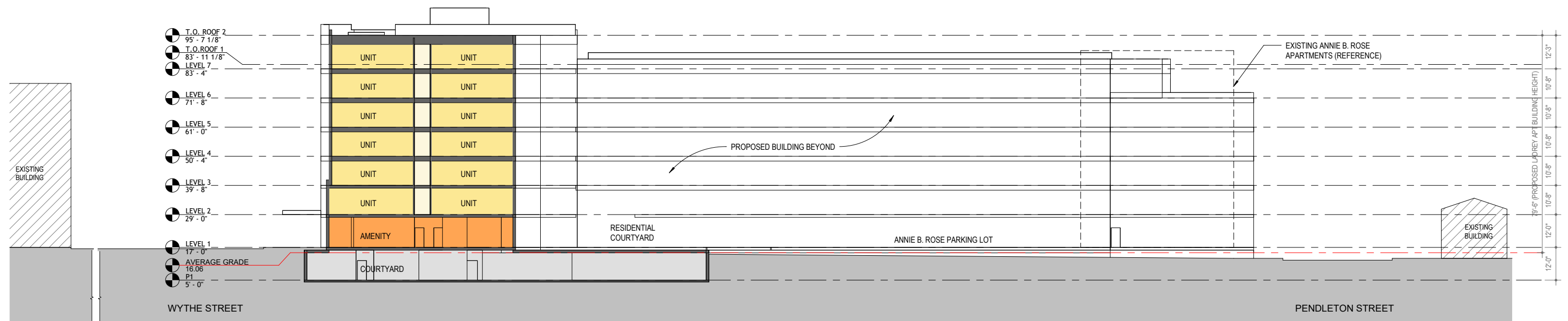


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SECTION B-B



SECTION A-A

BUILDING SECTIONS NTS

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NE CORNER FAIRFAX ST & WYTHE ST

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



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NW CORNER **WYTHE ST & N. ROYAL ST**

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



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SE CORNER FAIRFAX ST & PENDLETON ST

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



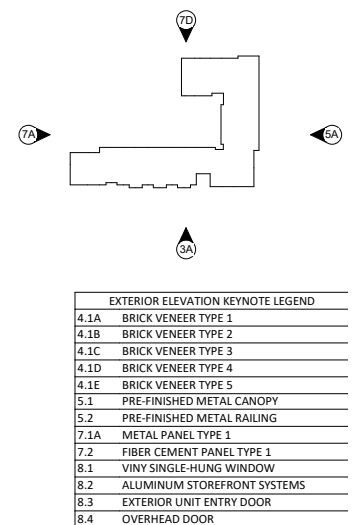
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VIEW OF FAIRFAX ST MURAL

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



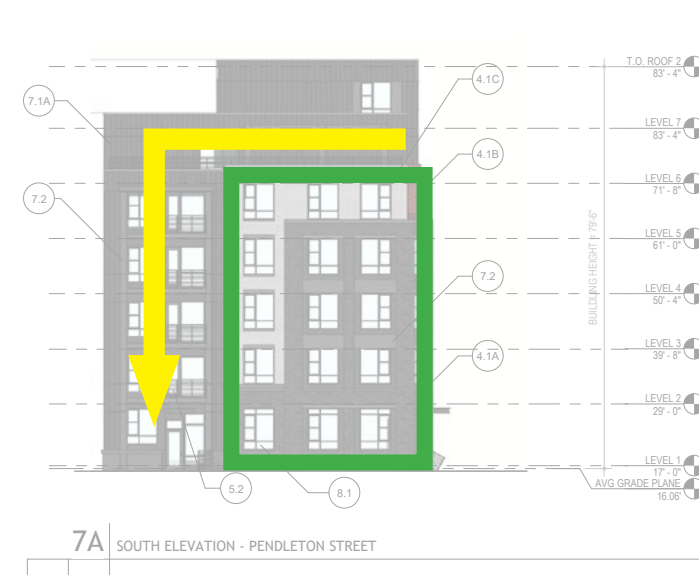
BUILDING ELEVATIONS NTS

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



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- FACADE TYPE A1
- FACADE TYPE A2
- FACADE TYPE B1
- FACADE TYPE B2
- FACADE TYPE C

FACADE DIAGRAMS

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



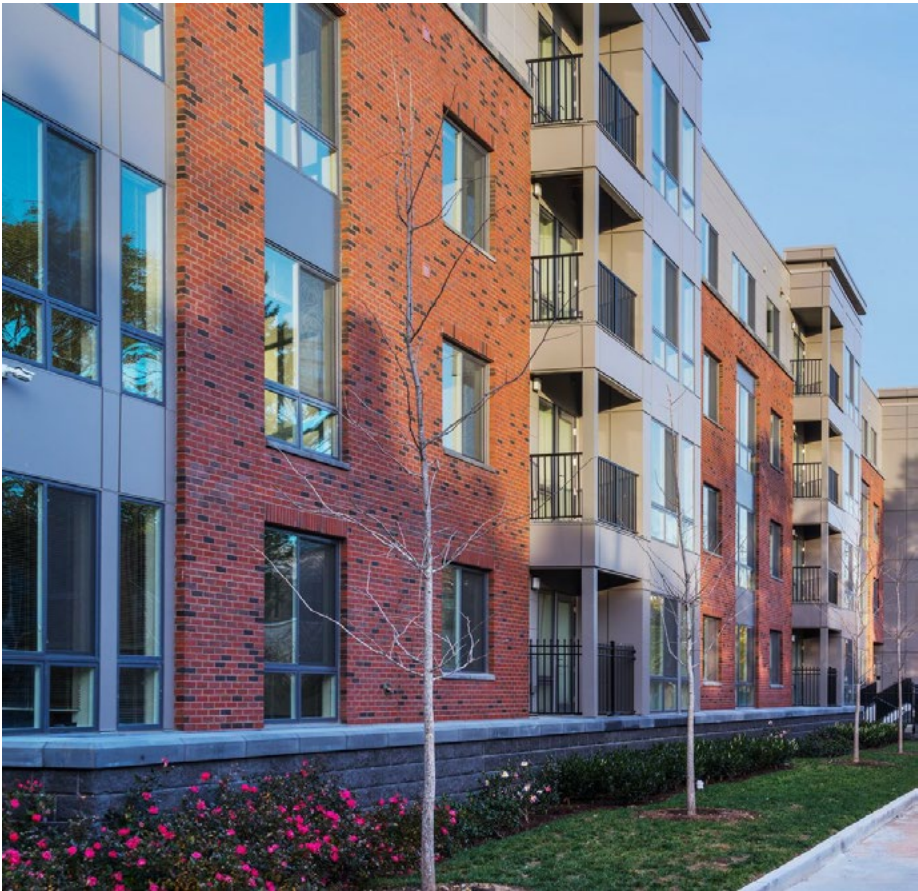
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ARCHITECTURAL PRECEDENT IMAGES

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



ARCHITECTURAL PRECEDENT IMAGES

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



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THANK YOU



NE CORNER - FAIRFAX ST & WYTHE ST

VIEW OF FAIRFAX ST MURAL



SE CORNER - FAIRFAX ST & PENDLETON ST

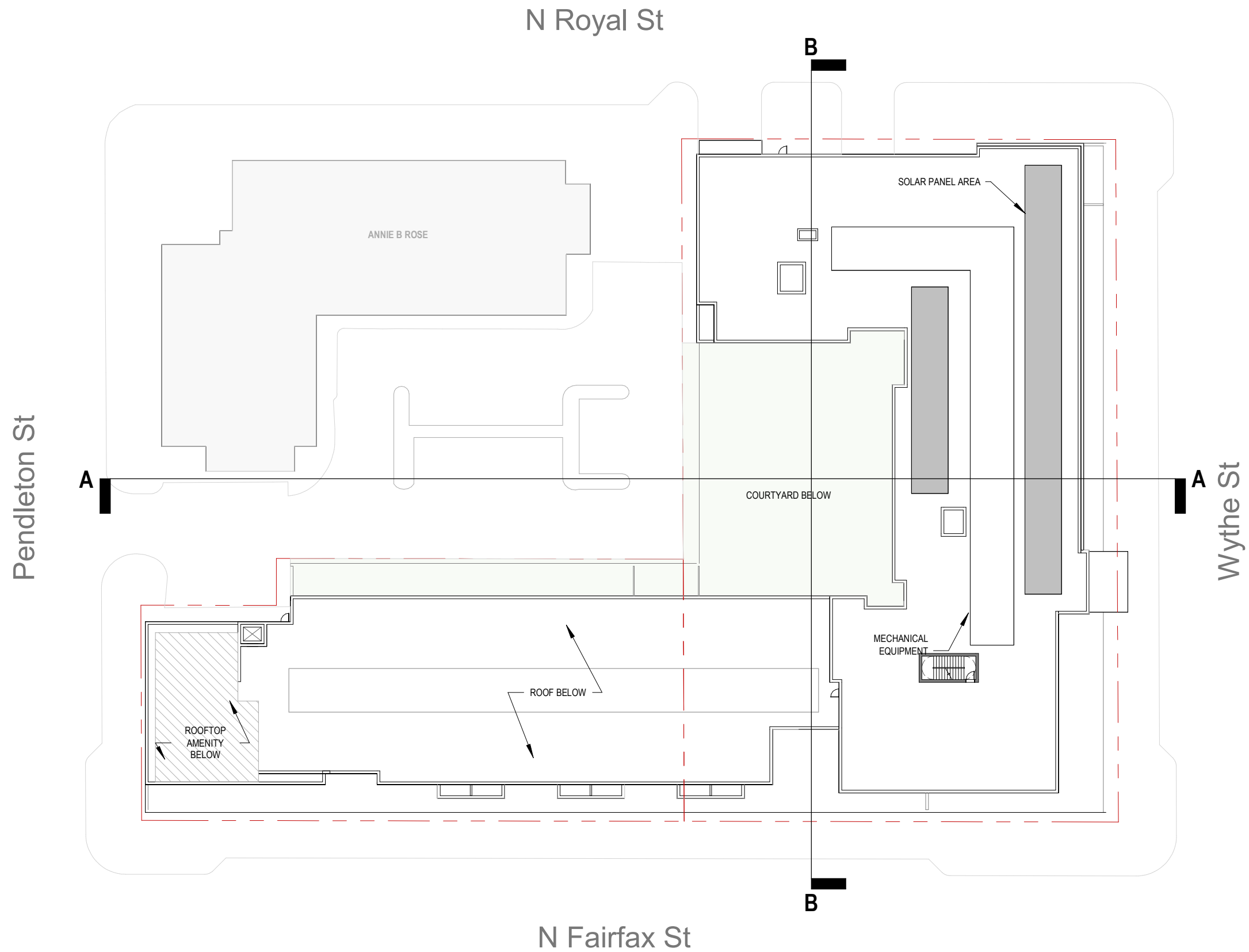


NW CORNER - WYTHE ST & ROYAL ST

STREET LEVEL PERSPECTIVES

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION





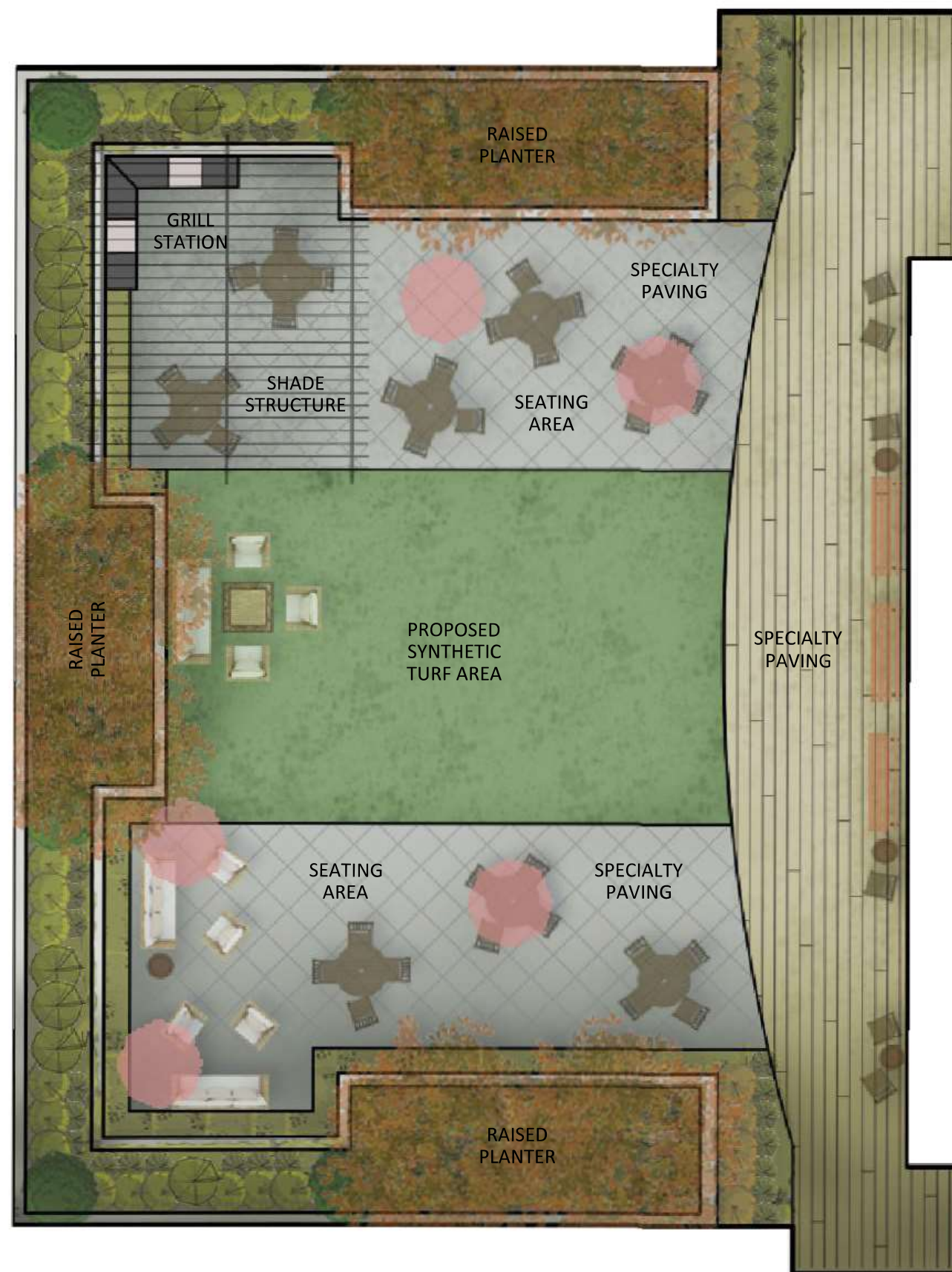
ROOF LEVEL

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



LANDSCAPE DESIGN

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION





BUILDING ELEVATIONS NTS

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



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