



## Ramsey Homes Redevelopment

ARHA Redevelopment Work Group  
August 3, 2015

---

---

---

---

---

---

---

---

## Agenda

- Ramsey Homes Project: Procedure and Status
- Redevelopment Proposal
  - Summary of proposal and alternatives
  - Threshold Issues
  - Cost of threshold and related issues
- Ramsey Homes Demolition
- Update on ARHA RFP

2

---

---

---

---

---

---

---

---

## Braddock East Plan, 2008



3

---

---

---

---

---

---

---

---

### Braddock East Plan, 2008

**TABLE 3: LAND USE**

Site	Form of Use	Existing Development	Current Zoning	Recommended Zoning	Required Land Use	Preferred Land Use
Braddock Station	Light Rail	Light Rail	LR	LR	Light Rail	Light Rail
Braddock Station	Office	Office	CO	CO	Office	Office
Braddock Station	Residential	Residential	RD	RD	Residential	Residential
Braddock Station	Commercial	Commercial	CD	CD	Commercial	Commercial

(1) Prohibit any use during single-family, duplex, triplex, townhouse, or row house development.  
 (2) Prohibit any use during multi-family, duplex, triplex, townhouse, or row house development.

Notes: (1) Prohibit any use during single-family, duplex, triplex, townhouse, or row house development.  
 (2) Prohibit any use during multi-family, duplex, triplex, townhouse, or row house development.

Table 3: Land Use

---

---

---

---

---

---

---

---

---

---

---

---

- ### General Design Guidelines
- Braddock East Plan, 2008
- Residential land use: mix of affordability
  - Open space
  - Parking
  - Urban design
    - Appropriate transitions in scale and massing
    - Architectural variety
    - Green edges
    - Walkable streets
    - Underground parking

---

---

---

---

---

---

---

---

---

---

---

---

- ### Ramsey Guidelines
- Braddock East Plan, 2008
- Compatible with scale and height of adjacent townhomes
  - Rehabilitated or Redeveloped
  - Redeveloped as townhouses or at townhouse scale
  - 30-40 heights (45 feet maximum)
  - 15-30 units
  - Max 1.4 FAR

---

---

---

---

---

---

---

---

---

---

---

---

## Ramsey Proposal

- Originally four stories, now three
- 53 units
- Rezoning from RB to CRMU-M
- 1.72 FAR
- Originally surface parking, now underground
- Architecture:
  - Contemporary
  - Variety
  - Articulated
- Open space



7

---

---

---

---

---

---

---

---

## Ramsey Proposal



Previous



Revised



8

---

---

---

---

---

---

---

---

## Ramsey Proposal



Current



Current



9

---

---

---

---

---

---

---

---

## Threshold Issues

- Open Space
- Sewer
- Streetscape and undergrounding utilities
- Demolition



10

---

---

---

---

---

---

---

---

## Threshold Issues



---

---

---

---

---

---

---

---

## Permit to Demolish Criteria

1. Is the building or structure of such architectural or historical interest that its removal would be to the detriment of the public interest?
2. Is the building or structure of such interest that it could be made into an historic shrine?
3. Is the building or structure of such old and unusual or uncommon design, texture, and material that it could not be reproduced or be reproduced only with great difficulty?
4. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
5. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists, and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?
6. Would retention of the building or structure help maintain the scale and character of the neighborhood?



12

---

---

---

---

---

---

---

---

## Permit to Demolish Criteria

"These six criteria to consider when evaluating a Permit to Demolish are not strict requirements but rather they are *considerations* that involve a certain degree of subjectivity on the part of the BAR and staff. While a building may "meet" one or more criteria, that alone does not preclude the BAR's ability to approve demolition however it might inform conditions of approval or foster dialogue about what the BAR and the community value."

13

---

---

---

---

---

---

---

---

## Review Process

- September: Council hearing of appeal of Parker-Gray BAR decision to deny Permit to Demolish
- Virginia review ("Section 106") of compliance with National Historic Preservation Act
- November or December: PC/CC hearings on DSUP of redevelopment

14

---

---

---

---

---

---

---

---