

# Ramsey Homes 106 Process

Consulting Parties Meeting  
November 29, 2016



# Agenda

- Project Update
- History Report Update
- Mitigation Discussion
- Next Steps

## *Ramsey Homes*



# Background of the Ramsey Homes Redevelopment Project

- Series of Public Meetings BAR/Community Meetings Winter 2015 – Fall 2016
- Proposed Plan heard by City Council Winter 2016
  - Council approval of Master Plan Amendment and Re-zoning
  - Deferral of Development Special Use Permit
- Council Direction of City-ARHA Joint Work Plan
  - Improvement of Proposed Concept
  - Development of Alternative Concept
  - Consider and Evaluate Potential Permutations
- Council Direction in June 2016
  - One Building with Open Space
- Council Approved One Building Plan November 2016

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# 106 Consulting Parties Meetings

## Past

- June 6, 2016
- September 15, 2016

## Current

- November 29, 2016

## Future

- January/February 2017

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# City's Role in 106 Process

- U.S Department of Housing and Urban Development (HUD) Designee as Responsible Entity
- Oversight
  - Convener of Meetings
  - Work with Consulting Parties
  - Work with State Historic Resources Department
  - Signature on Agreement

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# Background Slides

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# Site Context

## Existing Ramsey Homes



*View looking East on Patrick Street*



*View looking South on Wythe Street*



*View looking West on N. Patrick Street*



NORTH

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# 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



# Building Design Refinements



- 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 apartment building;
- Two courtyards facing Patrick Street, entrance in south courtyard
- Residential scale elements provided, including entrance pergolas, sun shades, and balconies

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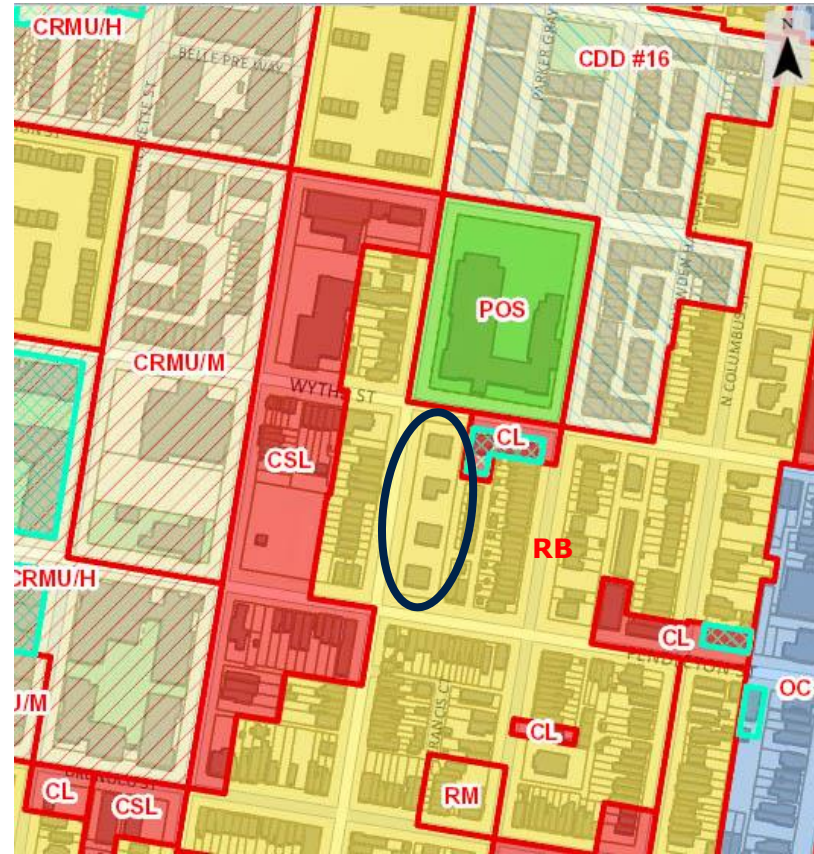


# Site Context



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



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# Community Outreach

- The ARHA 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

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