

Carpenter's Shelter Redevelopment

Presentation to the Braddock Implementation
Advisory Group
9-22-2016



ALEXANDRIA
HOUSING
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Carpenter's
Shelter



AHDC Overview

- Founded in 2004 to be the City's non-profit
- Works exclusively within the City of Alexandria
- Dedicated board committed to the City of Alexandria
- 184 units among five properties



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The Station at Potomac Yard



Arbelo, Longview Terrace, Lacy Court



The Gateway at King and Beauregard



Project Overview

- Redevelopment of current site
- A new modern Carpenter's Shelter that will retain current operations
- 98 new units affordable households making a variety of incomes (\$30,000 – \$65,000 annual household income)
- Unit mix – 10 efficiencies, 3 1BR, 73 2BR, 12, 3BR
- 10 of the 98 will be permanent supportive housing units for formerly homeless individuals.
- Underground parking garage that includes 78 spaces





East Elevation (N. Henry St)

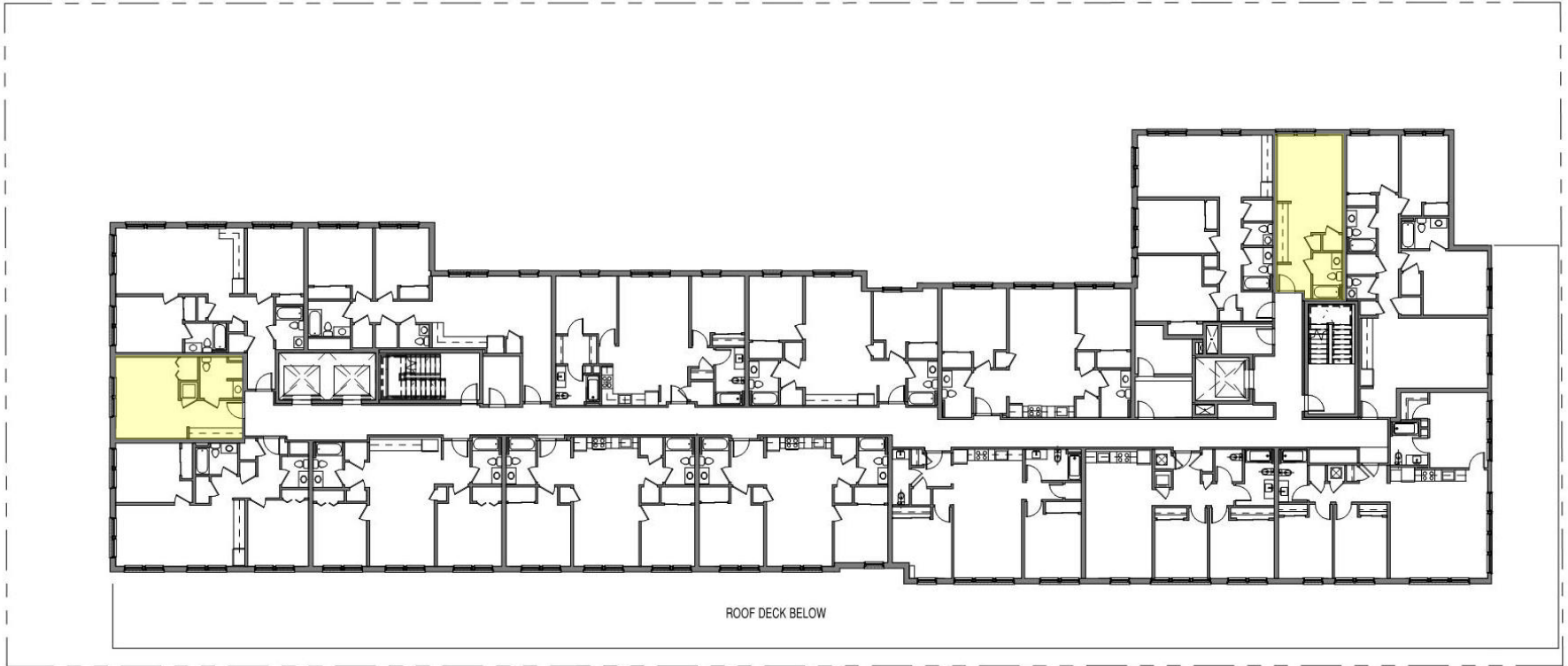




LEGEND

- 1. 5' wide tree strip
- 2. 5' lawn strip
- 3. 6' wide scored concrete
- 4. Bus stop
- 5. Courtyard (see enlarg)
- 6. Playground (see enlarg)

First Floor Plan



Typical Residential Level





View from North East on N. Henry St





View from South East on N. Henry St



Primary Design Objectives

- Respect the Scale and Style of the surrounding Neighborhood
- Create a Gateway Element into Braddock Metro Area
- Create 3 Distinctive Entrances for the Different Uses
- Use Landscaping and Open Space to provide a sense of community amongst the building's tenants and also provide privacy and screening





N. Henry Street

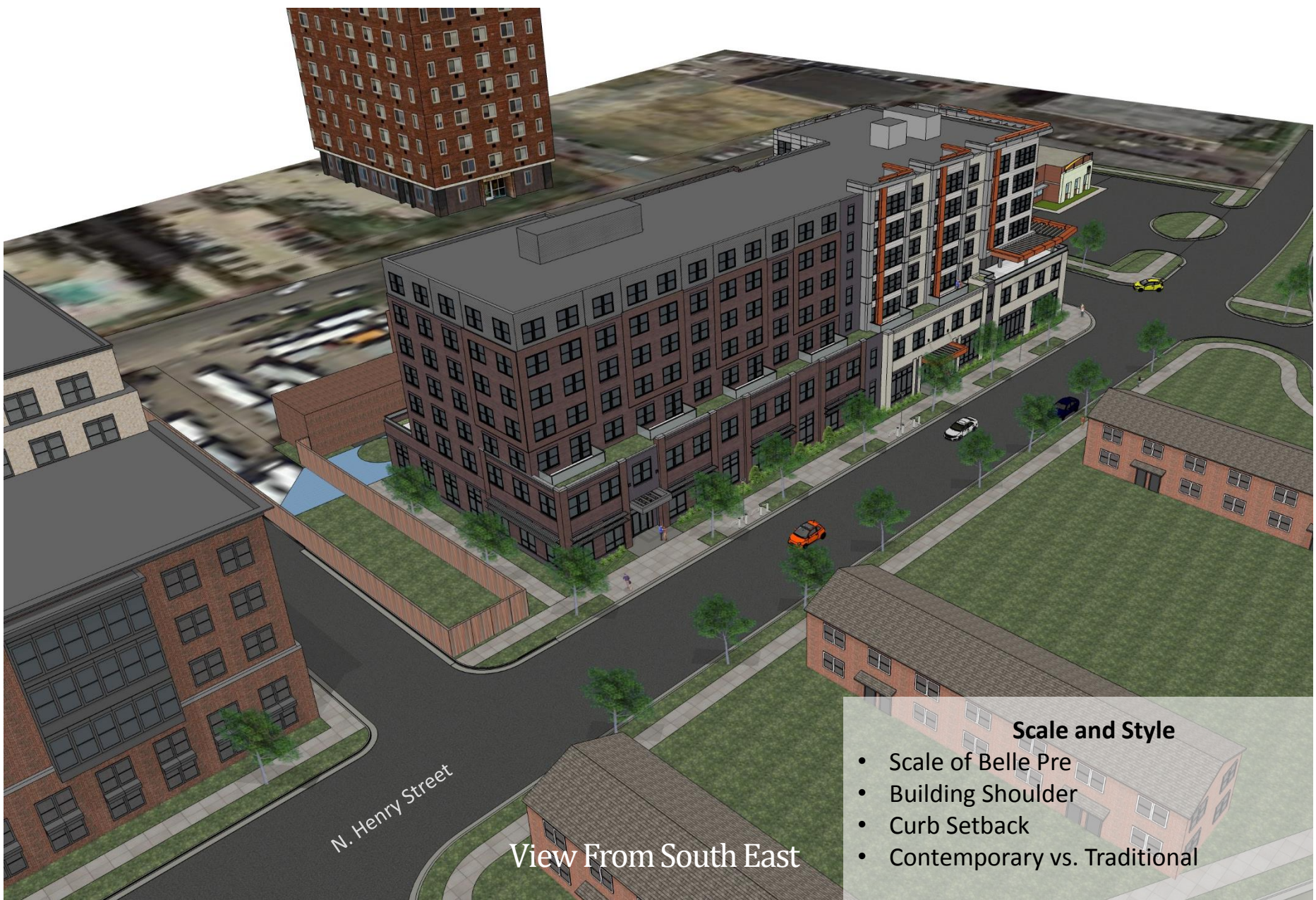
First Street

View From North East

Scale and Style

- Scale of Belle Pre
- Building Shoulder
- Curb Setback
- Contemporary vs. Traditional





N. Henry Street

View From South East

- Scale and Style**
- Scale of Belle Pre
 - Building Shoulder
 - Curb Setback
 - Contemporary vs. Traditional



Traditional



Contemporary



East Elevation (N. Henry St)





North Elevation (First St)





- Street Presence
- Emphasize Verticality
- Pergola Articulation that “reaches out” and projects upwards





- LEGEND**
- 1. 5' wide tree strip
 - 2. 5' lawn strip
 - 3. 6' wide scored concrete sidewalk
 - 4. Bus stop
 - 5. Courtyard (see enlargement)
 - 6. Playground (see enlargement)



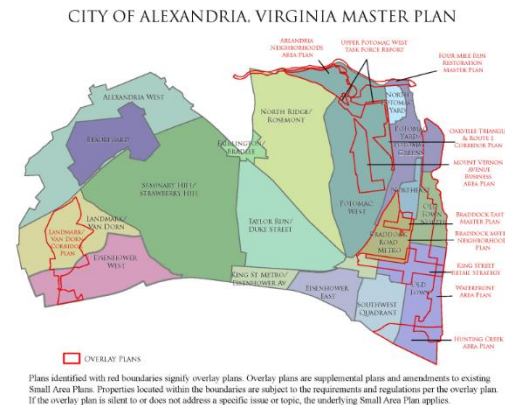


View From North West



Development Pipeline

- Alfred St. Baptist Church/OTW III
 - Total 75 units – HAP contract
 - 22 units to be demolished
 - Potential redevelopment
- Alexandria Small Area Plans
 - Beauregard
 - Eisenhower West
 - North Potomac Yard
- Garden Apartment Acquisitions
 - Scattered site acquisition
 - Renovations



Interview Questions

