Carpenter’s Shelter Redevelopment

Presentation to the Braddock Implementation Advisory Group

9-22-2016
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
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)
First Floor Plan
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
Scale and Style
- Scale of Belle Pre
- Building Shoulder
- Curb Setback
- Contemporary vs. Traditional
Scale and Style
- Scale of Belle Pre
- Building Shoulder
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- Contemporary vs. Traditional
East Elevation (N. Henry St)
• Street Presence
• Emphasize Verticality
• Pergola Articulation that "reaches out" and projects upwards
Open Space and Landscaping
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