Carpenter's Shelter Redevelopment

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

ALEXANDRIA HOUSING DEVELOPMENT CORPORATION

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

ALEXANDRIA HOUSING DEVELOPMENT CORPORATION

The Station at Potomac Yard

Arbelo, Longview Terrace, Lacy Court

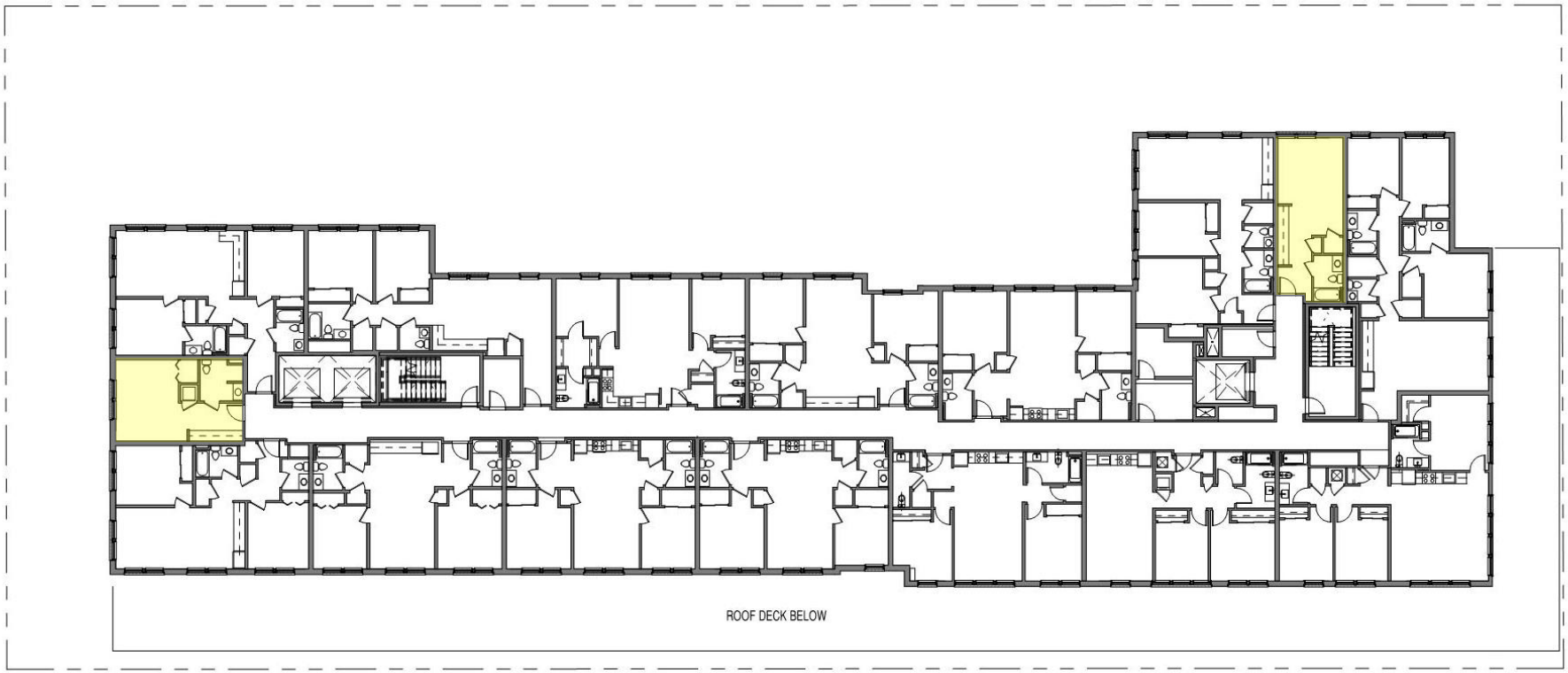
The Gateway at King and Beauregard

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



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

Scale and Style

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

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- Contemporary vs. Traditional

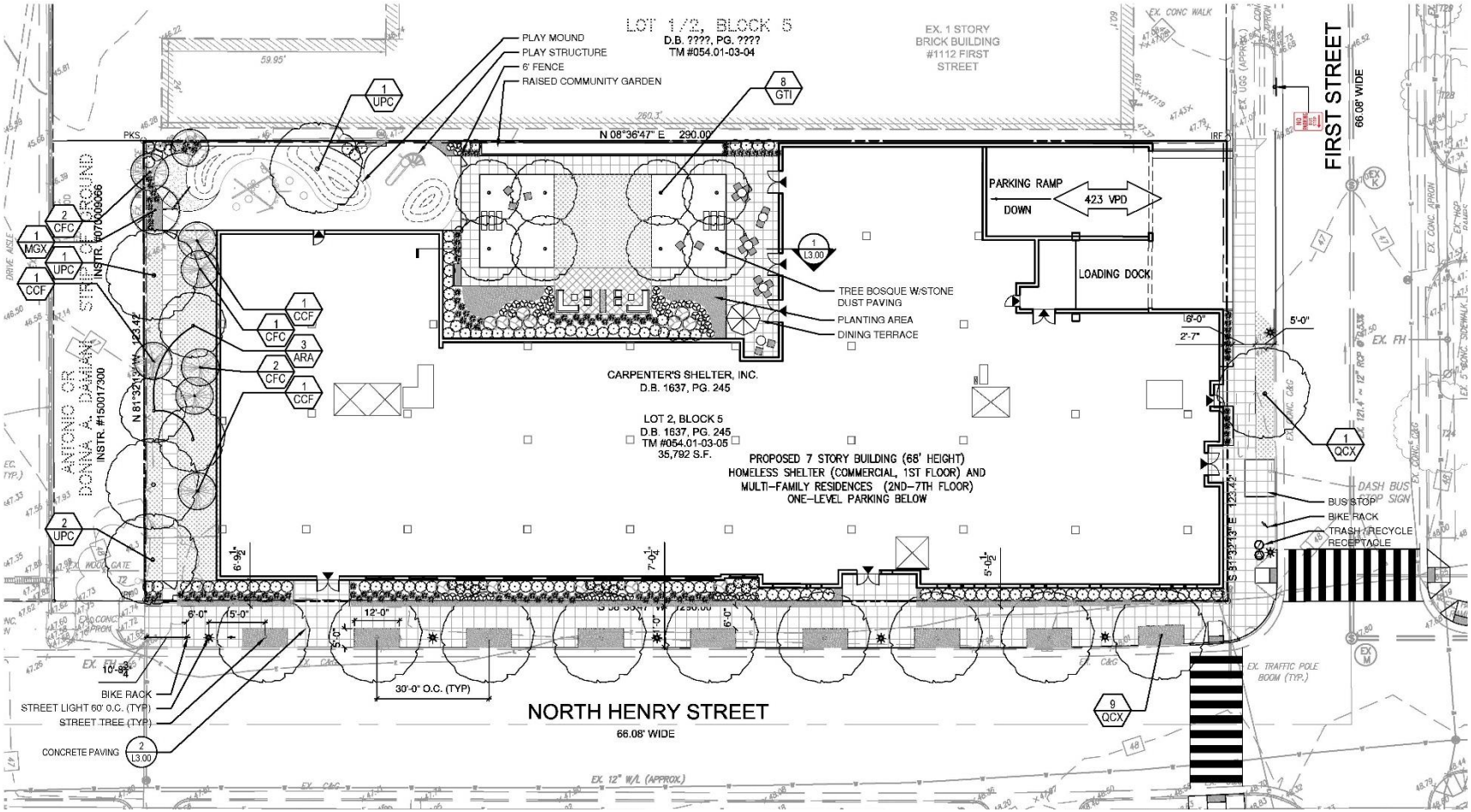
Traditional ← → Contemporary

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 sidew
4. Bus stop
5. Courtyard (see enlargement)
5. Playground (see enlargement
ANTONIO OR DONNA A. DAMIANI
INSTR. #150017300
LOT 1/2, BLOCK 5
D.B. ????, PG. ????
TM #054.01-03-04
N 08°36'47" E 290.00'
FIRST STREET
66.08' WIDE
ANTONIO OR DONNA A. DAMIANI STRIP OF GROUND
INSTR. #070009066
INSTR. #150017300
UNIT 1B-01
UNIT 1C-01
UNIT 1B-01
UNIT 1B-01
LEASING OFFICE
RESIDENTIAL LOBBY
MAIL / PACKAGES
MEN'S ROOM
MEN'S ROOM
MEN'S ROOM
MEN'S ROOM
CHILD LOUNGE
TEEN LOUNGE
LOUNGE / LIBRARY
DINING
KITCHEN
COMPUTER ROOM
COMPUTER LAB
LAUNDRY
WOMEN'S RESTROOM
MEN'S RESTROOM
LAUNDRY
CASE MANAGEMENT SUITE
ADMINISTRATIVE SUITE
DAVID'S PLACE
FAMILY ROOM
FAMILY ROOM
FAMILY ROOM
FAMILY ROOM
FAMILY ROOM
FAMILY ROOM
WOMEN'S ROOM
WOMEN'S ROOM
FLEX ROOM
S 08°36'47" W 290.00'
NORTH HENRY STREET
66.08' WIDE
1
2
3
4
5
6

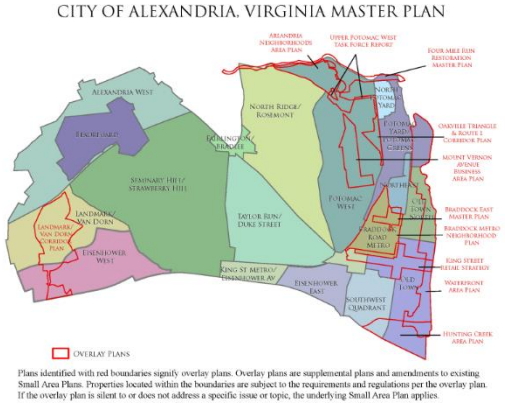


Open Space and Landscaping

N. Henry Street
First Street
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