

THE LADREY

NOVEMBER 30 | 2023

ARHA REDEVELOPMENT WORK GROUP
PRESENTATION



hord | coplan | macht

Bowman

Project Team

Team Leads

- Winn – Co-Developer and Project Partner
- IBF – Co-Developer and Project Partner
- ARHA – Project Partner

Team Members

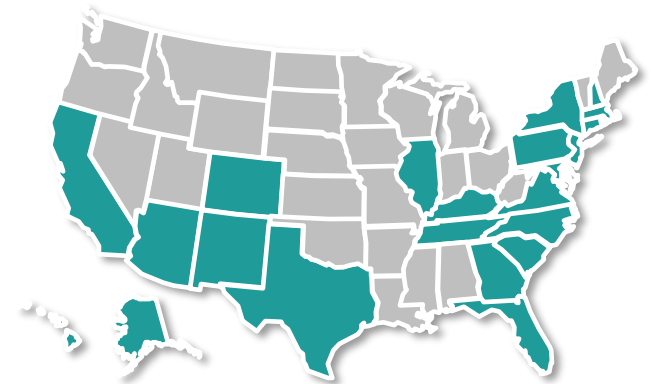
- Architect - Hord Coplan Macht
- General Contractor- Bozzuto
- Land Use Attorney- McGuire Woods
- Civil Engineer - Bowman
- Outreach - Artemel & Associates
- Relocation - Housing to Home

WinnCompanies: At a Glance

Recognized for Award-Winning Excellence in Real Estate Development

- The company was founded in 1971 and operates as the **largest manager of LIHTC housing**, the **second-largest manager of privatized military housing**, and one of the **largest managers of affordable and all rental housing in the United States**.
- Over the past 40 years, we have developed and managed over **400 fully-affordable communities**, totaling 37,653 units; **84 mixed-income communities** featuring 11,220 affordable units, and **11 public housing communities**, totaling 880 units.
- The WinnDevelopment portfolio spans **affordable housing, market rate housing, mixed-use and mixed-income developments, urban and suburban garden-style and high-rise apartment communities**.

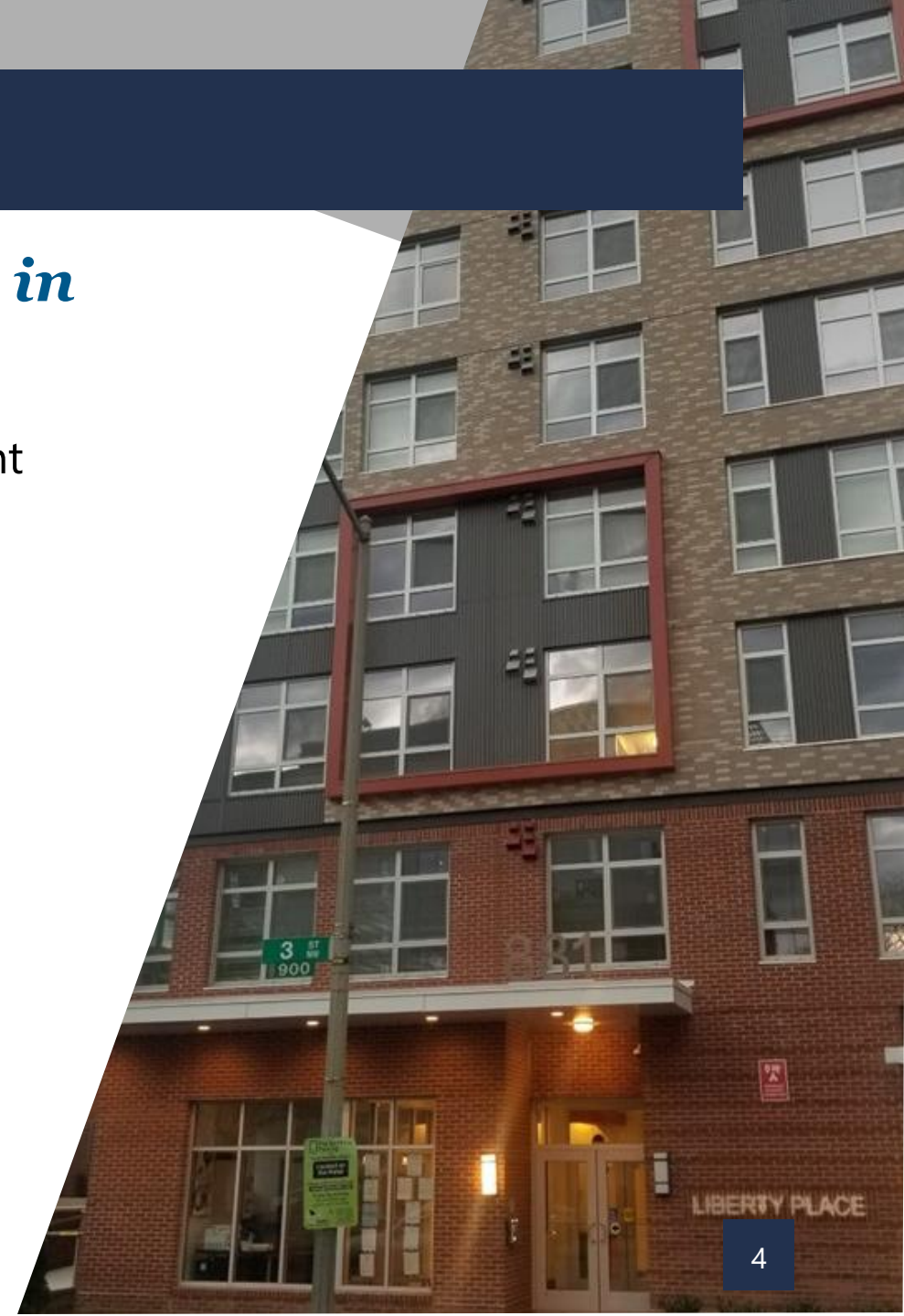
WinnCompanies is a private, family-owned company that was founded to create quality housing that is integrated into the community.



IBF Development

Recognized for Award-Winning Excellence in Real Estate Development

- 16 years in business, President has 25+ years of development experience
- New construction and renovation LIHTC projects
- Minority-owned company, locations in DC & VA
- Works with residents and tenant associations
- Recent Affordable Developments
 - Completed 9-story new construction project
 - Closed on \$95 million for renovation of 202 units, 16 buildings



Project Overview

Thoughtfully programmed and seamlessly integrated within the context of the Old Town North neighborhood

270
units of critically-needed housing

118
parking spaces

100%
of units affordable at < 80% AMI

3.81
FAR

12,000
square feet of amenity space

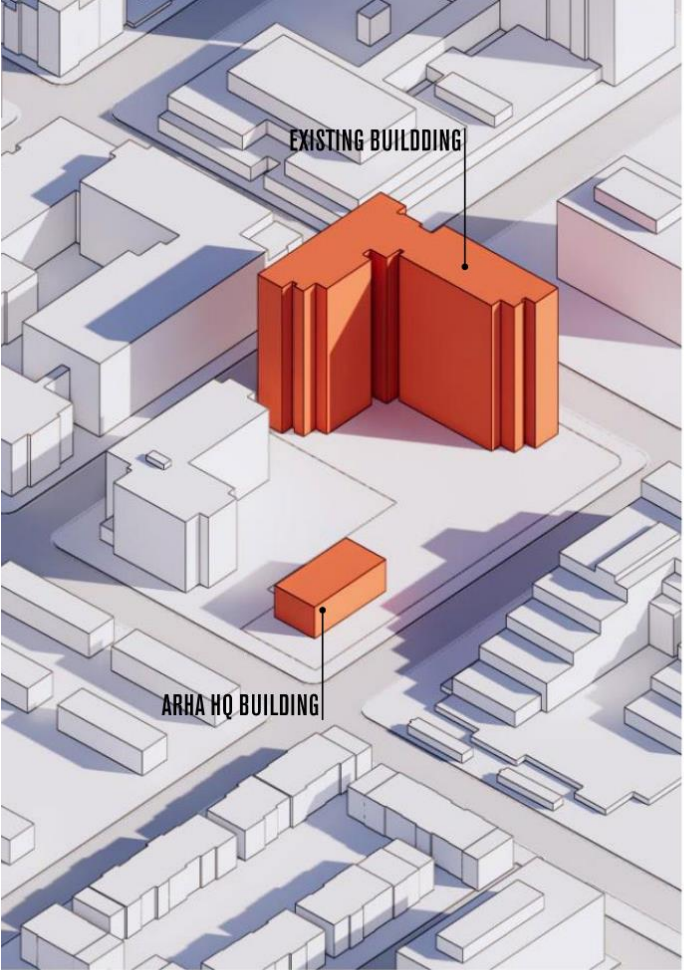
85'
Maximum height

18,900
square feet open green space

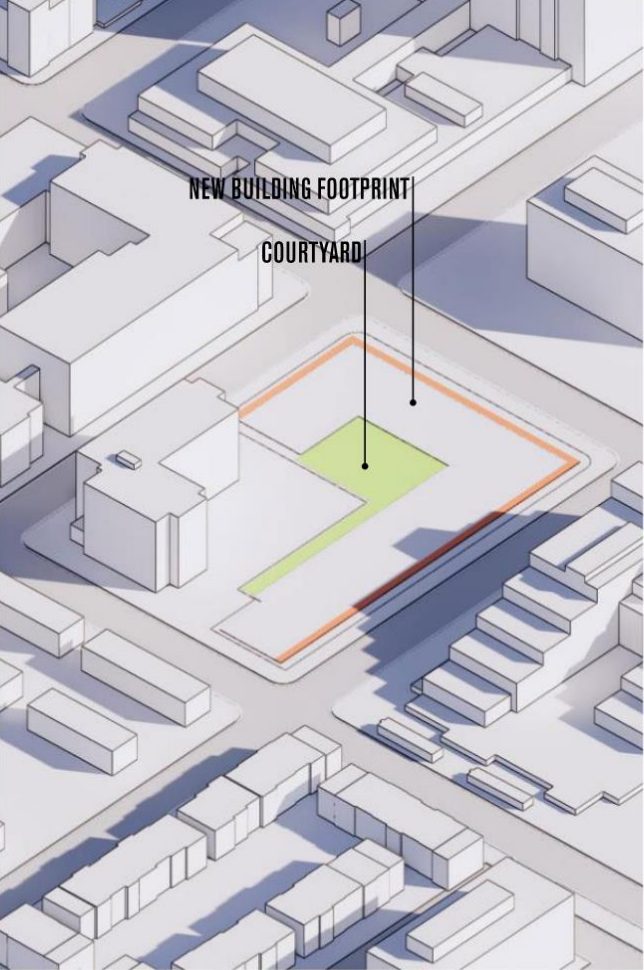
Zero Energy Ready Homes
certification

Unit Mix	1 Bed	2 Bed	Total	% of Total
Avg Size (SF)	640	840	-	-
80% AMI	69	6	75	28%
60% AMI	23	2	25	9%
30% AMI (RAD/HCVF)	160	10	170	63%
Total			270	100%

Project Overview



CURRENT BUILDING

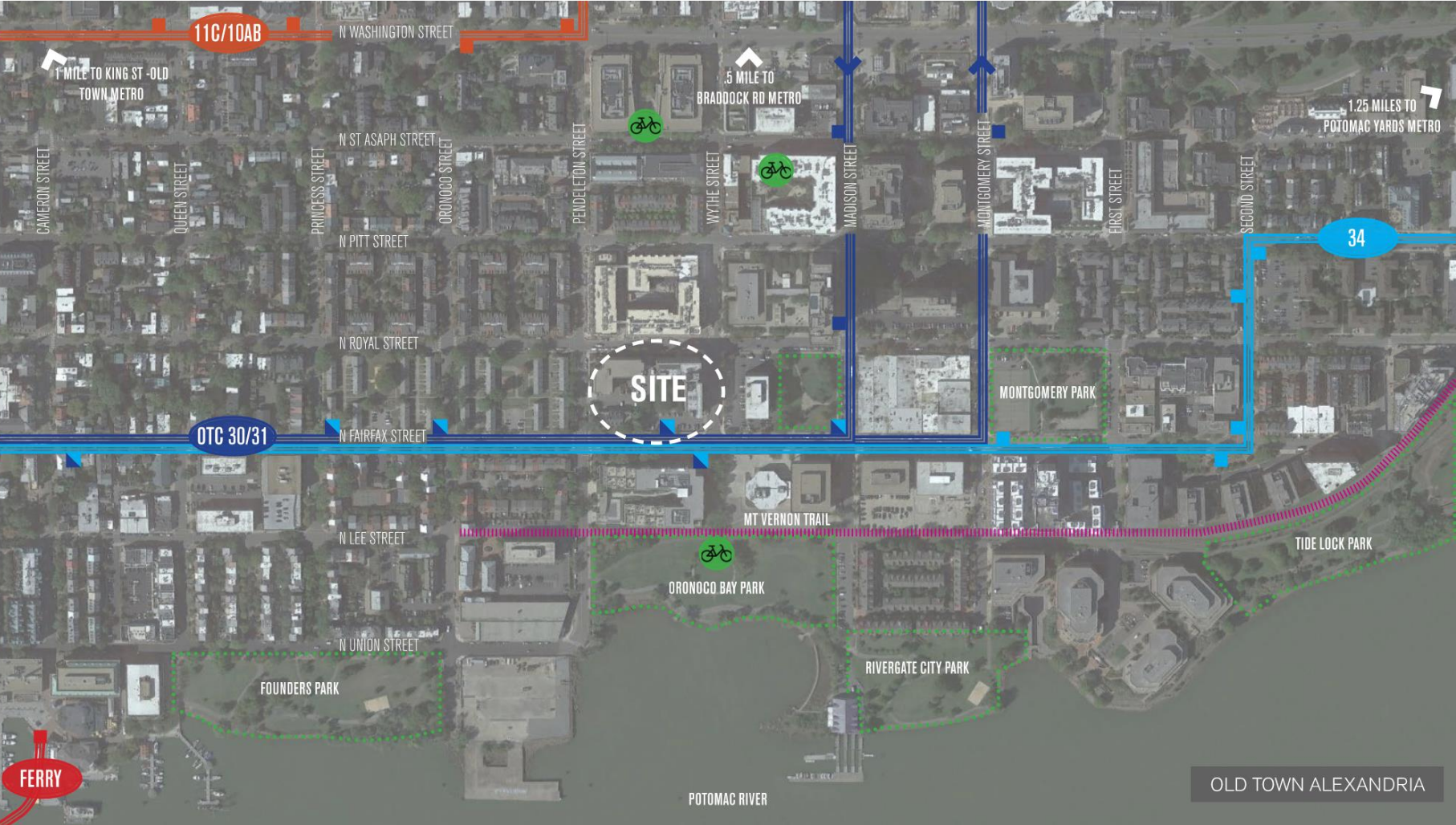


PROPOSED SITE



PROPOSED MASSING

Neighborhood Context



The Vision

- One for one replacement of existing deeply affordable units
- Additional 100 mixed-income units for households between 60% to 80% of Area Median Income
- Additional amenities including Library style lounge, meeting room, break room for health aides, exercise room, rooftop amenity space with river views
- Underground parking
- Better interaction and compatibility with the neighborhood
- Sustainable construction – Zero Energy Ready Homes and NGBS Gold Certification
- A modern building that fits the neighborhood context

Community Engagement

Resident Engagement

- Residents on Developer Selection Committee
- ARHA and Co-Developers host monthly meetings
 - Visioning,
 - Relocation Information,
 - Project Overview and Timeline
 - Resident BBQs with development team to answer questions
- Translated information distributed physically and digitally
- The development team has an on-site office to answer questions and hear concerns

Community Meetings

- March 15, 2023
- June 21, 2023
- September 19, 2023
- November 8, 2023

Regular Updates to Civic Groups

- NOTICe
- Board for Old Town North Alliance
- Old Town North Community Partnership

Direct Outreach to Neighbors

- Annie B. Rose
- The Oronoco
- Tobacco Quay
- Alexandria House
- The Alexan
- 700 N. Fairfax St

Social Engagement

- Project website
- Social media posts
- Participation in community events

Design Updates



NE CORNER – FAIRFAX & WYTHE ST



NW CORNER – WYTHE ST & PENDLETON ST



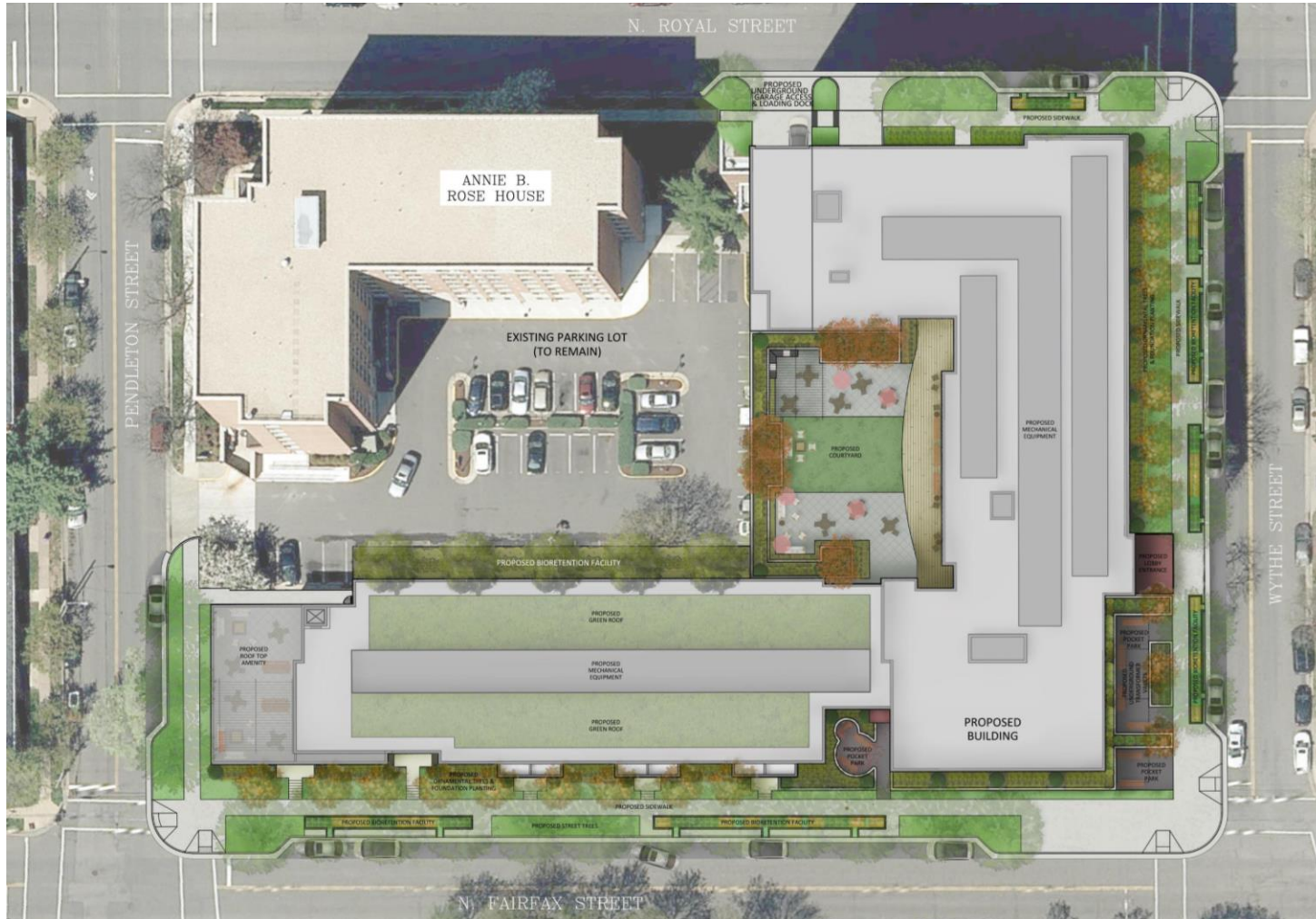
SE CORNER – FAIRFAX ST & PENDLETON ST



VIEW OF LOADING AND PARKING ENTRY



Site Design



- ~19,000 ft² Open Space
- 6,000 ft² Private Courtyard
- Rooftop amenity space
- 2 publicly accessible pocket parks
- On-site bioretention
- BMP incorporated throughout landscape design
- Extensive green roof
- Adaptive for installation of solar panels
- Utilities and parking relocated below grade

Streetscape



VIEW ALONG WYTHE STREET



VIEW ALONG FAIRFAX STREET

Wythe St Corner Park

DEDICATED PARKING SPACES

OUTDOOR SEATING



BAG DISPENSER

RAISED PLANTER



Fairfax St Pocket Park



Courtyard



VIEW FROM COURTYARD LOOKING SOUTH



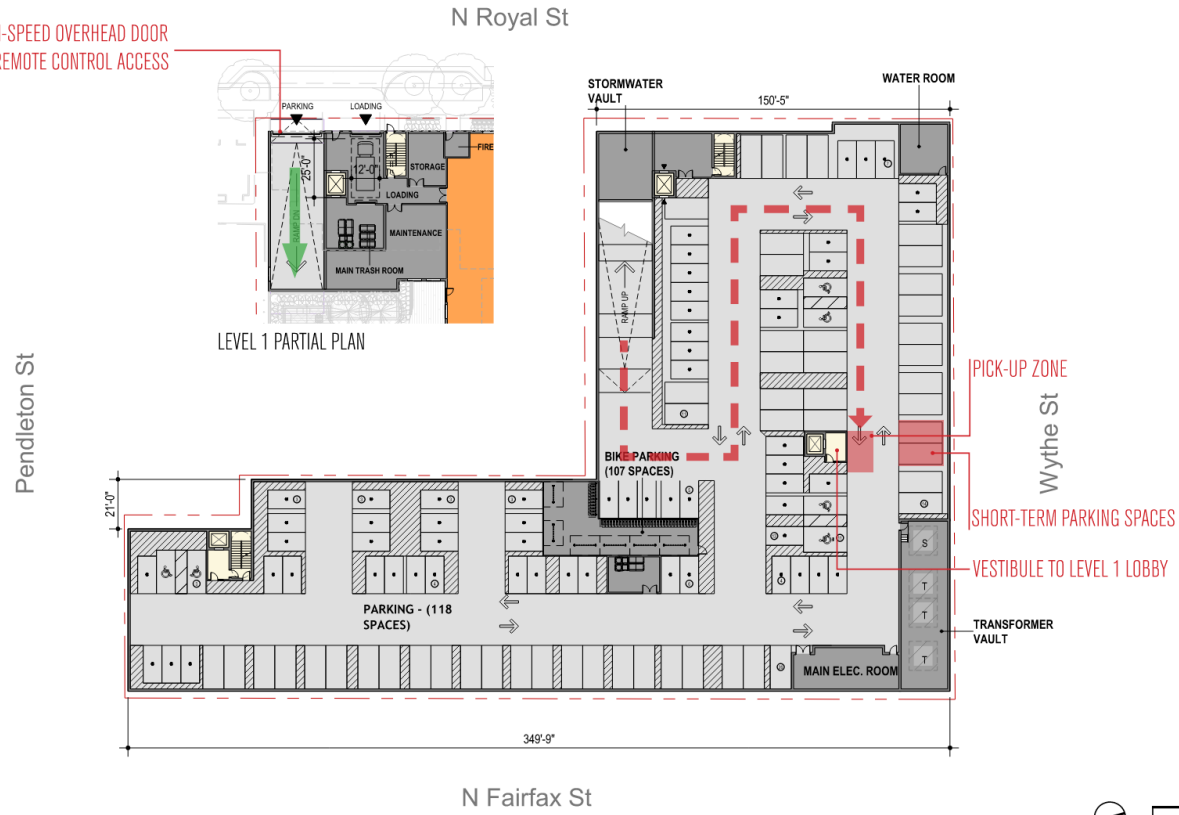
VIEW FROM ANNIE B. ROSE APARTMENTS

Drop-off & Short-term Parking



3 SHORT TERM PARKING SPACES
CONTINUOUS SLIDEWALK
MAX. 5% SLOPE

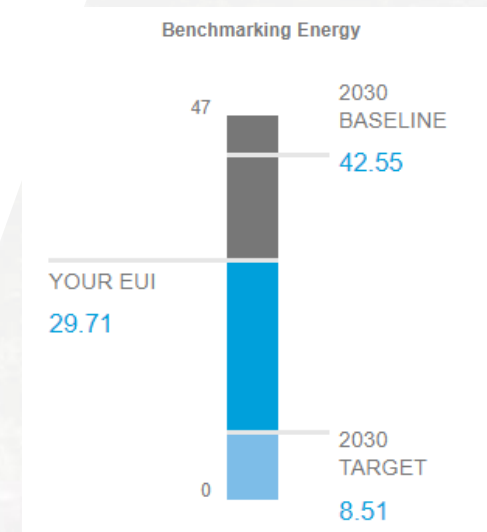
HIGH-SPEED OVERHEAD DOOR
W/ REMOTE CONTROL ACCESS



Sustainability Focus

Virginia Construction Code	Alexandria Green Building Policy	Energy Star Multi-Family New Construction	NGBS	DOE Zero Energy Ready Homes – Version 2
No Rating System	NGBS Silver	Required	NGBS Gold	Required
IECC 2018 (ASHRAE 90.1 2016)	18% Energy Reduction (from IECC 2018)	15% Energy Reduction (from IECC 2018)	18% Energy Reduction (from IECC 2018)	20% Energy Reduction (from IECC 2021)
No Solar	Solar Ready equiv. to 5% of Demand	None	Not Required (points available for Solar Ready)	40% of Roof Area designed to IECC 2021
No EV Parking	TBD	None	Not Required (points available)	10% EVSE + 30% future installation

Energy Benchmark 30% Reduction over Baseline



**Analysis is not intended to predict actual conditions, impacts, costs, consumption or potential of the project – but is used as a comparative tool to help the team make informed decisions about design options.*

Project Timeline



Entitlements,
Community
Engagement and
Design
Development
Now – Q1 2024

LIHTC Application,
Building Permits,
and Relocation
Start
Q2 2024 – Q1
2025

Financial Closing
and Construction
Start
Q2 2025

Project Delivery
Q1 2028

Relocation Plan

- Hired experienced relocation consultant Housing to Home
- Relocation expected in late 2024
- All residents will have the right to return at current rent level
- All relocation cost will be paid by development team
- Housing to Home has already completed resident assessments for all residents. Assessment includes:
 - Location preferences
 - Needs/Restrictions
 - Demographics
 - Desire to return
- Relocation will follow all HUD guidelines.

Questions ?

Appendix

- Floorplans
- Building Height Diagram
- Consultant Information

N Royal St

Pendleton St

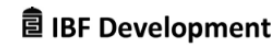
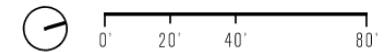


N Fairfax St

Wythe St

LEVEL P1

WINN DEVELOPMENT | IBF - THE LADREY | UDAC PRESENTATION #2



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N Royal St

Pendleton St

Wythe St

N Fairfax St



LEVEL 1

WINN DEVELOPMENT | IBF - THE LADREY | UDAC PRESENTATION #2



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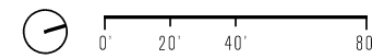
N Royal St

Pendleton St



Wythe St

N Fairfax St



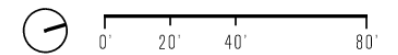
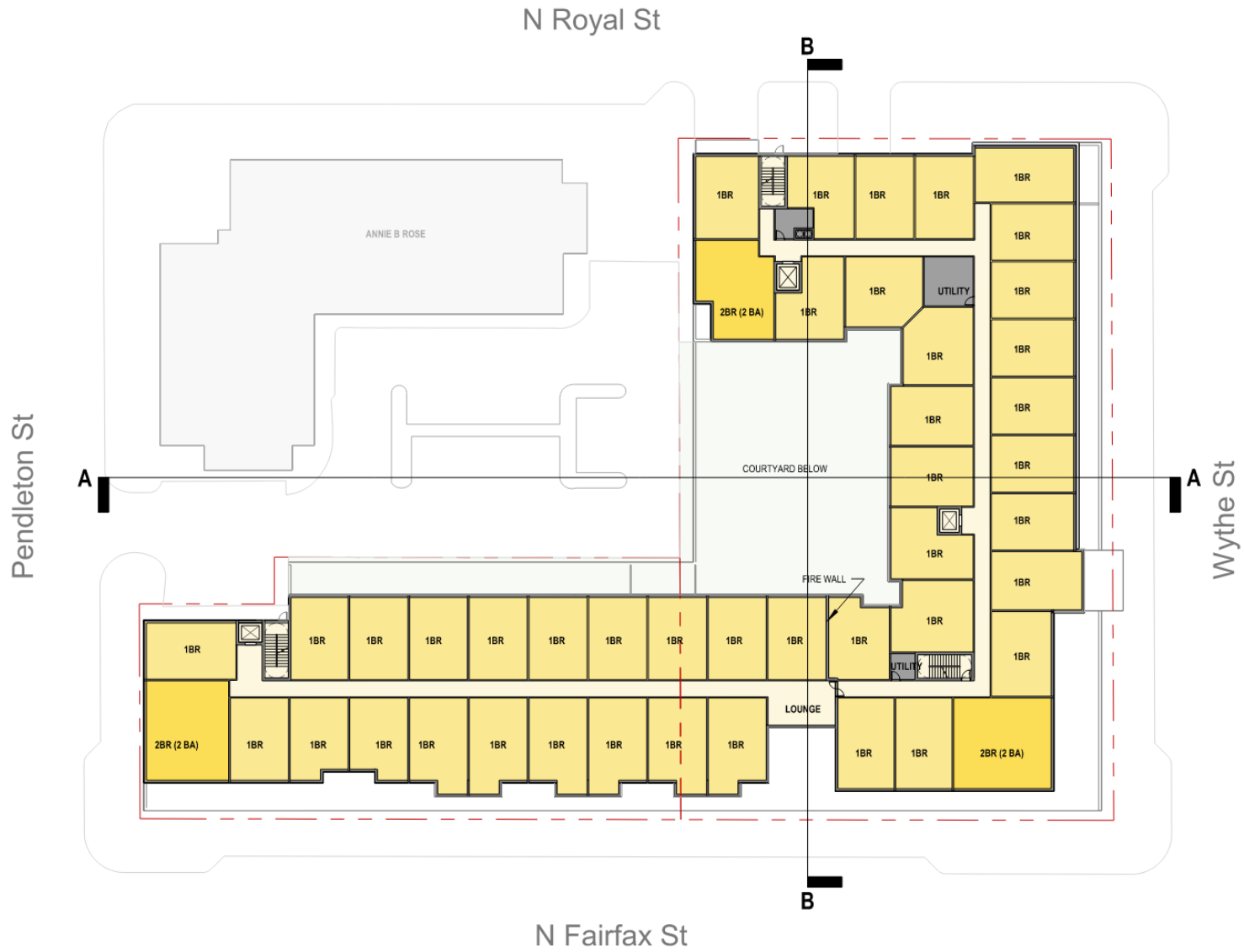
LEVEL 2

WINN DEVELOPMENT | IBF - THE LADREY | UDAC PRESENTATION #2



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LEVELS 3 THRU 5

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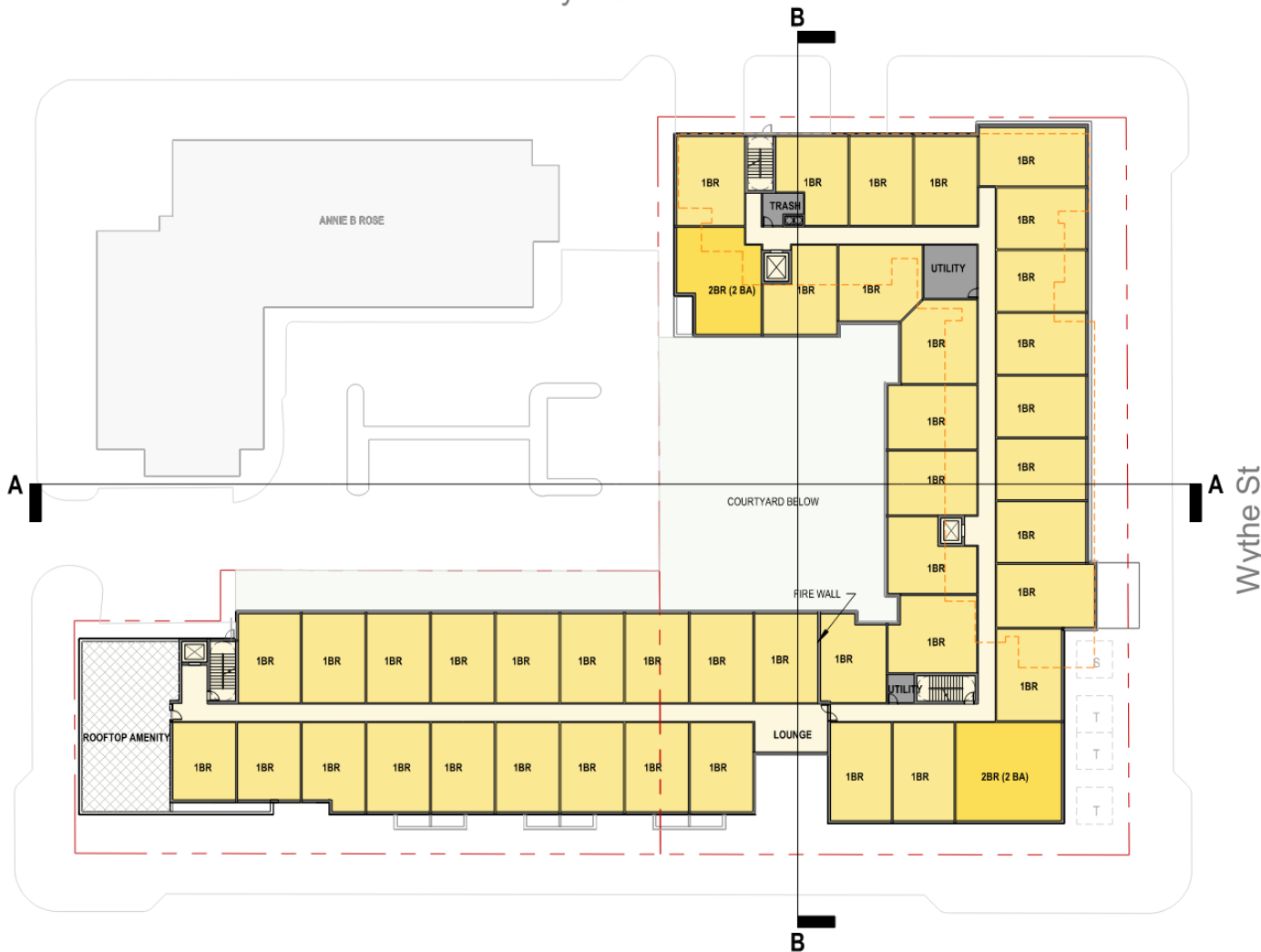
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N Royal St

Pendleton St

Wythe St

N Fairfax St



LEVEL 6

WINN DEVELOPMENT | IBF - LADREY REDEVELOPMENT | UDAC PRESENTATION



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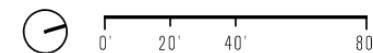
N Royal St

Pendleton St

Wythe St



N Fairfax St



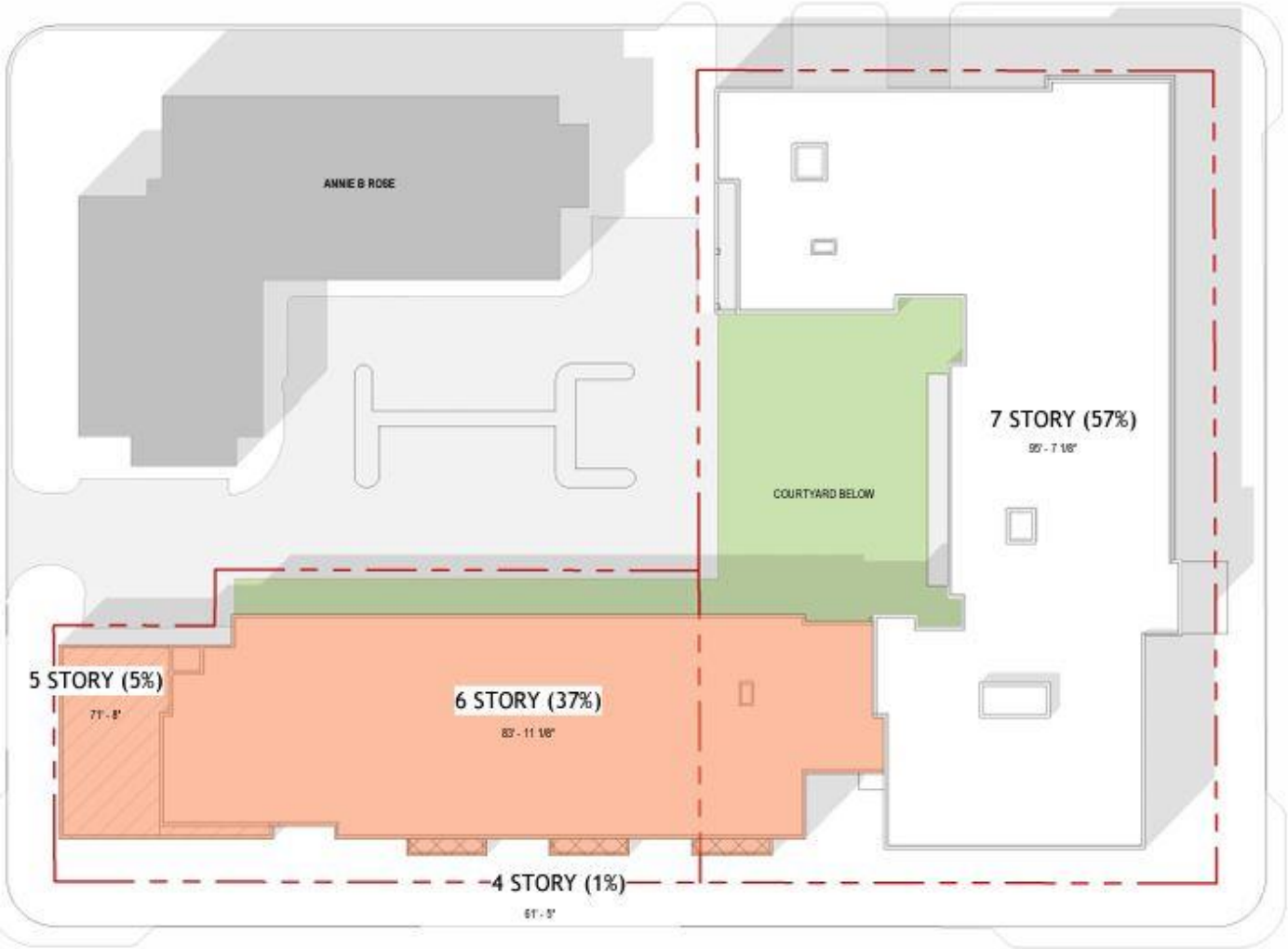
LEVEL 7

WINN DEVELOPMENT | IBF - THE LADREY | UDAC PRESENTATION #2



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Building Height



Relocation Consultant

- ❖ HousingToHome is also called HTH
- ❖ HTH was founded by Hannagh Jacobsen and Katie Provencher
- ❖ A Women Business Enterprise (WBE)
- ❖ A national footprint and vast experience in the DC, Virginia, Maryland area
- ❖ Provide relocation, resident engagement, and community building services



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Integrated Design Practice

- Architecture
- Landscape Planning
- Interior Design
- Sustainable Design

Firm Expertise

- Affordable Housing
- Senior Living
- Housing/Mixed-Use
- Education
- Healthcare

46

YEARS IN PRACTICE

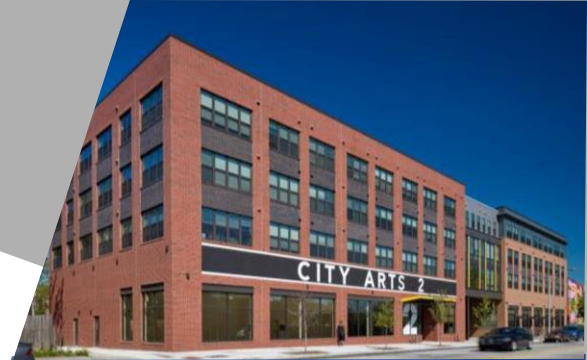
340

PROFESSIONALS & STAFF

>7,500

COMPLETED AFFORDABLE HOUSING UNITS IN MORE THAN 100 PROJECTS, INCLUDING IN ALEXANDRIA

0



Sustainability Focus

- Target: NGBS Gold
- Energy Star Multi-Family New Construction
 - Minimum 15% Energy Reduction
 - 2021 IECC (*Virginia = 2018 IECC*)
 - Increased insulation requirements
- Zero Energy Ready Homes – Version 2
 - 40% of roof area dedicated as Solar Ready
 - 10% EVSE parking spaces
 - Highly efficient HVAC and DHW systems

