

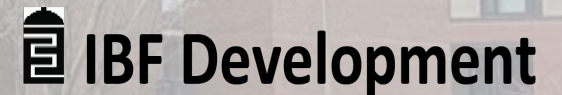
LADREY BUILDING REDEVELOPMENT

June 21, 2023

Community Meeting

ARHA Conference Room

401 Wythe Street



THE TEAM

PROJECT LEADS

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

TEAM MEMBERS

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

AND: the residents of the Ladrey Building, as well as Neighbors and their associations

AGENDA

- Section 106 Report -- Traceries
- What is the Ladrey Building?
- Vision for the project
- Solving the puzzle
- Timeline
- Outreach and input opportunities

Henry M. Ladrey, MD (c.1897-1982)

In 1943, Dr. Henry Milton Ladrey was one of five African American doctors who were granted courtesy privileges at Alexandria Hospital, one of the first hospitals in Virginia to do so. Courtesy privileges meant physicians could not only refer their patients to Alexandria Hospital – but they could also treat their patients while they were in the hospital.

Dr. Ladrey was born in Lucia, Jamaica, sometime in 1897. He received his professional education in the United States, graduating from Howard University School of Medicine in 1932.


Ladrey was an active member of the Alexandria community: he provided free medical care for the athletes of Parker-Gray High School, was a director of the Shriners Medical Foundation, past master of Lincoln Masonic Lodge Number 11, and a member of the Elks Lodge Number 48. In 1974, Dr. Ladrey was presented a key to the City of Alexandria.

Henry M. Ladrey, MD (c.1897-1982)

En 1943, el Dr. Henry Milton Ladrey fue uno de los cinco médicos afroamericanos a los que se les concedieron privilegios de cortesía en el Alexandria Hospital, uno de los primeros hospitales de Virginia en hacerlo. Los privilegios de cortesía significaban que los médicos no solo podían remitir a sus pacientes al Alexandria Hospital, sino que también podían tratar a sus pacientes mientras estaban en el hospital.

El Dr. Ladrey nació en Lucía, Jamaica, en algún momento de 1897. Recibió su formación profesional en Estados Unidos, donde se graduó en la Facultad de Medicina de la Universidad de Howard en 1932.

Ladrey era un miembro activo de la comunidad de Alexandria: proporcionaba atención médica gratuita a los atletas del instituto Parker-Gray, era director de la Fundación Médica Shriners, antiguo maestro de la logia masónica Lincoln número 11 y miembro de la logia Elks número 48. En 1974, el Dr. Ladrey recibió la llave de la ciudad de Alexandria.



Alexandria Black History Museum
Photo by Robert Taylor for the Museum

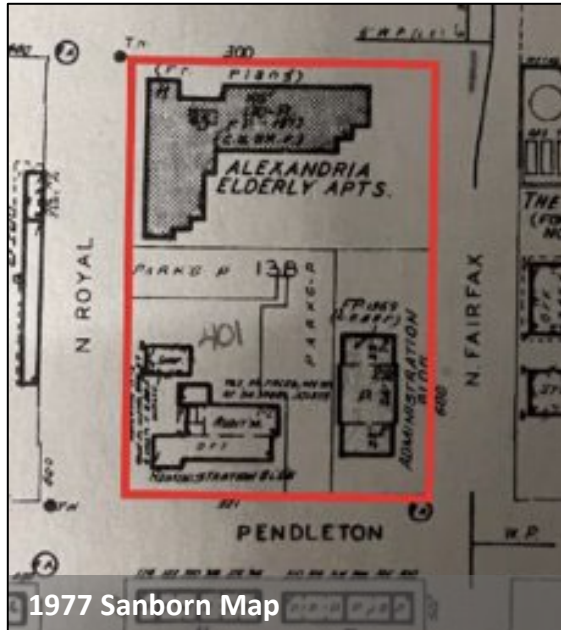
Site History



1927 Aerial



1957 Aerial



1977 Sanborn Map



2022 Aerial

- Located within The Berg neighborhood
- Remained undeveloped through the twentieth century due to the presence of a marshy inlet known as Ralph's Gut
- Used as a "City Dumping Ground" from the 1920s – 1940s
- Purchased by the Federal Public Housing Authority (FHPA) in the 1940s for the development of a Community and Recreation Center for nearby housing developments
- Transferred to ARHA in 1953
- Administration Building constructed at 600 N. Fairfax Street in 1969
- Ladrey High-Rise completed construction at 300 Wythe Street in 1978
- Annie B. Rose House constructed at 399 Pendleton in 1983

Section 106 – Identification of Historic Resources



Former ARHA Administration Building (1969)



Ladrey High-Rise (1978)

- Section 106 of the National Historic Preservation Act of 1966 **requires Federal agencies to take into account the effects of their undertakings on historic properties**
- As part of the project due diligence Tracerics and Stantec prepared:
 - Phase II Architectural Survey
 - Archaeological Documentary Study
- Both buildings determined ineligible for listing in the National Register of Historic Places
 - Concurrence from City of Alexandria and Virginia Department of Historic Resources
- Parcels have low- to moderate-potential for archaeological resources
- Determined that no historic resources would be affected by the proposed undertaking, concluding review under Section 106

What is the Ladrey Building Project?

Ladrey Building

- Built 1978
- 38,752 square foot lot
- 11 stories
- 170 dwelling units
 - Average 533 SF
 - Studio and 1BR
- 300 Wythe Street

Former ARHA Headquarters

- Built 1950s
- 17,768 square foot lot
- Office use
- 600 N. Fairfax Street





THE VISION

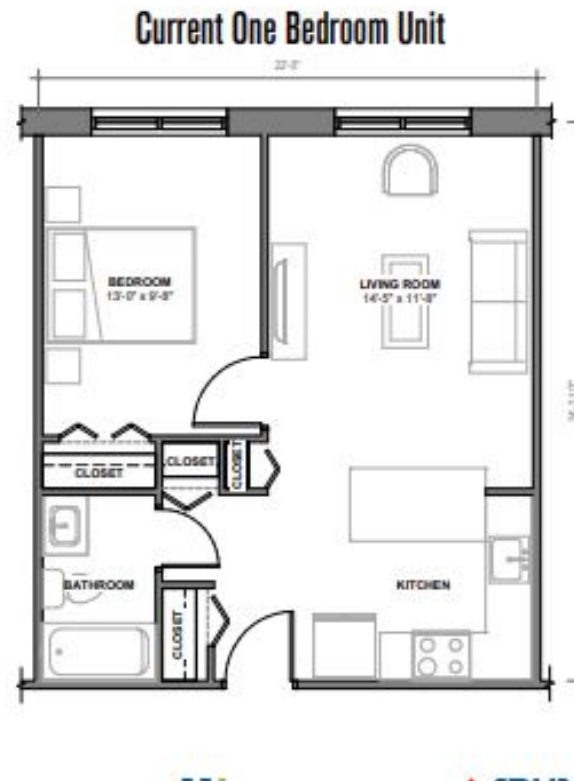
- Safe, comfortable housing at below market rents
- One for one replacement of existing deeply affordable units
- Additional approximately 100 mixed-income units for households with incomes below the Area Median Income
- Additional amenities including library-style lounge, meeting room, break room for health aides, exercise room, rooftop amenity space with river views
- Underground parking
- Better interaction and compatibility with the neighborhood
- Sustainable construction – LEED Gold for Multifamily
- A modern building that fits the neighborhood context

WHY DOES THE BUILDING HAVE TO CHANGE?

RESIDENT CONCERNS

The following has been collected through interviews, surveys, and feedback from current Ladrey residents

- Limited accessible features and maneuvering clearances
- Outdated in-unit appliances
- C-shaped with limited circulation
- Limited in-unit storage
- Desire for in-unit laundry
- Small unit sizes (Average Unit Size = 533 sf)
- Desire for brighter lighting
- Emergency pull cords
- More efficient Central Air Heating/Cooling system



BUILDING DEFICIENCIES

- Hallways are too narrow to facilitate wheelchair access; the building is outdated by Code
- Amenity spaces are insufficient
- Energy efficiency is subpar
- The building has had consistently decreasing ratings in HUD inspections
- Partial rebuilding does not solve the issues
- A complete do-over results in more units, more mixed-income, more green and amenity space, and a better life for residents

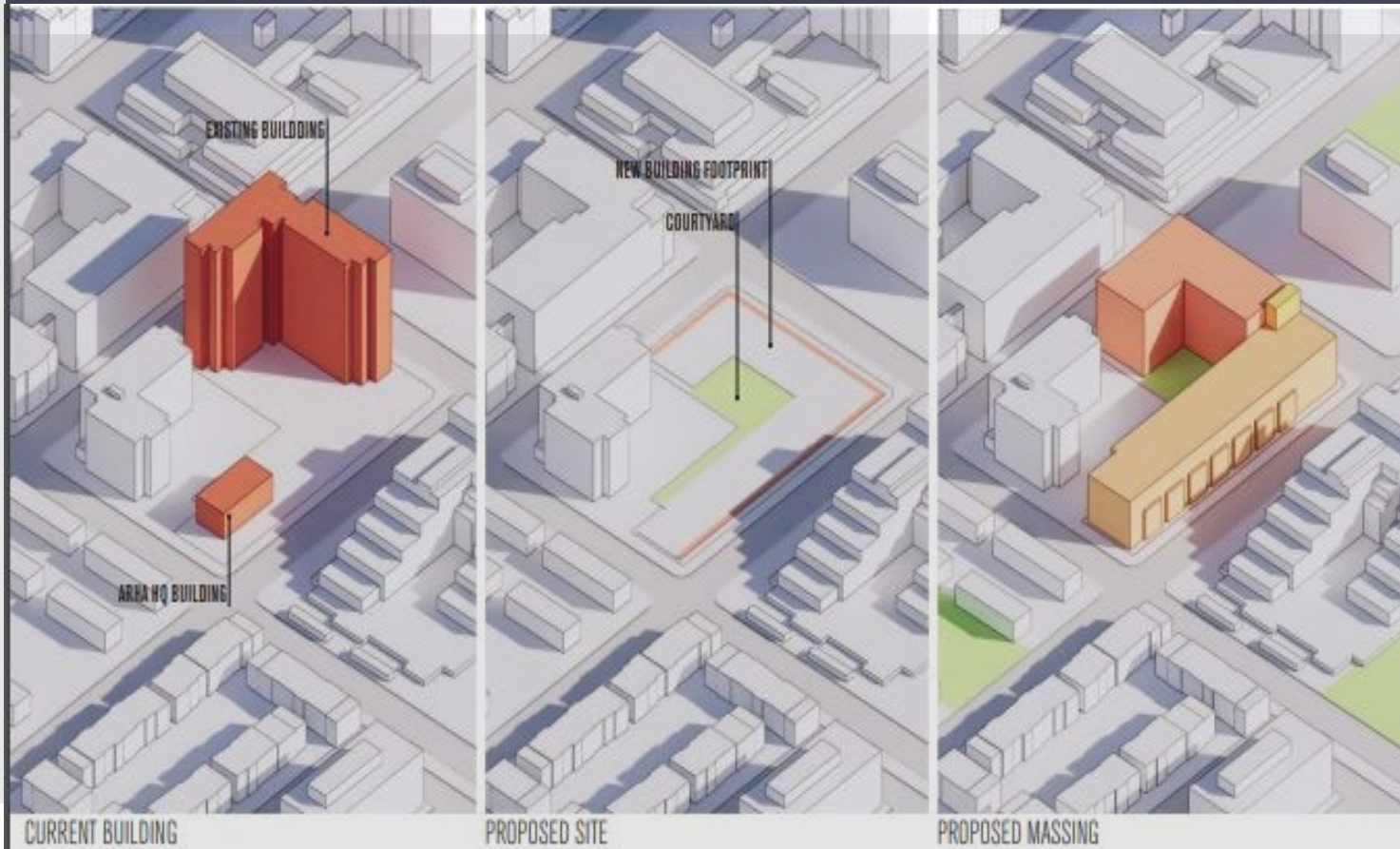
This is the right place for mixed-income housing

- Close to public transportation via DASH
- Close to waterfront parks and open space
- Close to grocery stores
- Part of a vibrant neighborhood
- Land already owned by ARHA

This area deserves a modern building that fits the neighborhood context



INITIAL CONCEPT SUBMITTED TO CITY



- L shaped building along Wythe and North Fairfax Streets
- Reduced height along Wythe Street
- 270+ units including 170 replacement
- 100% affordable, from deeply affordable to moderate-income
- One level of below grade parking, access on Royal Street
- Main resident entrance on Wythe
- Improved pedestrian experience
- Increased greenery at ground level
- Connection to public transportation
- Honoring the OTN Art and Cultural District

March-June 2023: Solving the puzzle

- Engineering constraints
- SAP objectives: walkability, underground parking, utilities, quality
- Tenant amenities and layout
- Cost: construction techniques and materials
- Financing options
- HUD/ARHA/State/City requirements
- Neighborhood interests and priorities
- Traffic and parking
- Archaeology and history



Old Town North Site Context



The Oronoco



The Gables OTN



Alexan Florence

Bringing it all together to Concept 2

- Parking and circulation
 - Utilities
 - Varying heights
 - Open space
 - Floor plans
 - Sustainability
 - Varying materials
- Working with City Staff:
 - Wythe Street façade
 - Fairfax Street façade
 - Interior courtyard
 - Pedestrian experience
 - Porosity
 - Respect to neighborhood scale
 - Benefits for the neighborhood

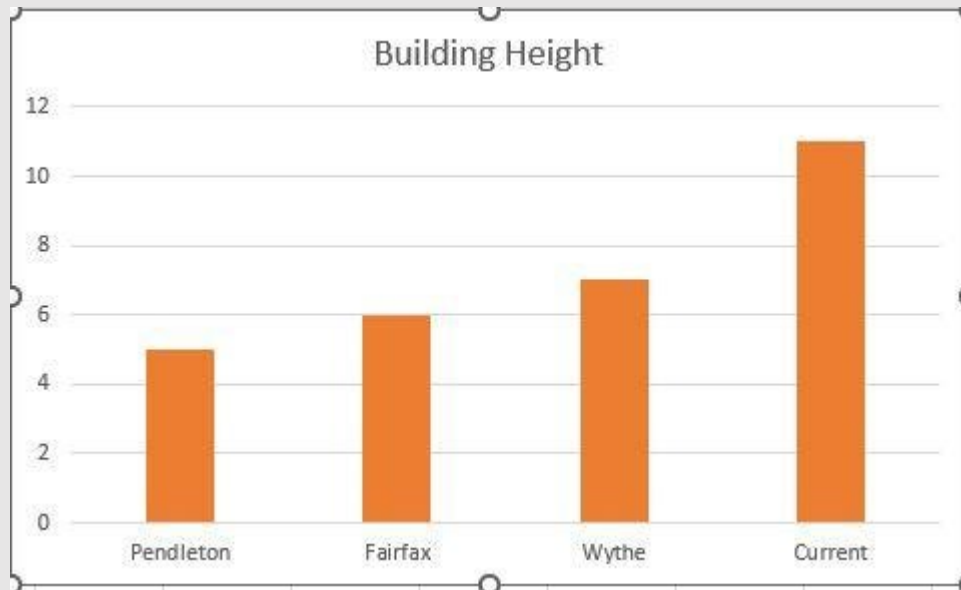
Parking and circulation

- Providing about 120 underground parking spaces (vs currently 60 surface spaces)
- Fire trucks, ambulances and pick-ups in a dedicated spot on Wythe Street
- Parking entrance on Royal St, across from the entrance to Alexan parking
- Loading space at same location, separated by a trash room
- Two curb cuts minimize expanse to be crossed by pedestrians



Building Height

- 7 stories at Royal and Wythe (currently 11),
- Reduce to 6 at Fairfax and Wythe
- Reduce further to 5 at Fairfax and Pendleton
- To match prevailing heights on nearby block



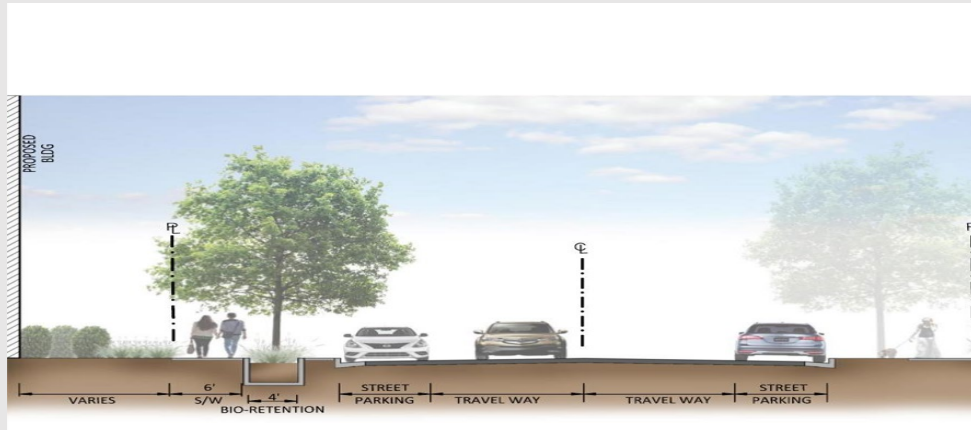
Rooftops

- Green roof on the 6-story portion of the building
- HVAC units
- Rooftop amenity at Pendleton street end of building (seating and plantings)



Street-side Open Space

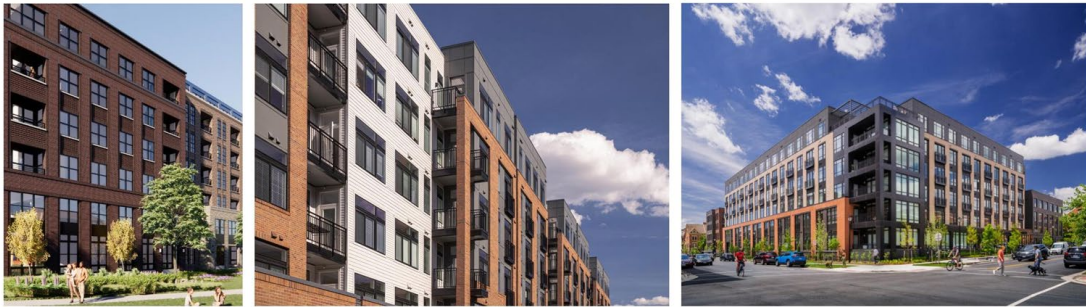
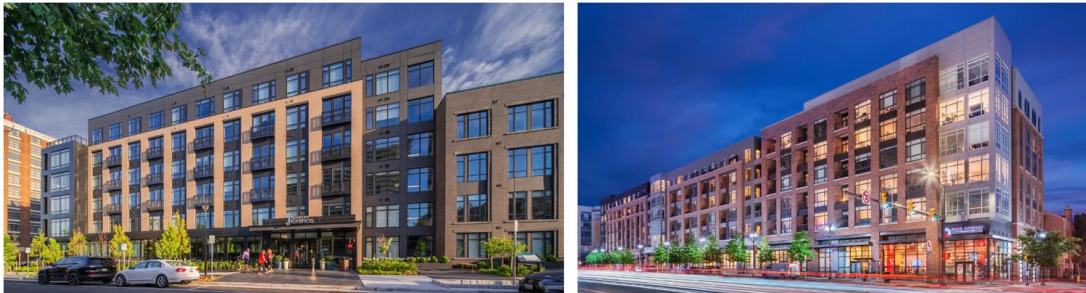
Fairfax Street Section



Wythe Street Section



Design Elements



PRECEDENTS VOLUME A

WINNCOMPANIES | IBF DEVELOPMENT - LADREY REDEVELOPMENT - 12.06.2022

hord | coplan | macht



PRECEDENTS VOLUME B

WINNCOMPANIES | IBF DEVELOPMENT - LADREY REDEVELOPMENT - 12.06.2022

hord | coplan | macht



VIEW 01 **VIEW ON WYTHE ST**

WINN COMPANIES | IBF DEVELOPMENT - LADREY REDEVELOPMENT - 06.20.2023



hord | coplan | macht



VIEW 02 **VIEW ON FAIRFAX**

WINN COMPANIES | IBF DEVELOPMENT - LADREY REDEVELOPMENT - 06.20.2023



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IBF Development

Courtyard Preliminary Design



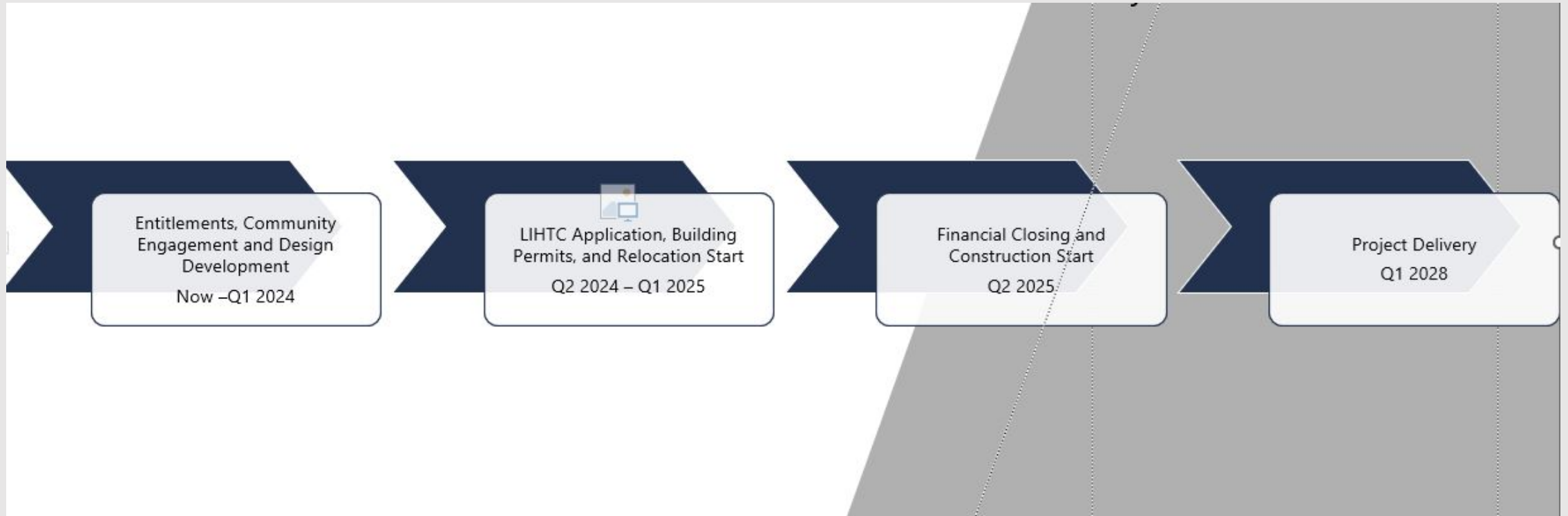
What's Next

- Concept 2 submission
- UDAC July 12
- Revisions
- UDAC August 9
- Two additional community meetings in the fall
- Final submission in November
- Early 2024 public hearings

Continuous: Resident engagement meetings

UDAC: Old Town North Urban Design Advisory Group

TENTATIVE PROJECT TIMELINE



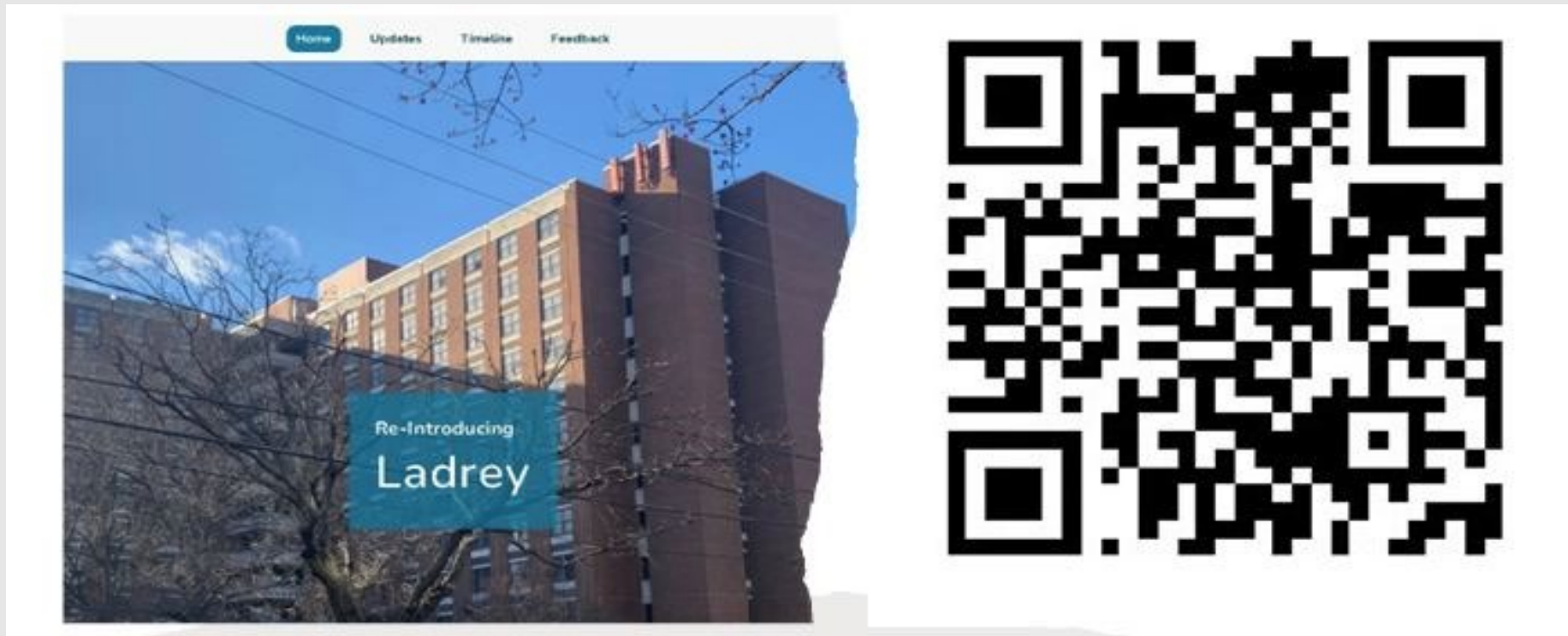
Summary

- We have an amazing vision
- As you have learned, it's been quite a “puzzle” to get there
- You have a talented team to work on it
- And we're on the right track
- One building, one community

OPPORTUNITIES FOR NEIGHBORHOOD INPUT

- Official Community Meetings
- UDAC Meetings
- Communications through NOTICe, OTNCP, OTN Alliance
- Meetings with individual nearby HOAs
- www.theladrey.com
- Interactions on social media (Facebook, Instagram, Next Door)
- Emails with updates (opt-in mailing list)

[www.TheLadrey.com](https://www.theladrey.com) website



The image shows a screenshot of a website header with navigation links: Home, Updates, Timeline, and Feedback. Below the navigation is a large photograph of a brick building with a blue sky. A teal banner is overlaid on the photo with the text "Re-Introducing Ladrey". To the right of the photo is a large QR code.

We are excited to share the website to help the community follow the project's process, share their ideas, and ask questions. Please check out our project website at <https://www.theladrey.com/> OR scan the QRcode

LET'S HEAR FROM THE AUDIENCE