

**300 Wythe Street and 600 N. Fairfax Street
Tax Map Nos. 065.01-01-02 and 065.01-01-04
The Ladrey Apartments
Project Narrative**

June 28, 2023

The Alexandria Redevelopment and Housing Authority, through its agents and development partners Winn Companies and IBF Development (collectively the “Applicant”), proposes a rezoning to the RMF zoning district, with a Development Special Use Permit (“DSUP”) for the properties located at 300 Wythe Street and 600 N. Fairfax Street (collectively the “Property”). The Property is currently occupied by the 11-story Ladrey Apartments and an administrative building for the Alexandria Housing and Redevelopment Authority. The Property contains approximately 56,520 SF or 1.2975 acres.

Bounded by Wythe Street to the north, and Pendleton Streets to the south, and with N. Royal Street to the west, and N. Fairfax Street to the east, the Property is identified as Site #4 on Figure 2.07 of the Old Town North Small Area Plan (“OTNSAP”). The Property is adjacent to development on all sides, including the Alexan Florence and Oronoco Bay Condominiums. Both the residential townhomes to the south of the Property, and the office building at 700 N. Fairfax Street to the north, are identified as sites for future redevelopment per the OTNSAP.

The Applicant proposes a 100% affordable, residential multi-family development of approximately 245,626 GSF, inclusive of a total of 271 residential units and 12,820 sf of amenity space. The proposed building height includes several heights achieved through height transitions and setbacks, ranging between 45’ and 80’. The Applicant proposes to make use of Section 7-700 bonus density and height for the provision of affordable housing on the Property.

The project will dramatically change the context of the Property, replacing an aging building that is inconsistent with the OTNSAP to deliver a project that better fits within the context of surrounding development. The project will include the activation of Wythe Street by locating amenity and resident services along the primary façade, multiple open green spaces at grade along Wythe and Fairfax Streets, widened circulation along the Wythe Street greenway, and a dedicated installation for artwork along the Fairfax Street Arts Corridor.

A rooftop amenity will provide residents with dedicated views to Old Town Alexandria and the Potomac River, and a central internal courtyard provides additional outdoor space for residents at ground level. Parking is provided by one level of below grade parking.

The proposed development achieves the specific principles outlined in the OTNSAP for the Property:

Subarea 2 – Predominantly Residential

- *Utilize building heights that respect the surrounding context and scale.*

The proposed building utilizes a variety of height and setback transitions through architectural design to respond to the surrounding context of the Property. The building is 7-stories along Wythe Street, but steps down to 6-stories along N. Fairfax Street and further down to 5-stories at the corner of Fairfax and Pendleton Streets.

- *Promote residential building designs that convey residential character through architectural elements on street frontages, ensuring that buildings are oriented to the street.*

Building design incorporates ‘townhome-style’ elements along Fairfax Street that evokes the residential character of the surrounding community, including stoops and bay windows. Juliet balconies are provided throughout the façade design along N. Fairfax and Wythe Streets to encourage resident interaction with the street.

- *Create attractive and active frontages by providing landscaping, stoops, and similar elements in residential buildings with ground floor units.*

Ground Floor units are provided with private entrances with stoops facing N. Fairfax Street. The proposed landscape design includes the addition of new street trees, planters, and seating areas along N. Fairfax and Wythe Streets. Wider, taller openings are provided at the level 1 lobby and amenity space.

- *Create contextual transitions between less intense residential uses and adjacent higher intensity developments by incorporating height variety and transitions, landscape buffers, and other similar means identified in the Design Standards and Guidelines.*

The proposed building maintains a taller 7-story height along Wythe Street reflecting the taller heights of the adjacent residential and office buildings. At the corner of N. Fairfax and Wythe Streets, the building steps down to 6-stories. The building further steps down to 5-stories at the corner of N. Fairfax and Pendleton Streets, across from lower-scale existing residential

buildings, while retaining compatibility with the redevelopment suggested for that property in the OTNSAP.

- *Provide a combination of private and public open spaces as part of new developments that are visible and clearly accessible from the street*

The proposed building provides a variety of public open spaces through building setbacks and massing breaks along N. Fairfax and Wythe Streets. Building service equipment at the corner of N. Fairfax and Wythe Streets has been located underground to provide a public space at grade with hardscape, planting, and seating.

The building form provides a private internal courtyard for building residents. An internal, 2-story amenity space facing the proposed N. Fairfax Street pocket park visually connects the streetscape to the private courtyard.

- *Integrate new commercial uses, where permitted, in a compatible manner with the adjoining buildings and uses.*

Contextual amenity spaces, such as resident services and amenity spaces, are located along the Wythe Street corridor.