

City of Alexandria Development Fact Sheet

Braddock Metro Neighborhood Plan

Carpenter's Shelter 930 N. Henry Street [DSUP2016-0008]

PROJECT DESCRIPTION

The Alexandria Housing Development Corporation (AHDC) proposes through a Development Special Use Permit (DSUP) to:

- > Demolish the existing Carpenter's Shelter structure and build in its place a 7-story building that will contain the following uses:
 - 98 Affordable Housing Units
 - Carpenter's Shelter Homeless Shelter
 - Carpenter's Shelter offices

The project site is located between Montgomery Street and First Street on North Henry Street (Route 1 southbound), directly north of the Belle Pre development. The Braddock Metro Neighborhood Plan, completed in 2008, envisioned this as a redevelopment site for residential and office use. The height specified in the plan is shown as 90' with "shoulders" of lower height (50') facing First and North Henry Streets. The new building would contain the Carpenter's Shelter homeless shelter on the ground floor of the building, including administrative offices and the David's Place shelter. Floors two through seven would contain a variety of affordable multifamily residences.

KEY ISSUES

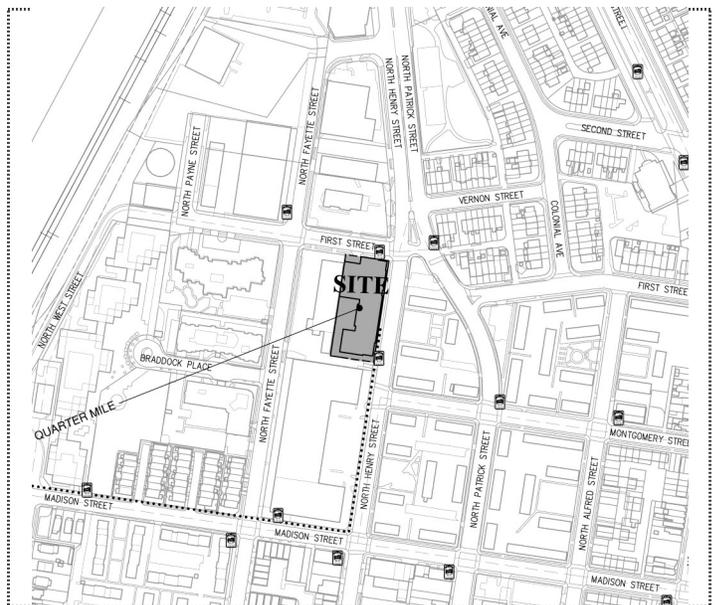
Key issues that have been addressed by City Staff, the Applicant and neighborhood residents include issues related to density and building height.

- > Building Height
 - A large setback has been designed at the third floor in accordance with the Neighborhood Plan.
- > Floor Area Ratio
 - The maximum allowable FAR for this zone is 2.5, however as an affordable housing development the project can receive an affordable housing density bonus, up to FAR 3.0.

Architecture in Progress



Perspective view looking North



Carpenter's Shelter 930 N. Henry Street

[DSUP2016-00008]

Braddock Metro Neighborhood Plan

Site Address: 930 N. Henry Street		Lot Area: 0.8216 acres (35,792 SF)	
Current Zone: CRMU-H Proposed Zone: CRMU-H		Current Use(s): Homeless Shelter Proposed Use(s): Homeless Shelter, Multifamily residential	
	Existing	Permitted/Required	Proposed
FAR	0.53	2.5 (3.0 w. 7-700)	2.95
Parking	17	83	79
Yards / Setbacks	Front: N/A Side: N/A	N/A	N/A
Open Space	24%	40%	14,320 SF (40% of site) 8,793 SF ground-level open space
Height	1 story	50' to 90'	31' to 85'
Requested Zoning Modifications and Special Use Permits (SUPs):			
1. Special Use Permit for the expansion of the existing Carpenter's Shelter, a homeless and special needs facility.			
2. Modification to permit encroachment into the required 75-foot sight triangle			

PROJECT TIMELINE

- > Project has submitted a Concept 2 plan. Applicant will schedule community meetings prior to submitting a Preliminary Plan.
- > Public hearings are tentatively scheduled for December 2016.

CONTACT INFORMATION

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