

# LADREY REDEVELOPMENT STATUS UPDATE

## 100% AFFORDABLE

### MAY 8, 2023





# Project Overview

*Thoughtfully programmed and seamlessly integrated within the context of the neighborhood*

**275**

units of critically-needed housing

**123**

parking spaces  
(1.45:1 ratio)

**100%**

of units affordable  
at < 80% AMI

**3.9**

FAR (with CDD  
Amendment)

**12,000**

square feet of  
amenity space

**85'**

Maximum height

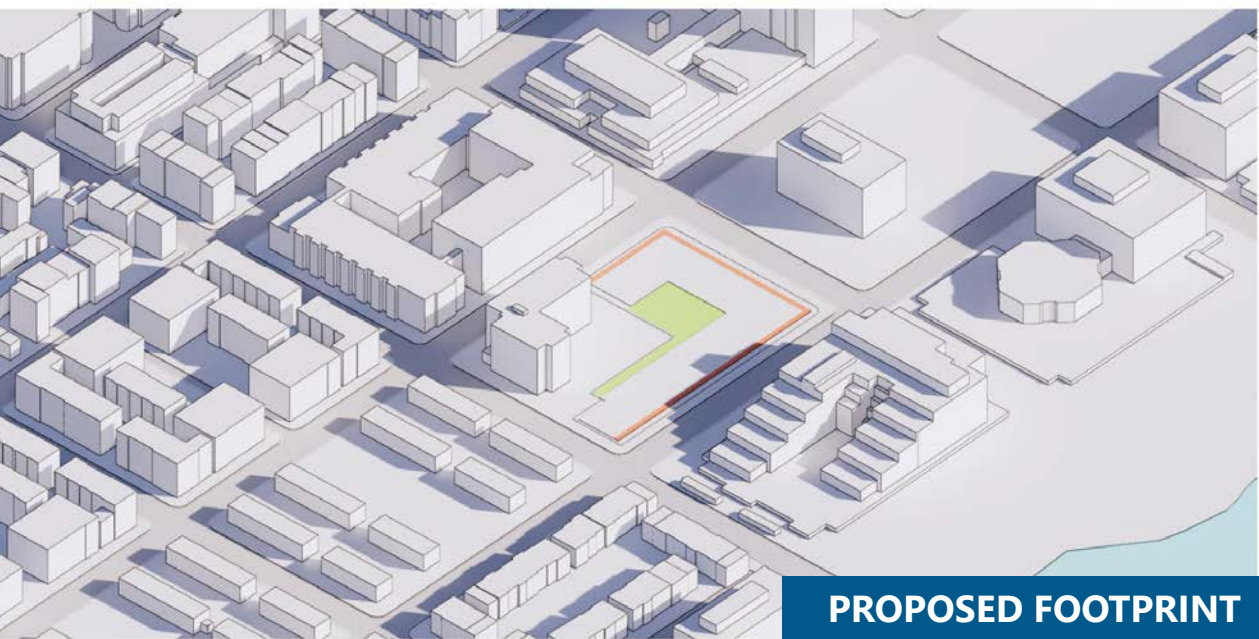
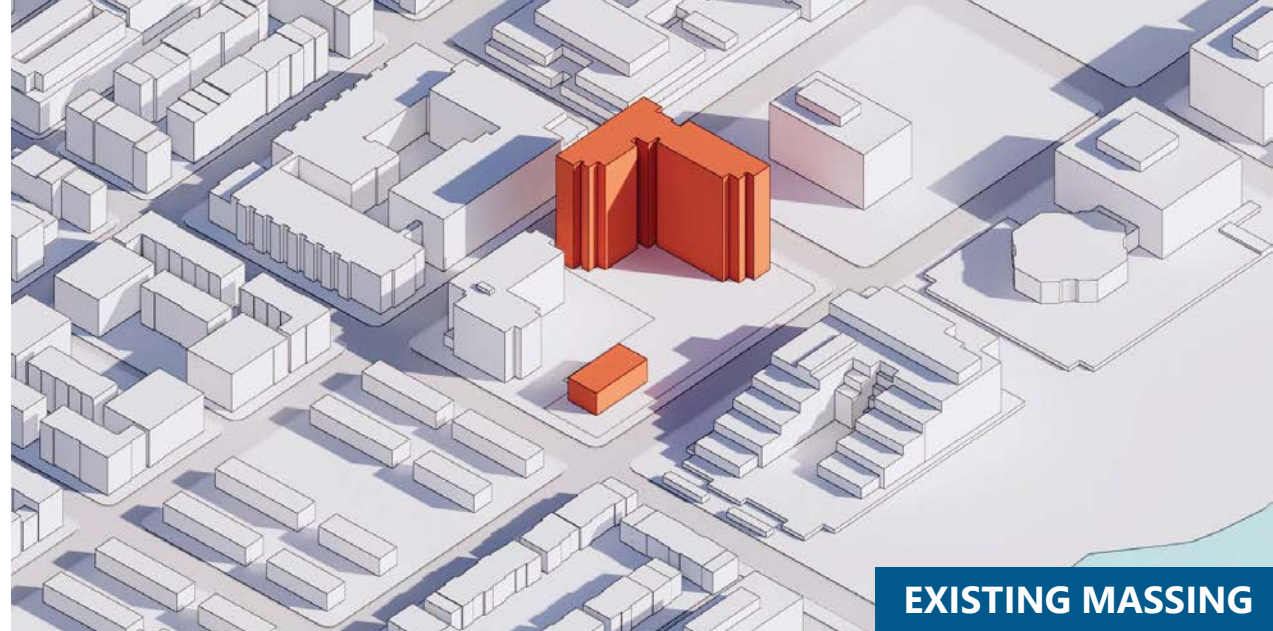
**18,900**

square feet open  
green space

**LEED  
Gold  
certification**

Unit Mix	1 Bed	2 Bed	Total	% of Total
Avg Size (SF)	640	840	<b>677</b>	-
80% AMI	68	10	<b>78</b>	29%
60% AMI	23	4	<b>27</b>	10%
<b>30% AMI</b>	<b>160</b>	<b>10</b>	<b>170</b>	<b>62%</b>
<b>Total</b>			<b>275</b>	<b>100%</b>







## LADREY 100% AFFORDABILITY RENT DIFFERENTIAL

	(0-30%) AMI*	60% AMI**	80% AMI**	Marketplace***
1 Bedroom	\$300	\$1,477	\$2,011	\$2,493
2 Bedroom	\$300	\$1,797	\$2,437	\$3,500

\*For these 170 units, the residents pay 30% of their income. Current average rent is \$300. Section 18 approval from HUD. Current HUD submarket rent 1BR (\$2280) and 2BR (\$2600).

\*\* The 60% and 80% numbers represent the inclusion of a \$125 utility allowance (ie. The original rent for a 1 BR was \$1,602.)

\*\*\*The Market place rent comparables (took the average) include Alexan Florence, Gables Old Town North, Platform, The Kingsley, The Porter Del Ray, The Bradley, The Dalton, The Asher, and 1111 Belle Pre Apartments

# Resident Visioning Meeting 2/23/23

## PROPOSED BUILDING OVERVIEW



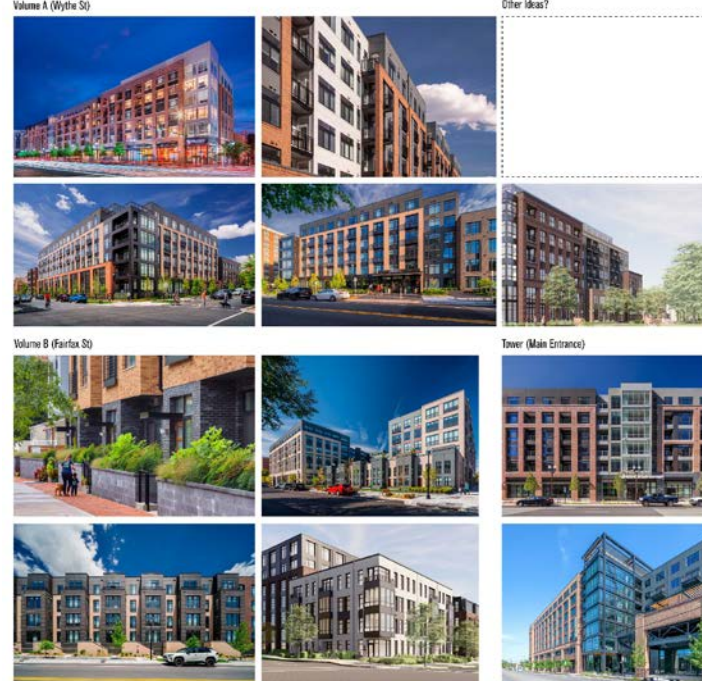
## PROPOSED EXTERIOR DESIGN FEATURES



LADREY APARTMENTS REDEVELOPMENT  
ALEXANDRIA, VIRGINIA

hord | coplan | macth  
02.23.2023

## PROPOSED EXTERIOR BUILDING DESIGN IDEAS



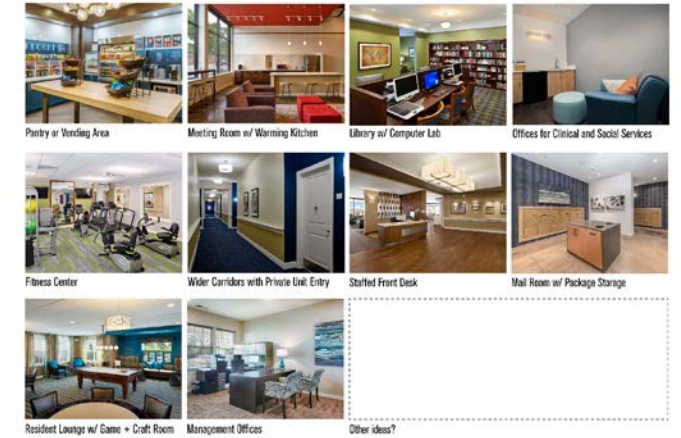
## PROPOSED EXTERIOR AMENITY IDEAS



LADREY APARTMENTS REDEVELOPMENT  
ALEXANDRIA, VIRGINIA

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## PROPOSED INTERIOR AMENITY IDEAS



## UNIT DESIGN IDEAS



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