



ARHA

// FAIRSTEAD

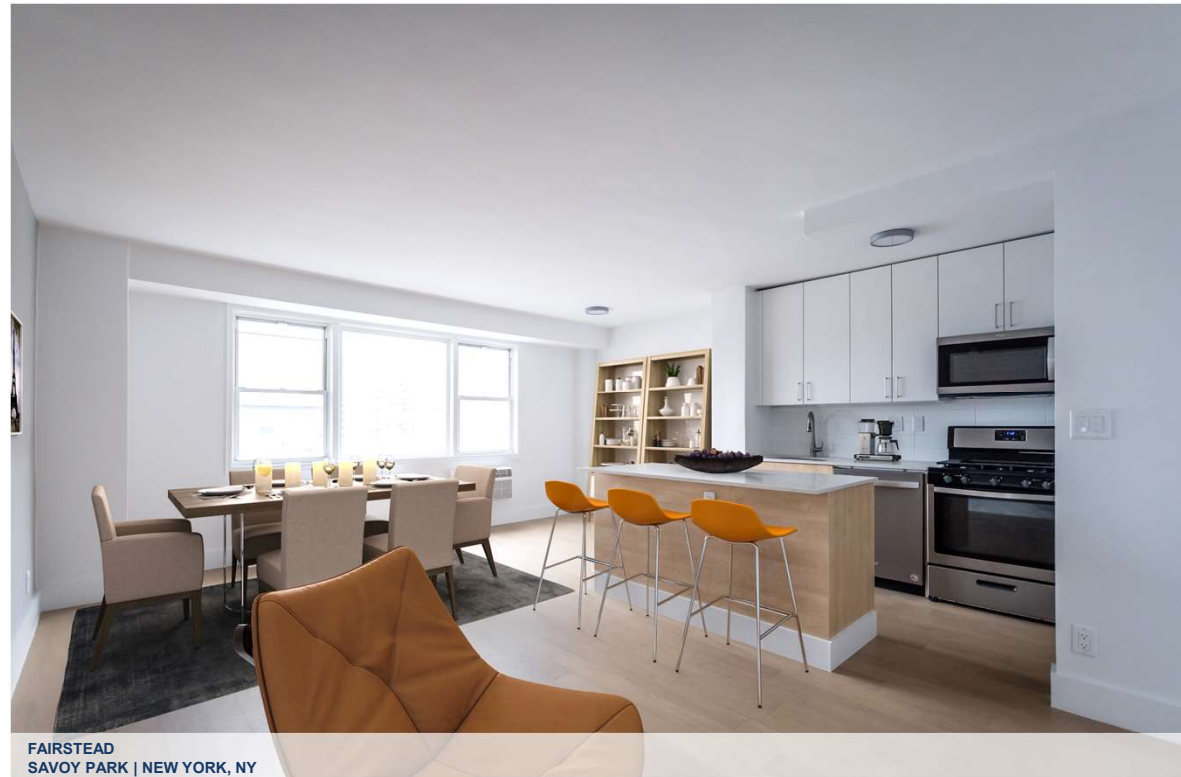
MILL CREEK™
RESIDENTIAL

TCG
Development
Advisors, LLC

AHAAC
Thursday June 2 – 7:00pm

ABOUT THE TEAM

- **ARHA** has managed Alexandria's public housing units and provided affordable housing, economic opportunities and a living environment free from discrimination for low income and moderate-income citizens of Alexandria for almost 80 years.
- **Fairstead** is a vertically integrated real estate developer specializing in creating sustainable, high-quality housing. It owns 16,500 units across 18 states, and its national footprint includes more than \$6 billion in assets and identified pipeline
- **Mill Creek** is annually one of the largest developers of Class A multifamily apartment homes in the country. Since its inception in 2011, the company has completed more than 41,000 homes across sixteen offices.
- **The Communities Group** has 34 years of experience revitalizing communities and developing affordable housing, including a variety of commercial and civic uses. The company has implemented revitalization activities in 16 States and 28 cities.



DESIGN TEAM & CONSULTANTS

- **Torti Gallas + Partners** – Master Architect
- **Bowman** – Civil Engineering
- **Land Design** – Landscape
- **Lee & Associates** – Gateway Park Design
- **McGuire Woods** – Land Use Attorney
- **Gorove Slade** – Traffic Consultant
- **EHT Traceries** – Historic Preservation



TORTI GALLAS + PARTNERS
CHURCH HILL NORTH
RICHMOND, VA

ABOUT THE PROJECT

- **529** rental homes
- **500 sf** food HUB
- **10,000 sf** public park
- **16,000 sf** retail space
- **13,000 sf** early learning & childcare center



SAMUEL MADDEN HOMES
PUBLIC PARK
PROPOSED RENDERING

PROJECT AFFORDABILITY

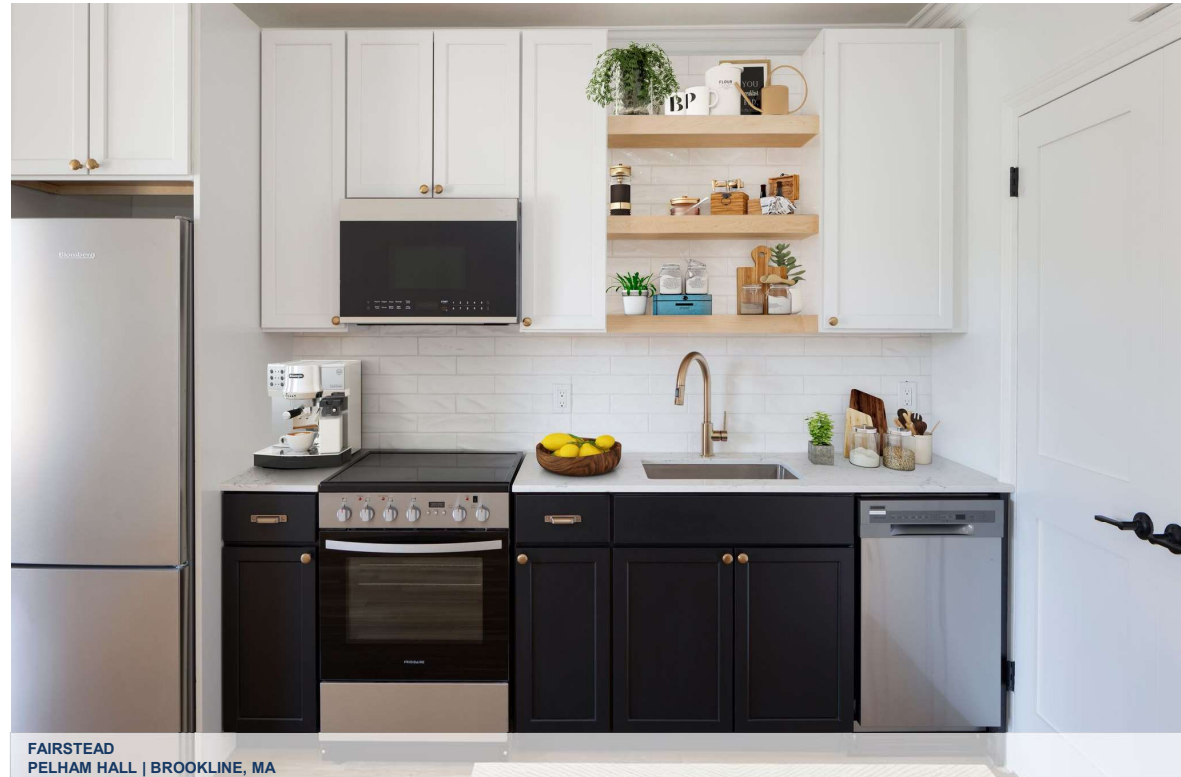
- **321** affordable and workforce units
 - **161** under 30% AMI
 - **79** between 50-60% AMI
 - **81** up to 80% AMI
- **208** market rate units



FAIRSTEAD
FESTIVAL FIELD | NEWPORT, RI



FAIRSTEAD
THE GROVE | NEW YORK, NY



FAIRSTEAD
PELHAM HALL | BROOKLINE, MA

PROJECT AFFORDABILITY

- **North Building**
 - **66** units of **RAD/Section 18 Blend**
 - **11** Project Based **Vouchers**
 - **LIHTC** approach: **9%/4% Hybrid**
- **South Building**
 - **60** units with **Section 8 HAP** contract
 - **24** units under HUD **Faircloth Amendment**



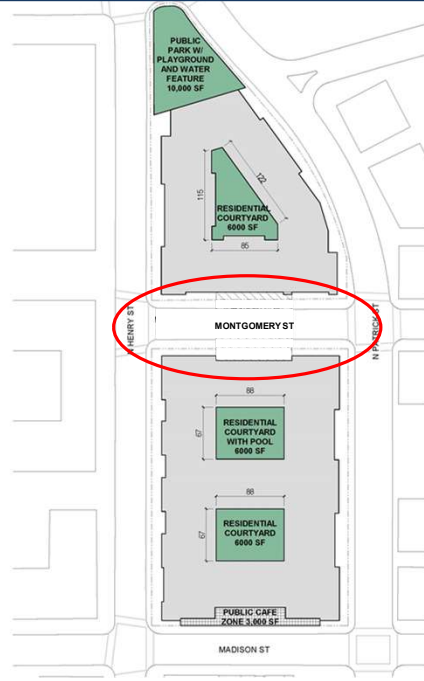
COMMUNITY AMENITIES

Community Amenities include:

- On-Site Management Offices
- Pool
- Exercise Rooms
- Indoor & Outdoor Community Rooms
- Courtyards
- Amenities will be open to all residents of both buildings

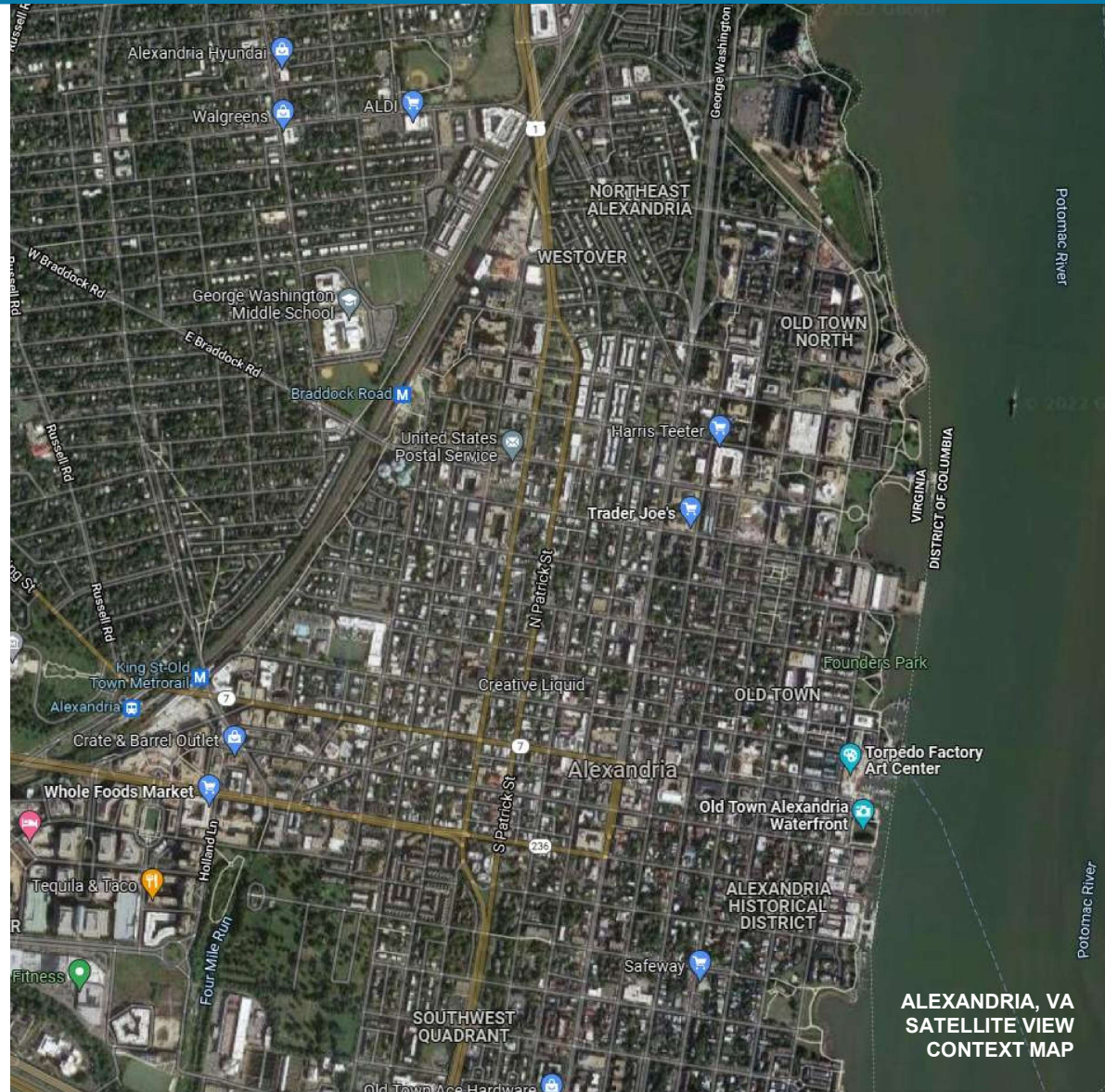


CONCEPTUAL DESIGN



PROJECT MILESTONES

- Concept Plan Review - Stage 1 (March 5)
- Resident meeting (April 21)
- Concept Plan Review - Stage 2 (May 6)
- Public meeting (May 10)
- Section 106 meeting (May 11)
- Board of Architectural Review (May 18)
- Braddock Implementation Advisory (June 8)
- Board of Architectural Review (June 15)
- Additional public meetings (on going)
- Additional Section 106 meetings (on going)
- Community stakeholder meetings (on going)



COMMUNITY PARTNERSHIP



OVERSEEING
CHILD CARE
CENTER



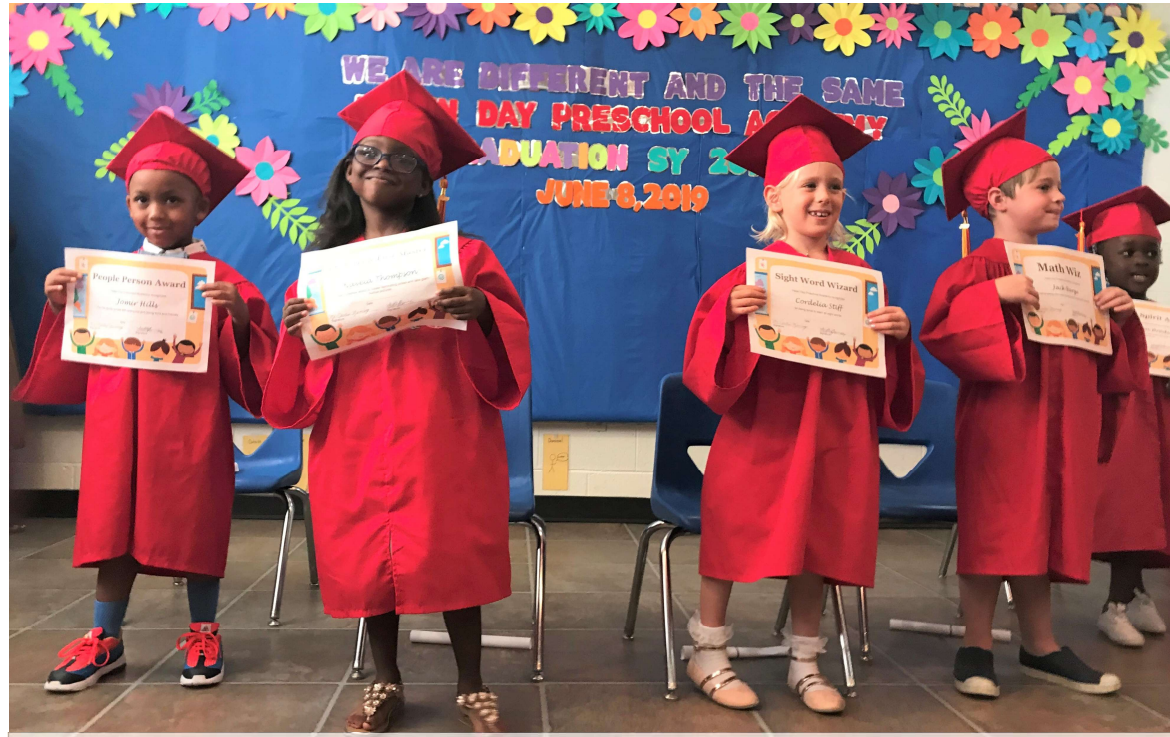
PROVIDING
FOOD-ACCESS
SERVICES



HOPKINS HOUSE
ABC BUILDING | FAIRFAX, VA



ALIVE!
FOOD DISTRIBUTION TEAM | ALEXANDRIA, VA



HOPKINS HOUSE
HELEN DAY PRESCHOOL ACADEMY GRADUATES | ALEXANDRIA, VA

SUSTAINABILITY COMMITMENT



- North Building → Net Zero Ready
- South Building → LEED Silver



FAIRSTEAD
ECHO VALLEY | WEST WARWICK, RI



FAIRSTEAD
ST. MARTIN'S TOWNHOUSES | NEW HAVEN, CT

QUESTIONS & ANSWERS

Thank you!

Updates will be shared on our website:

<http://samuelmaddenhomes.com>

Questions can be emailed to:

samuelmaddenhomes@fairstead.com



RESIDENTIAL
COURTYARD