



ARHA

// FAIRSTEAD

MILL CREEK™
RESIDENTIAL

TCG
Development
Advisors, LLC

BIAG
Tuesday October 18 – 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.

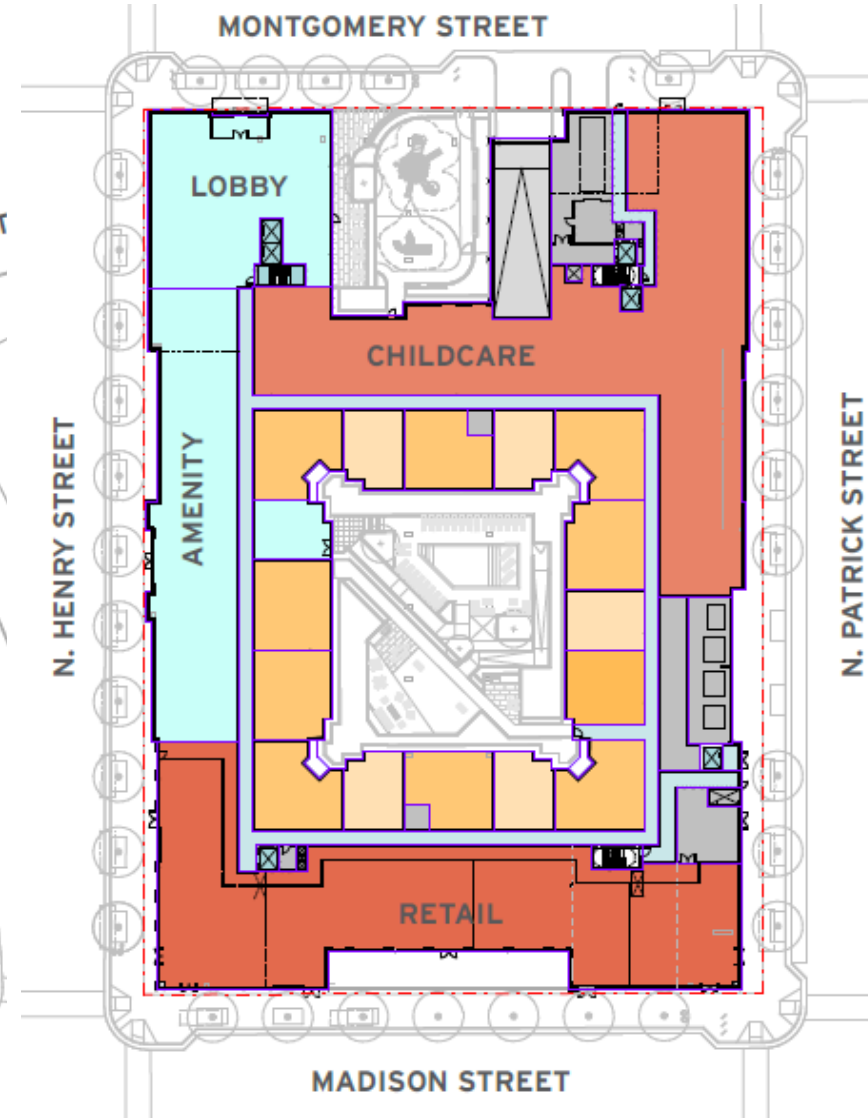
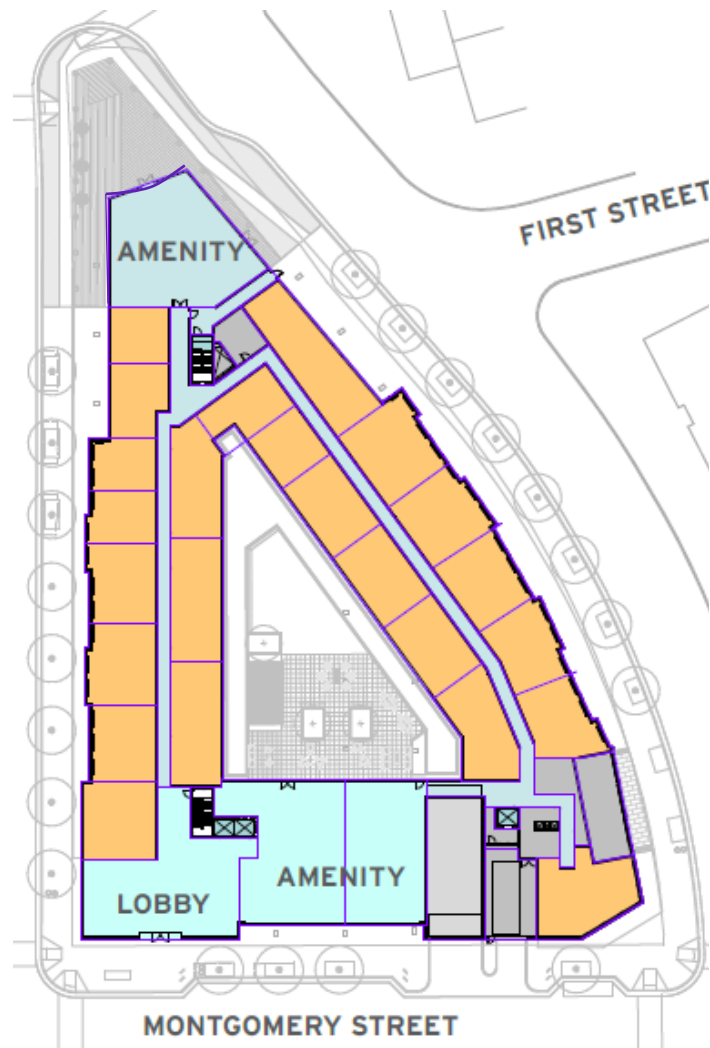


FAIRSTEAD
SAVOY PARK | NEW YORK, NY



ABOUT THE PROJECT

- **532** rental homes
 - **326** affordable and workforce units
 - **161** under 30% AMI
 - **79** between 50-60% AMI
 - **86** up to 80% AMI
 - **206** market rate units
- **500 sf** food HUB
- **13,300 sf** retail space
- **13,500 sf** early learning & childcare center



PROJECT AFFORDABILITY

- **North Building**
 - 77 units at **30% AMI**
 - 79 units between **50-60% AMI**
 - 51 units at **80% AMI**
- **South Building**
 - 84 units at **30% AMI**
 - 35 units at **80% AMI**
 - 206 units at market rate



SMALL AREA PLAN & ZONING PROPOSED CHANGES

	Braddock East Master Plan	Proposed
Recommended Zoning	CDD	RMF
Preferred Land Use	Residential, Grocery Store, Office	Residential, GF Retail, Early Learning and Childcare Center, Food Hub
Open Space	N/A	27% or 39,792 SF
Max Total Development	300,000 SF	583,433 SF
Max FAR	2.00	3.0 (3.9 with 7-700 Bonus Density)
Max Height	70'	70' (75' with 7-700 Bonus Height)

RMF AND 7-700 UNITS

- Required

RMF Zone	7-700	
40% AMI	60% AMI	Total
112	38	150

- Provided

RMF Zone		7-700	Non-RMF/7-700		
30% AMI	50% AMI	60% AMI	80% AMI	Market Rate	Total
161	27	52	86	206	532



SAMUEL MADDEN HOMES
PROPOSED RENDERING



PARKING

- **Required**

North Building	South Building	
		Total
127	282	409

- **Provided**

North Building	South Building	
		Total
127	345	472



COMMUNITY PARTNERSHIP



OVERSEEING
CHILDCARE
CENTER



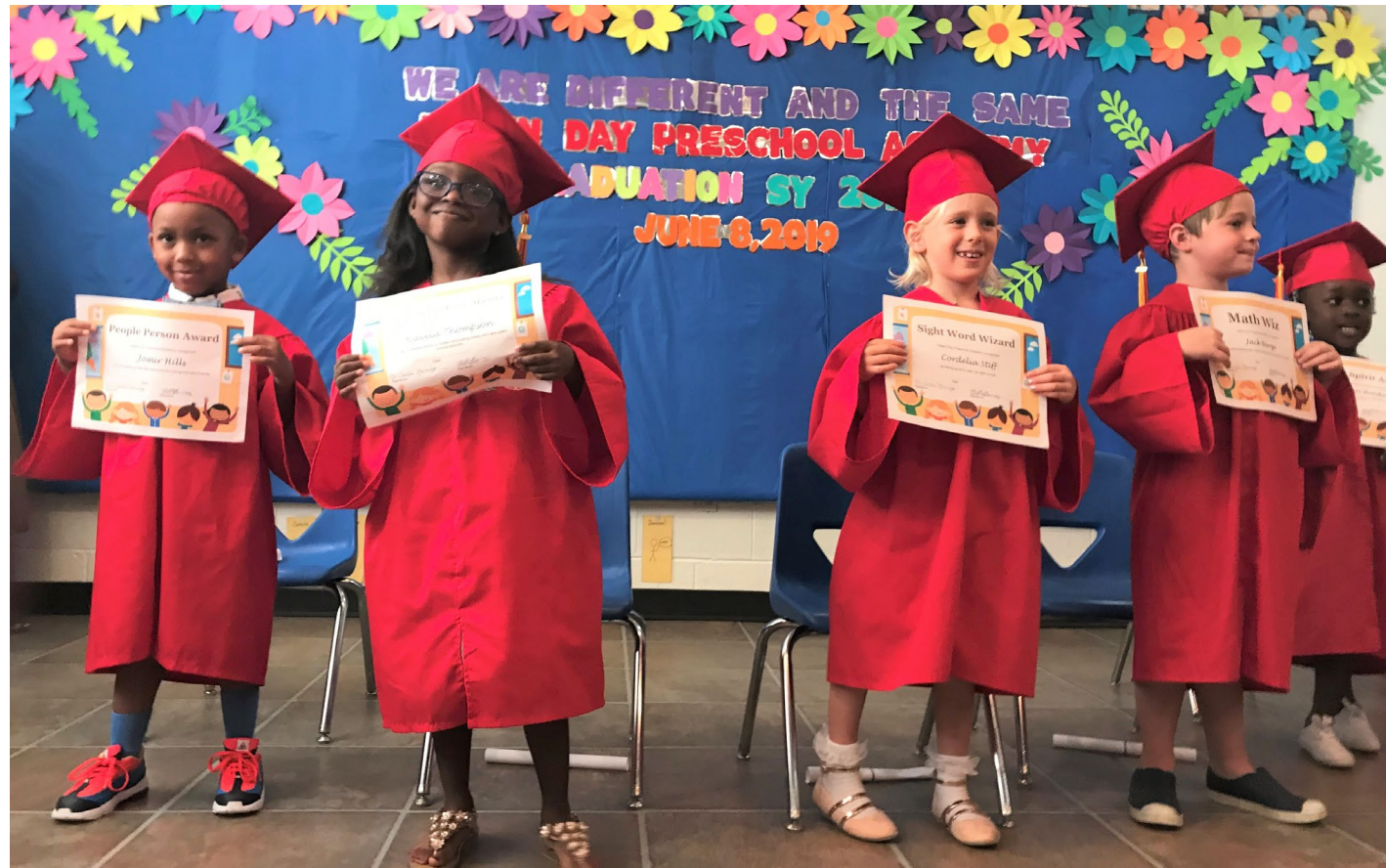
PROVIDING
FOOD-SECURITY
SERVICES



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

South Building



FAIRSTEAD
FESTIVAL FIELD | NEWPORT, RI



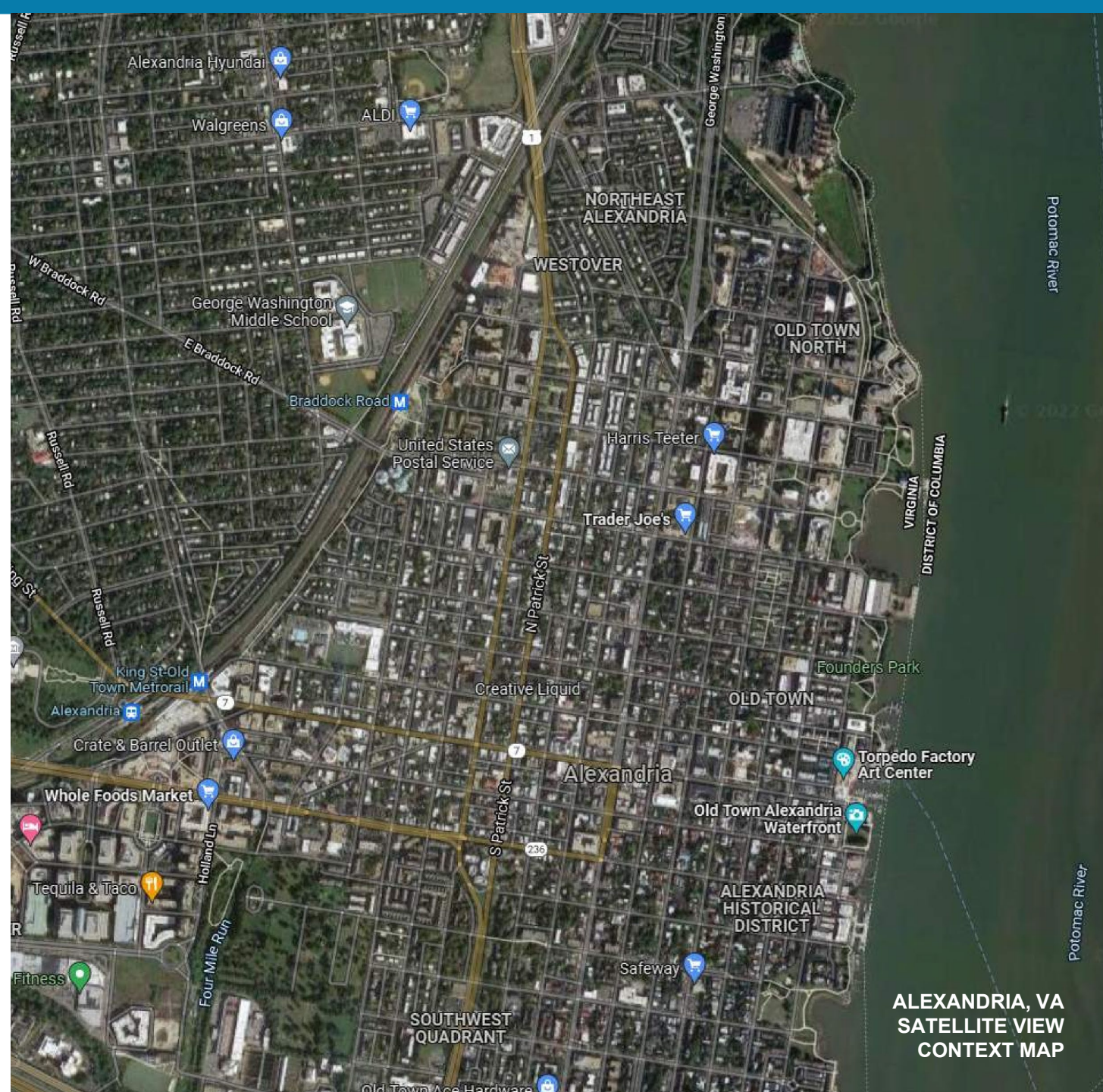
FAIRSTEAD
THE GROVE | NEW YORK, NY



FAIRSTEAD
PELHAM HALL | BROOKLINE, MA

PROJECT MILESTONES

- BIAG First Meeting (June 8)
- Board of Architectural Review (June 15)
- Concept Plan – Stage 3 Submission (July 8)
- Public Meeting (July 26)
- Preliminary/Completeness Submission (August 19)
- Landlord Tenant Relations Board (September 7)
 - Tenant Relocation Plan approved
- Section 106 second meeting (September 19)
- Board of Architectural Review (September 20)
- AHAAC Second Meeting (October 6)
- Preliminary/Completeness #2 Submission (Oct 14)
- **BIAG Second Meeting (October 18)**
- Upcoming Public Meeting (October 24)



QUESTIONS & ANSWERS

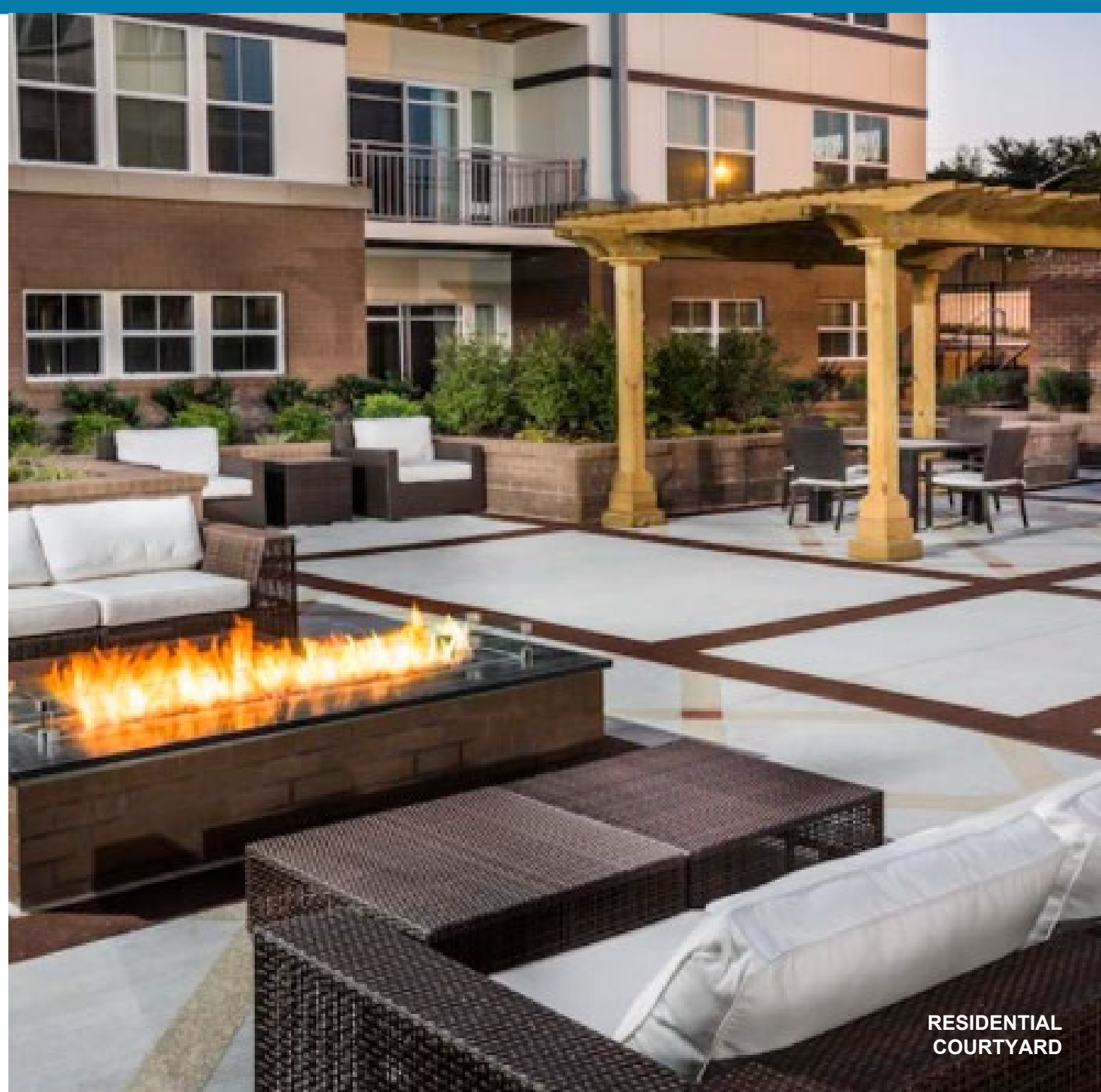
Thank you!

Updates will be shared on our website:

<http://samuelmaddenhomes.com>

Questions can be emailed to:

samuelmaddenhomes@fairstead.com



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RESIDENTIAL
COURTYARD