



ARHA

// FAIRSTEAD

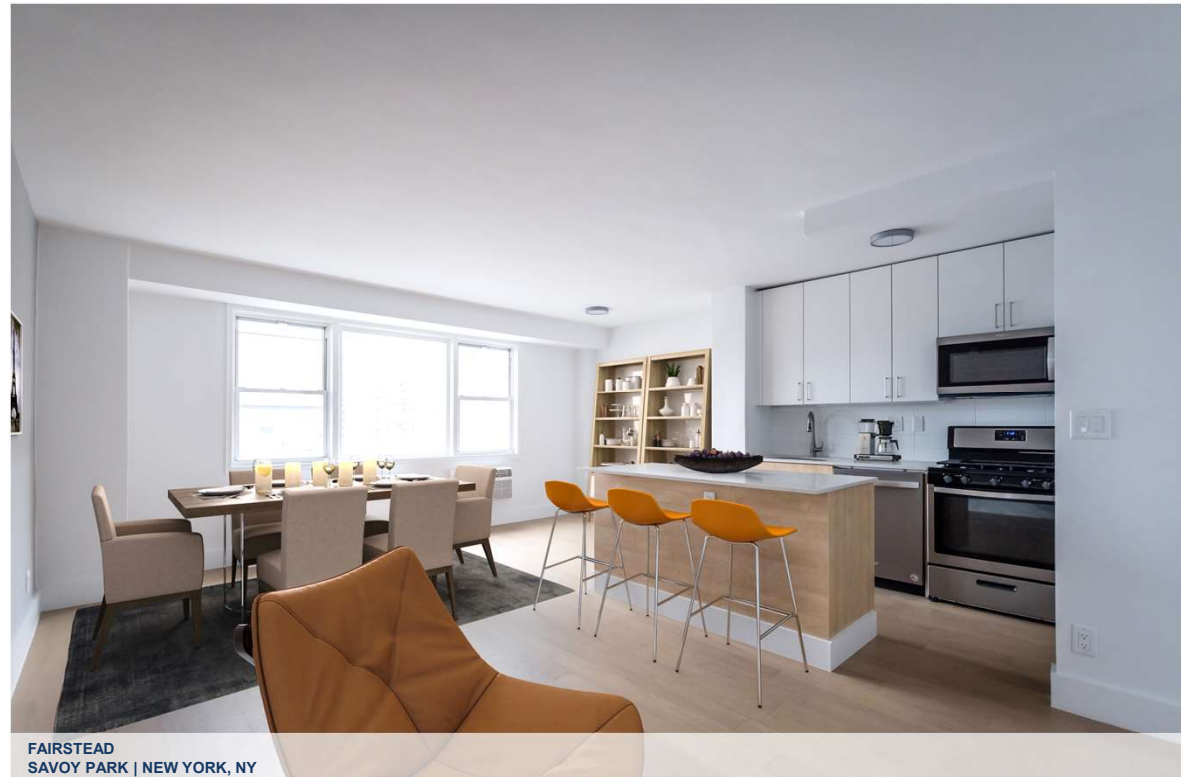
MILL CREEK™
RESIDENTIAL

TCG
Development
Advisors, LLC

ARHA Work Group
Thursday May 19 – 5:30pm
City Council Workroom

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.



ABOUT FAIRSTEAD

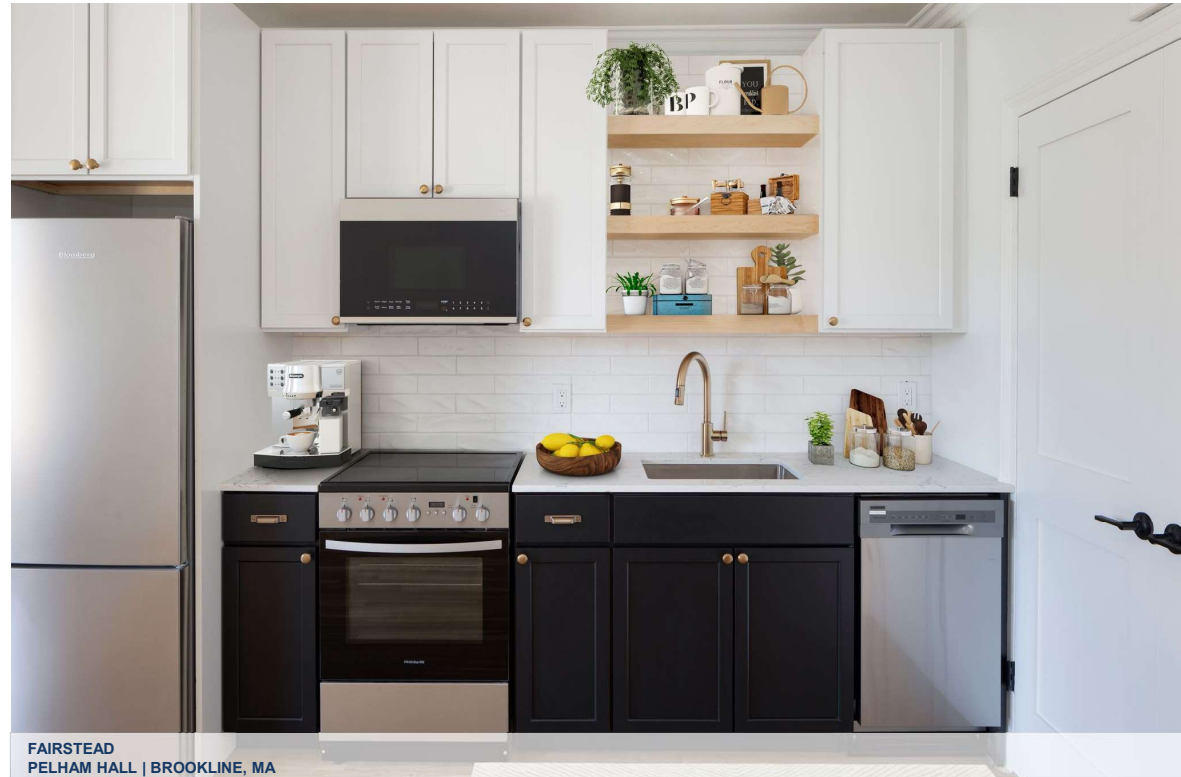
- Developer, Owner, Property Manager
- Fairstead was created to provide quality affordable, mixed-income and market-rate housing in New York City. Fairstead is national investor, developer, owner and operator, providing intangible value to all its stakeholders. The company's comprehensive platform provides hands-on expertise across all multifamily disciplines, including acquisitions, development, design, construction, energy, sustainability, property management and social services.
- Team:
 - Noah Hale, Director



FAIRSTEAD
FESTIVAL FIELD | NEWPORT, RI



FAIRSTEAD
THE GROVE | NEW YORK, NY



FAIRSTEAD
PELHAM HALL | BROOKLINE, MA

ABOUT MILL CREEK RESIDENTIAL

- Developer, Owner, Property Manager
- Mill Creek Residential is an experienced multifamily real estate company focusing on development, acquisition, & management of multi-family residential apartment communities nationwide. Since our inception in 2011, Mill Creek has developed more than 41,000 homes and 500,000 square feet of retail totaling nearly \$12 billion. Mill Creek not only develops these communities, but we also function as general contractor and property manager, financing our projects through deep relationships with leading equity and lender partners.
- Team:
 - Sean Caldwell, Executive Managing Director
 - Joe Muffler, Managing Director
 - Peter Braunohler, Development Director



ABOUT THE COMMUNITIES GROUP (TCG)

- Developer, Owner, MWBE Partner
- TCG is a nationally-recognized consultant/planner, financial advisor and developer of affordable housing across the nation, transforming distressed urban neighborhoods into attractive, affordable communities of choice. Working with public housing authorities, local and state governments, and other stakeholders, we carry out a variety of integrated real estate development activities that include:
 - Area master planning
 - Neighborhood revitalization
 - Financial advisory services
 - Mixed-income and mixed-finance rental and homeownership development
 - Commercial and mixed-use development
- Team:
 - Jaime Bordenave, President & CEO



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

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

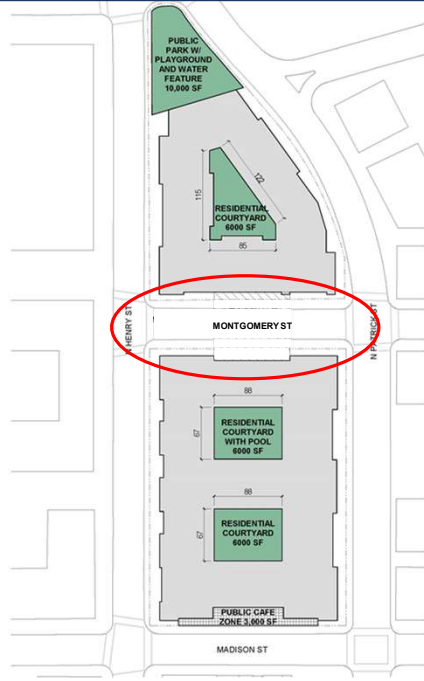
COMMUNITY AMENITIES

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

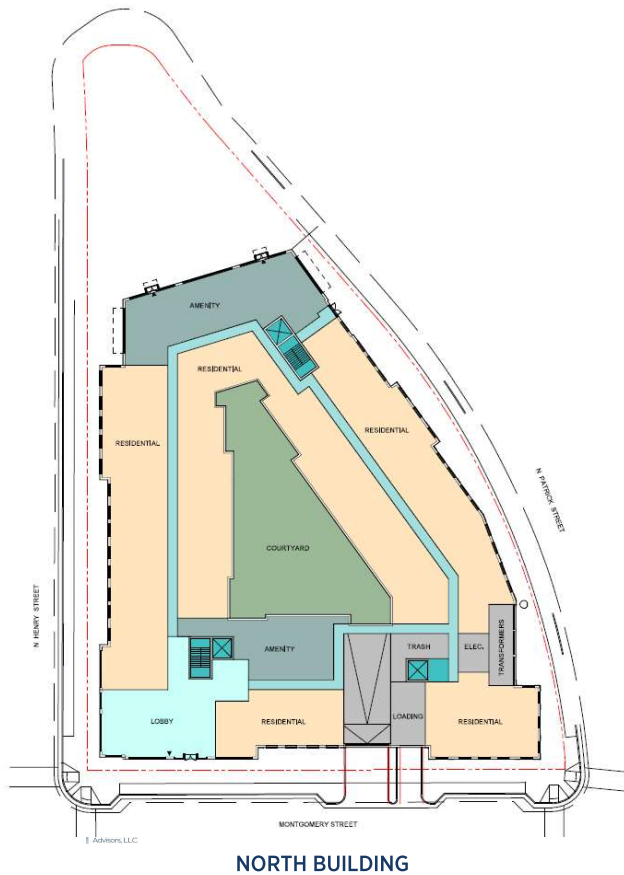
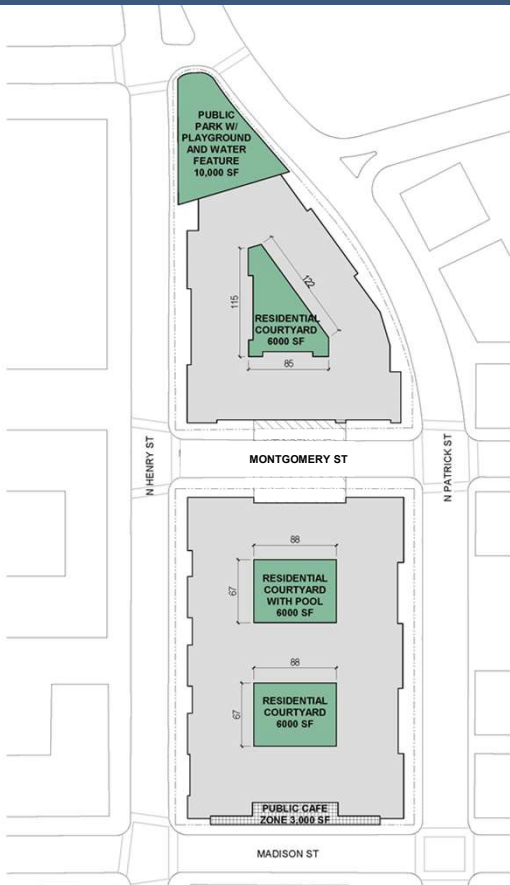


CONCEPTUAL DESIGN

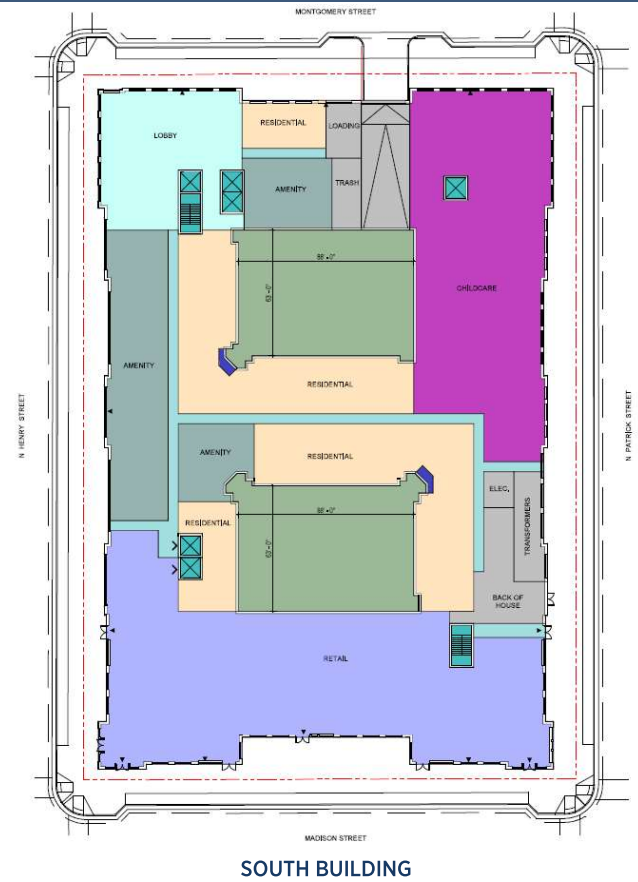


CONCEPTUAL DESIGN MIXED-USE COMMUNITY

Below Plans from Concept Stage 2 Submission are Currently in Review



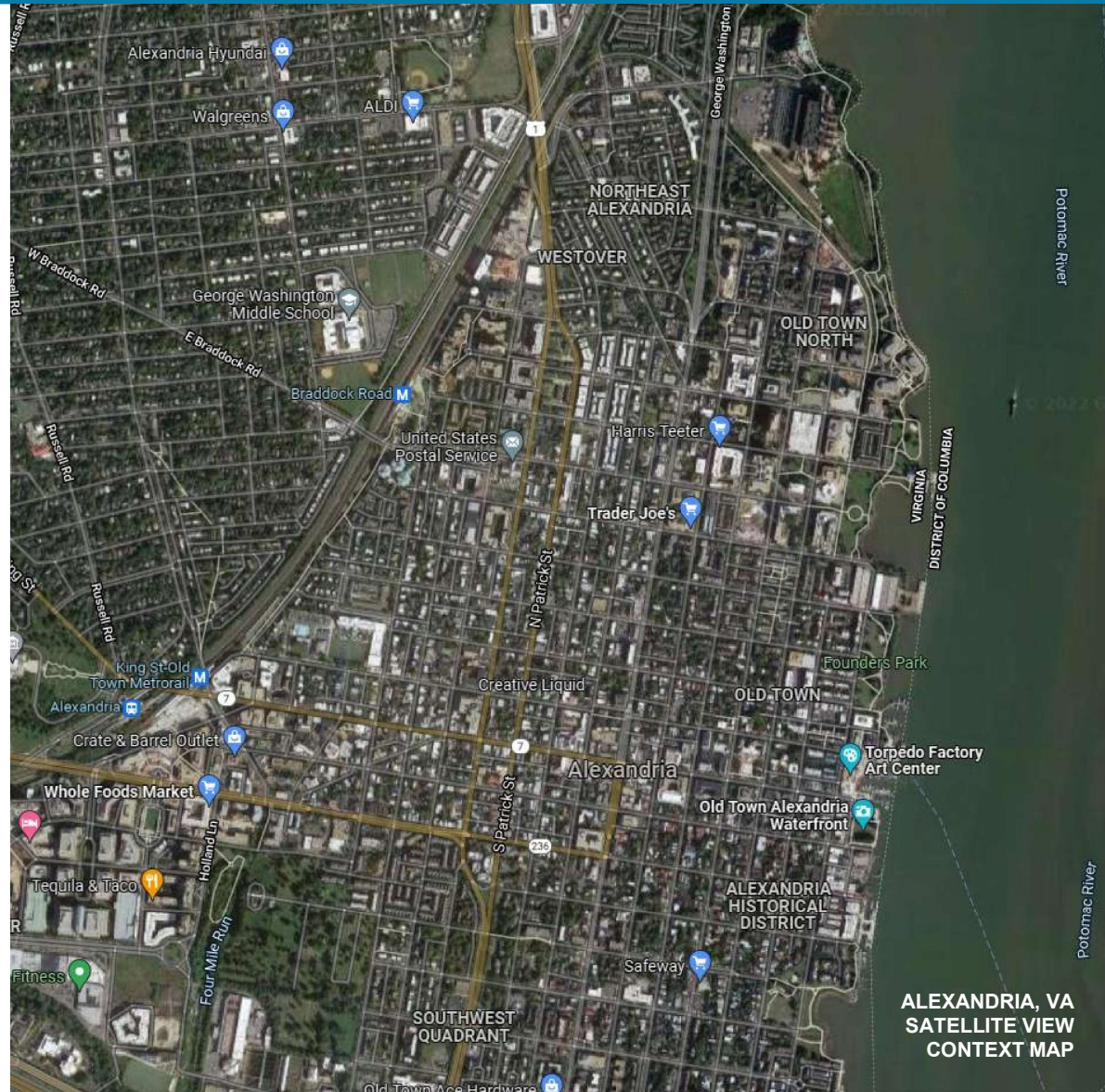
NORTH BUILDING



SOUTH BUILDING

PROJECT MILESTONES

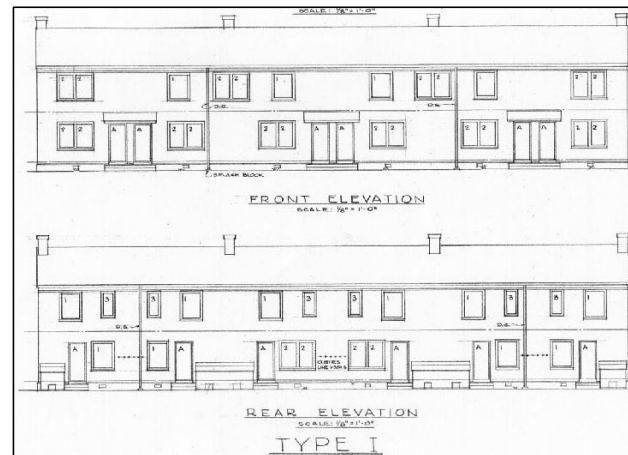
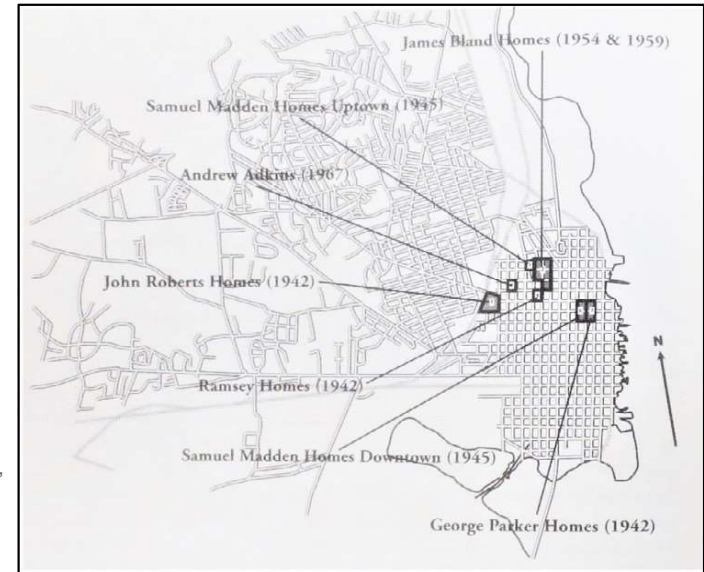
- Concept Plan Review - Stage 1 (March 5)
- Resident meeting (April 21)
- Concept Plan Review - Stage 2 (May 6)
- Public meeting (May 10)
- Section 106 meeting (May 11)
- Board of Architectural Review (May 18)
- Braddock Implementation Advisory Group (June)
- Additional public meetings (on going)
- Additional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



Section 106 TIMELINE

- Initiation of Section 106 process (April 22)
- DHR/SHPO Consultation (April 27)
- Initial Community Meeting (May 10)
- 1st Consulting Party Meeting (May 11)
 - Identify Historic Properties
 - Draft Area of Potential Effects
 - Assess Potential Effects
- Environmental Assessment (June)
- 2nd Consulting Party Meeting (June-July)
 - Mitigation Ideas
- 3rd Consulting Party Meeting (Sept-October)
 - Memorandum of Agreement draft

Map from Krysten R. Moon, "The African American Housing Crisis in Alexandria, Virginia, 1930s-1960s," *Virginia Magazine of History and Biography* 124, no. 1 (2016): 40.



Original elevation drawing, 1944 (NARA)

COMMUNITY PARTNERSHIP



OVERSEEING
CHILD CARE
CENTER



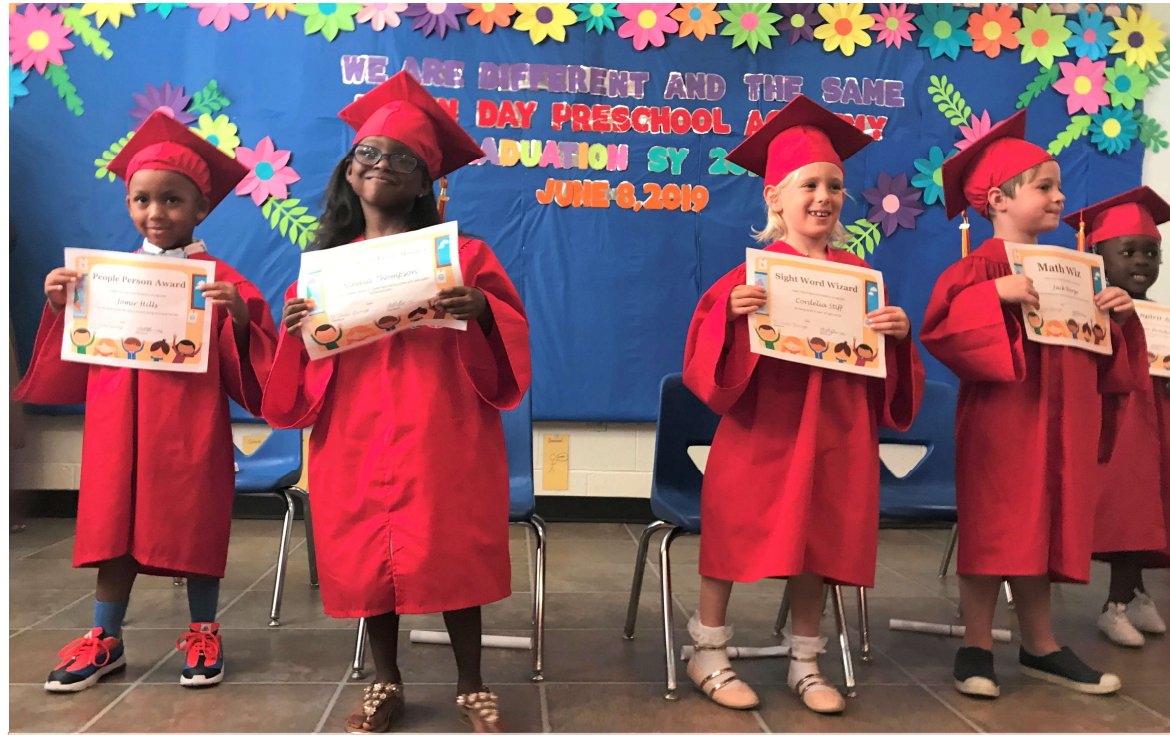
PROVIDING
FOOD-ACCESS
SERVICES



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