



**ARHA**

**// FAIRSTEAD**

**MILL CREEK™**  
RESIDENTIAL

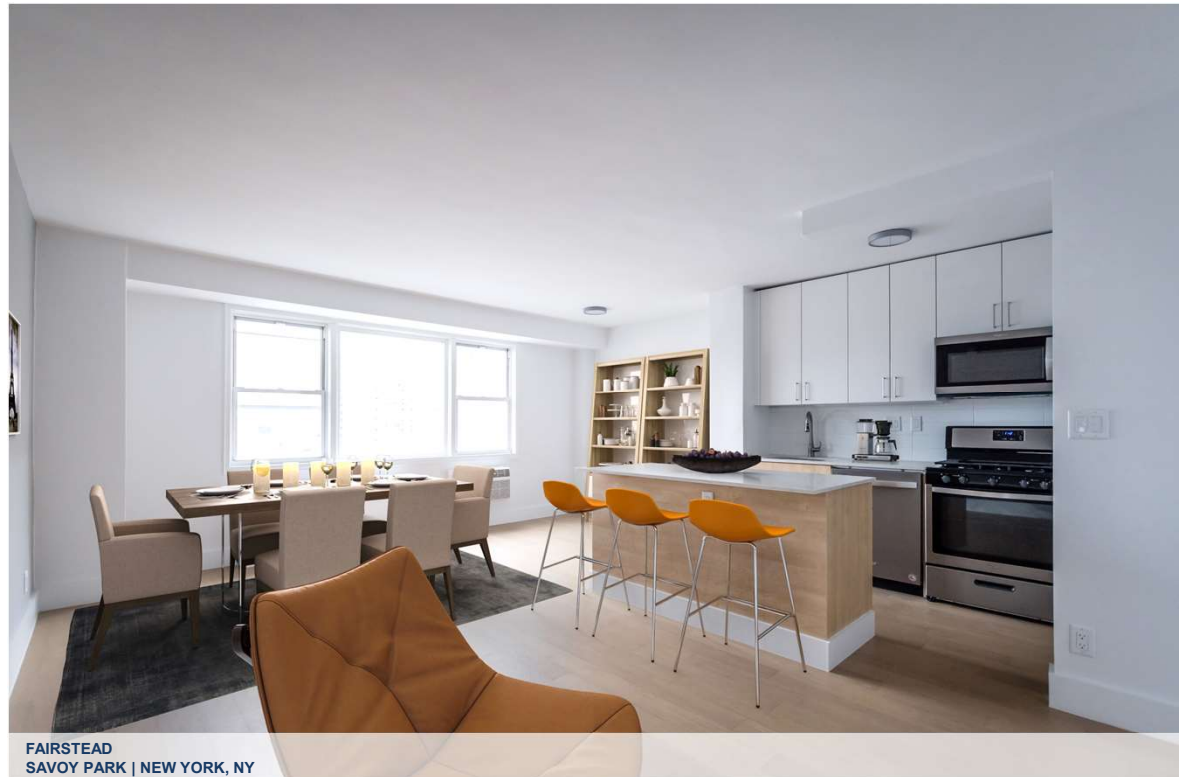
**TCG**  
Development  
Advisors, LLC

**BIAG**  
**Wednesday June 8 – 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

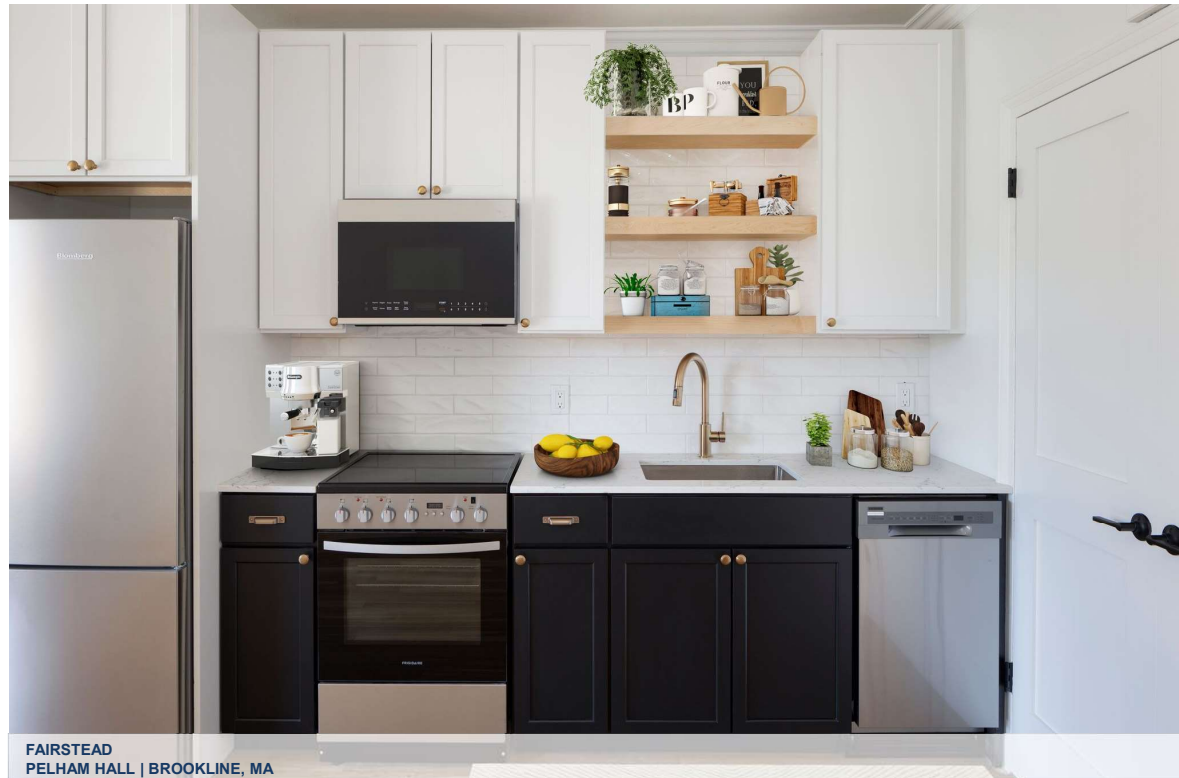


TORTI GALLAS + PARTNERS  
CHURCH HILL NORTH  
RICHMOND, VA



# ABOUT THE PROJECT

- **529** rental homes
  - **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
- **16,000 sf** retail space
- **13,000 sf** early learning & childcare center





# 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



RESIDENTIAL  
POOL

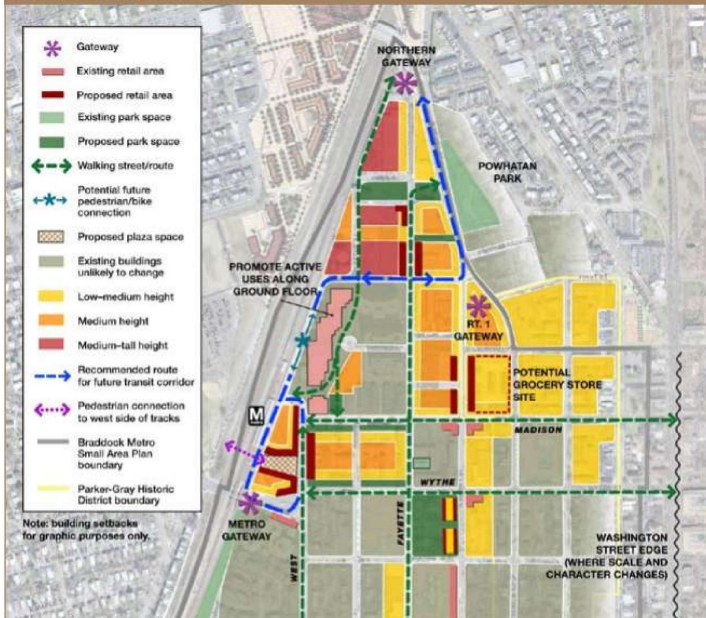
## SMALL AREA PLAN & ZONING PROPOSED CHANGES

	Braddock East Master Plan	Proposed
Recommended Zoning	CDD	RMF
Required Land Use	GF Retail	GF Retail
Preferred Land Use	Residential, Grocery Store, Office	Residential, GF Retail, Early Learning and Childcare Center, Food Hub
Max Total Development	300,000 SF	560,500 SF
Max FAR	2.00	3.00 (3.75 with 7-700 Bonus Density)
Max Height	70	70



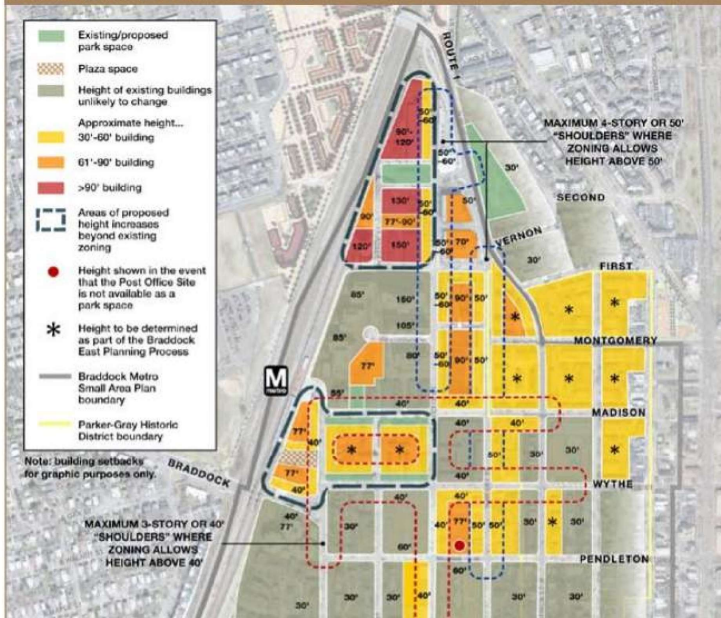
# CONCEPTUAL DESIGN SMALL AREA PLAN & ZONING

Urban Design Concept

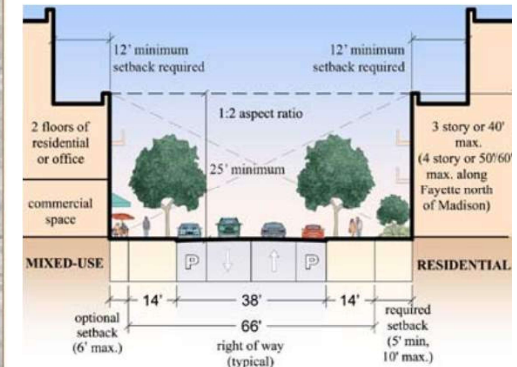


URBAN DESIGN CONCEPT PLAN

Building Height and Massing



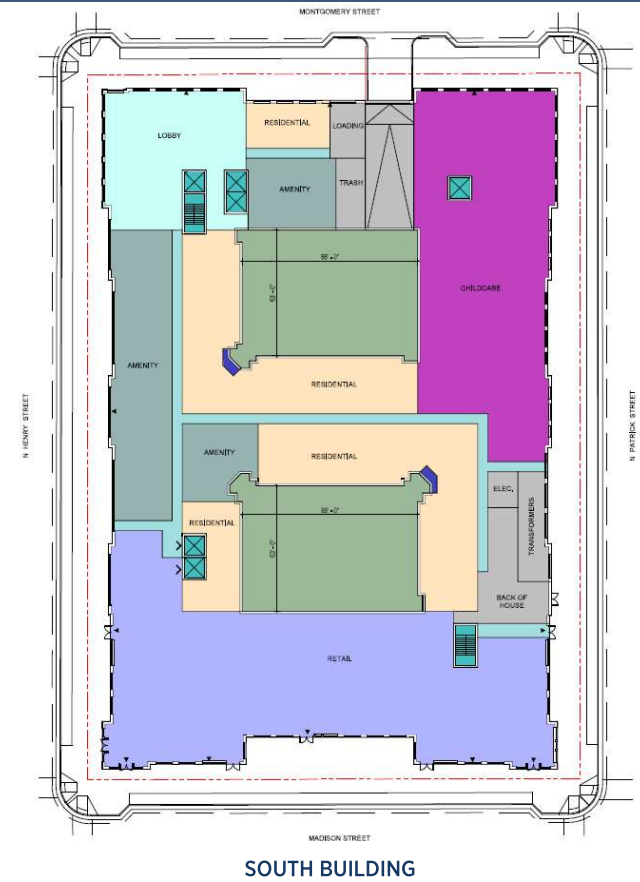
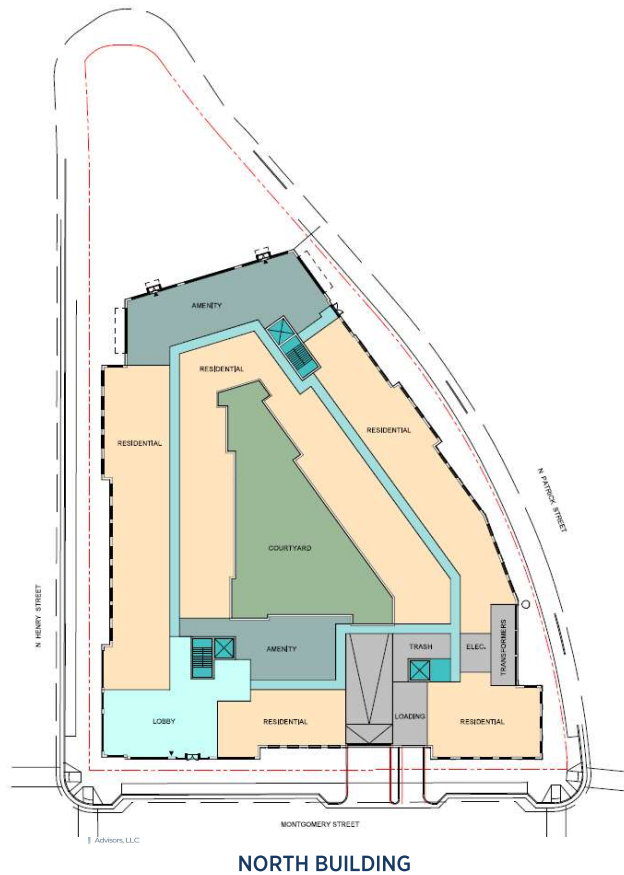
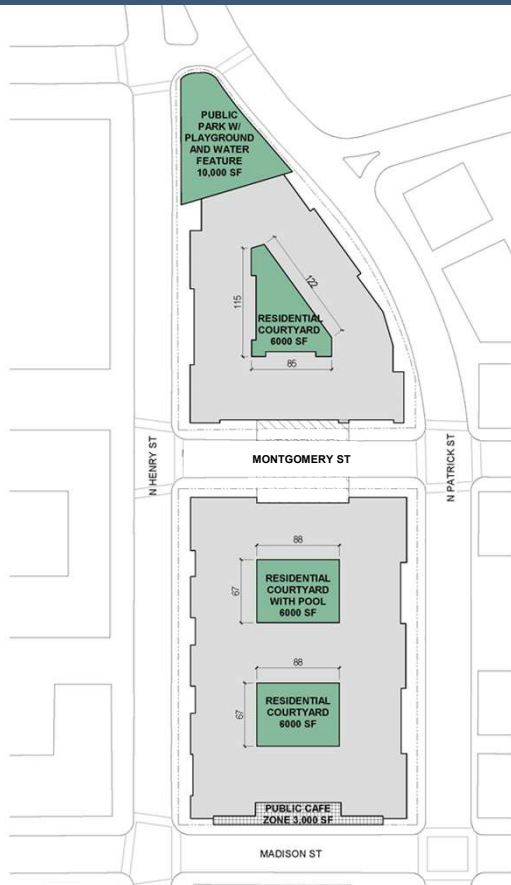
BUILDING HEIGHT AND MASSING PLAN



SETBACK REQUIREMENTS

# CONCEPTUAL DESIGN MIXED-USE COMMUNITY

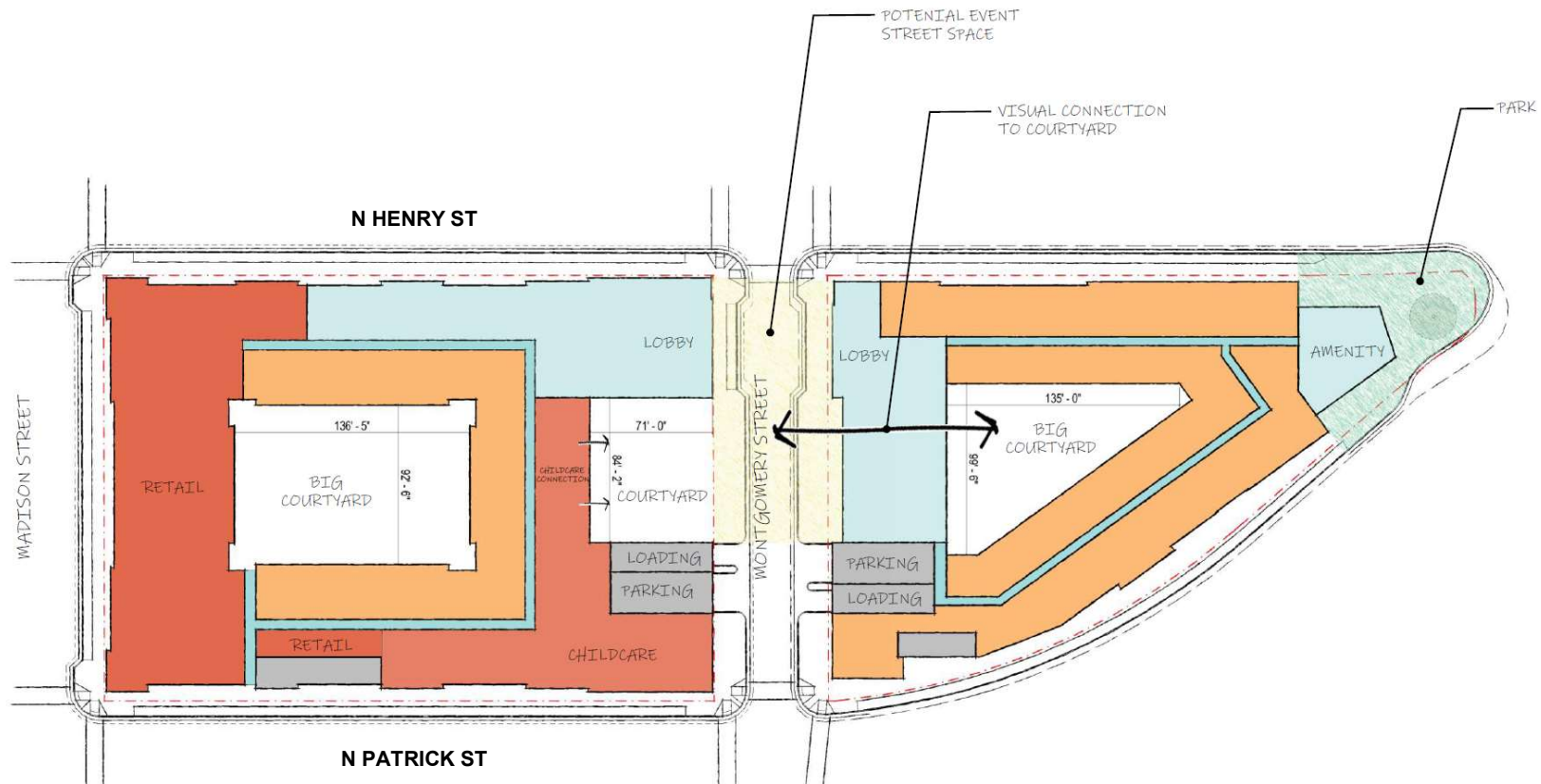
Below plans from Concept Stage 2 submission are currently in review



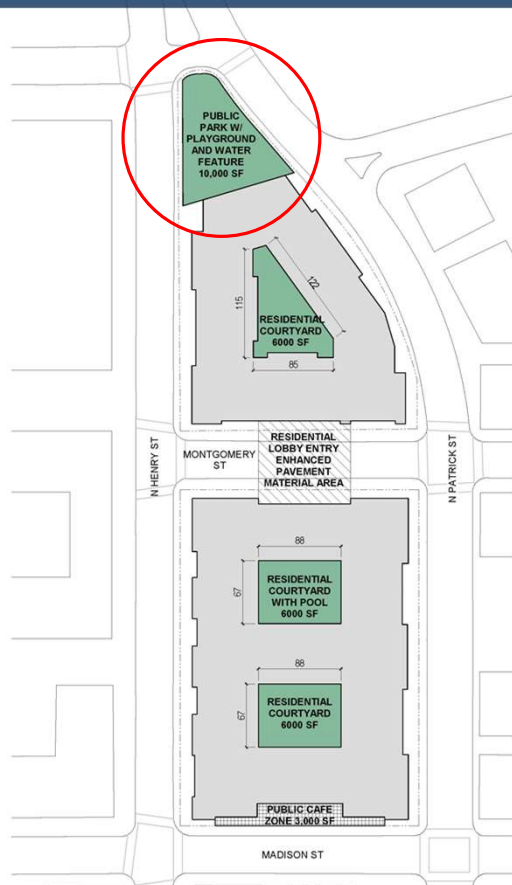


# CONCEPTUAL DESIGN MIXED-USE COMMUNITY

Below plan is from BAR submission and is currently under review

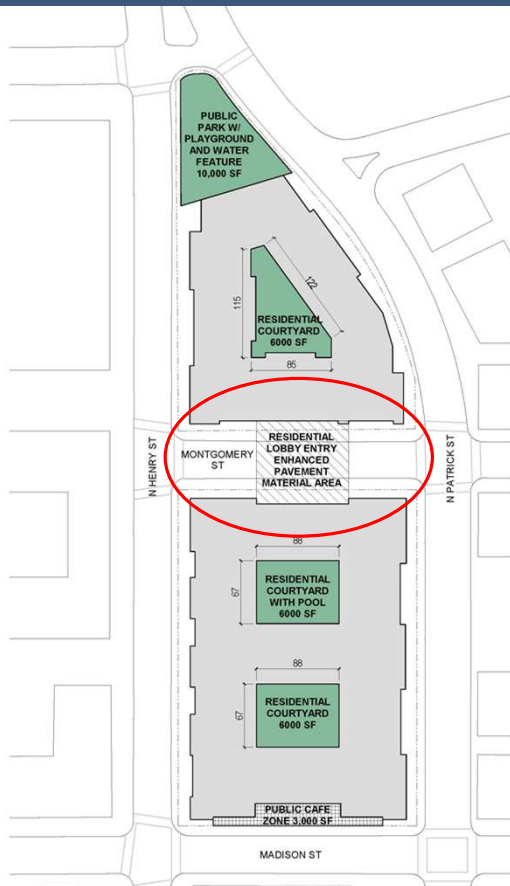


# CONCEPTUAL DESIGN PUBLIC SPACES



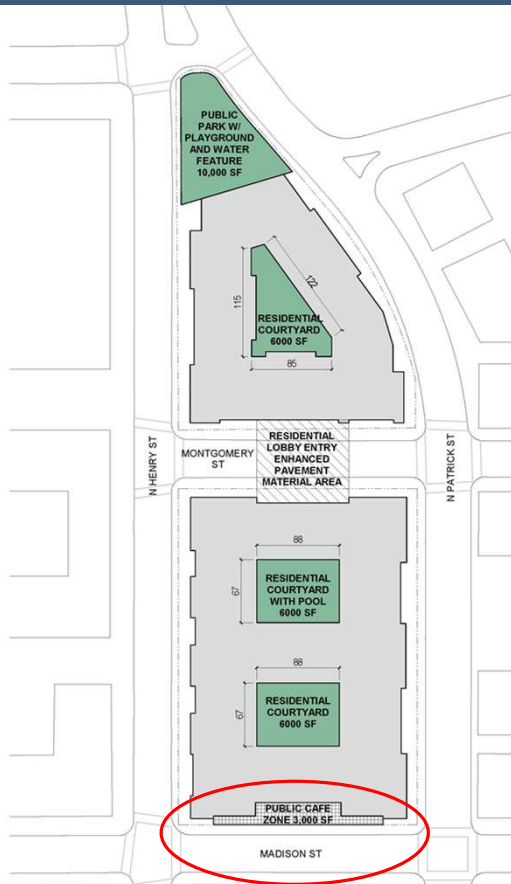


# CONCEPTUAL DESIGN PUBLIC SPACES





# CONCEPTUAL DESIGN MIXED-USE COMMUNITY





# CONCEPTUAL DESIGN



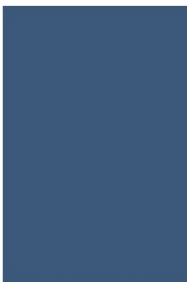
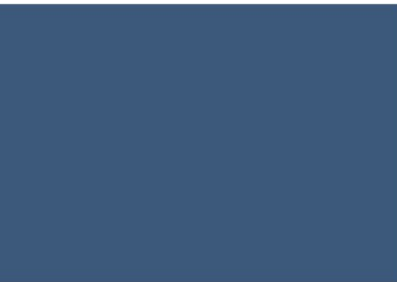
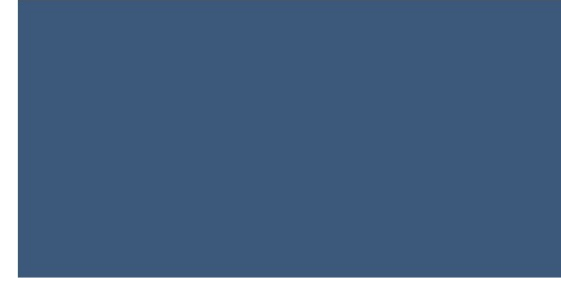


# CONCEPTUAL DESIGN





# CONTEXT PHOTOS



# INSPIRATION PHOTOS





# COMMUNITY PARTNERSHIP



OVERSEEING  
CHILD CARE  
CENTER



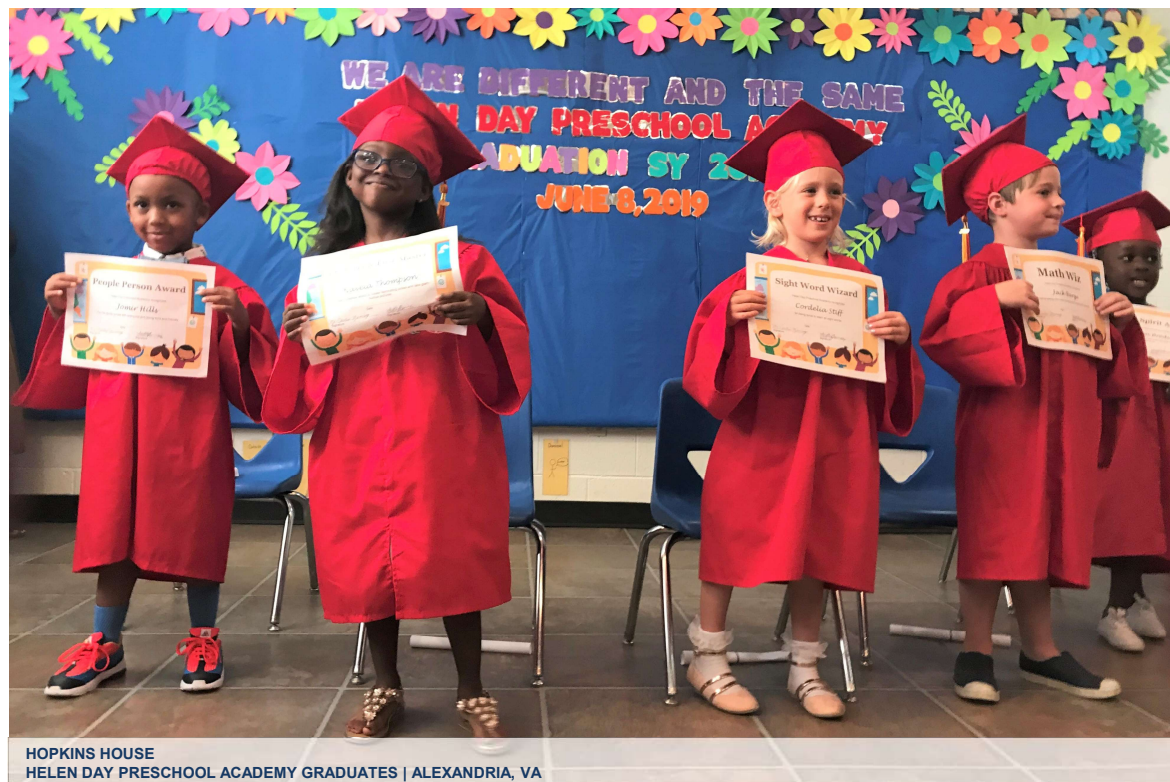
PROVIDING  
FOOD-ACCESS  
SERVICES



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

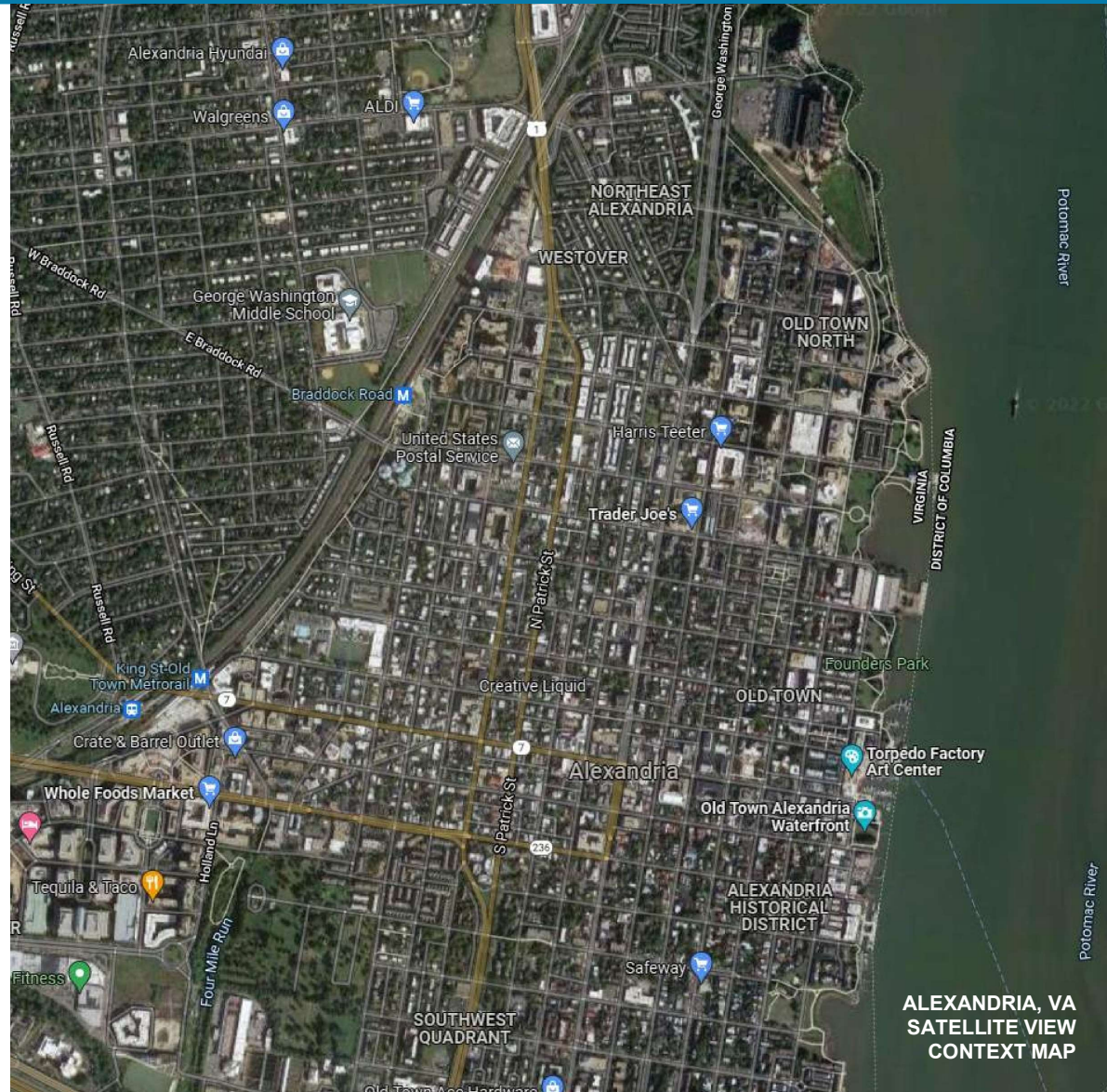


FAIRSTEAD  
ST. MARTIN'S TOWNHOUSES | NEW HAVEN, CT



# 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)
- Alexandria AHAAC (June 2)
- Braddock Implementation Advisory Grp. (June 8)
- Board of Architectural Review (June 15)
- Additional public meetings (on going)
- Additional Section 106 meetings (on going)
- Community stakeholder meetings (on going)



ALEXANDRIA, VA  
SATELLITE VIEW  
CONTEXT MAP

## QUESTIONS & ANSWERS

# Thank you!

Updates will be shared on our website:

<http://samuelmaddenhomes.com>

Questions can be emailed to:

[samuelmaddenhomes@fairstead.com](mailto:samuelmaddenhomes@fairstead.com)

