

Old Soldier's Home Names Qualified Developers

For Immediate Release

Date June 14, 2006

Washington - The Armed Forces Retirement Home today selected three developers as finalists in a competition to construct a mixed-use redevelopment project on the southeast portion of the Home's main campus in Northwest Washington.

The finalists are:

- Crescent Resources, L.L.C.
- JBG/AFRH, L.L.C.
- Clark Realty Capital, L.L.C.

In selecting the three finalists, Timothy Cox, the Chief Operating Officer of AFRH, followed the recommendations of a five-member panel of experts convened by the US General Services Administration. That panel carefully reviewed the responses to a Request for Qualifications from a dozen different development teams.

"This is an important first step towards raising the money we need to care for America's heroes today and in the future," said Mr. Cox.

Although the Armed Forces Retirement Home is an independent federal agency, it receives no annual appropriation from Congress and funds operations with its Trust Fund.

"These three developers best met the objectives we set for this site," said Mr. Cox.

"Each has exceptional experience in producing high quality developments and we are excited about the benefits of development for the city, the surrounding neighborhoods and our Home."

The selection of these qualified developers is an important step in the process of developing a Master Plan for redevelopment of portions of the 272-acre Washington campus.

The redevelopment of underused land on the campus is intended to raise funds for the operation of the nation's oldest retirement community for military veterans and generate jobs, services and tax revenues for the District of Columbia.

The three development teams will receive Requests for Proposal (RFP) from the Home to move on to the next phase of the competition. The RFP will include development guidelines, a ground lease and other directions for submitting detailed information on a proposed redevelopment program, the design, financial analyses and a financial offer to the Armed Forces Retirement Home.

The Armed Forces Retirement Home houses approximately 1,400 elderly men and women, including hundreds of veterans evacuated from the Gulfport, Mississippi sister campus after Hurricane Katrina destroyed it last year.

This mixed use development is the first part of what is envisioned as a long term plan for the campus. It will be located on up to 77 acres bordered by North Capitol and Irving Streets. The parcels are adjacent to Catholic University and the Washington Hospital Center. The development may include residential units, offices, research and development facilities, medical uses, a hotel and ancillary retail.

The development plan requires developers to include affordable housing in the mix of residential units in keeping with a high priority of the District of Columbia government. It also includes 77 units of housing for veterans in transition to reflect the AFRH's commitment to serving the needs of military veterans.

The development plan also requires adaptive reuse of existing buildings which contribute to the historic character of the site. The precise nature of the development will be determined by the AFRH and successful developer, based on detailed proposals to be included in the second phase of the developer selection process.

AFRH is in the process of drafting a final Master Plan for development of land on its campus as a way to raise funds for the financially strapped Home. A final version of the Master Plan will be submitted to the National Capital Planning Commission (NCPC) later this year.

During this next phase of the process, AFRH will continue to consult with its residents, the National Capital Planning Commission, the District of Columbia State Historic Preservation Office, Office of Planning and other relevant DC offices, the Advisory Council for Historic Preservation, the Commission on Fine Arts as well as its institutional and residential neighbors and elected officials to revise the draft Master Plan and to finalize environmental and historic studies.