

Armed Forces Retirement Home: The Villages



ANC 4C
September 8, 2021



Agenda

1 Introductions

2 Who is AFRH?

Why are we developing The Villages?

What is The Villages?

Why are we here?

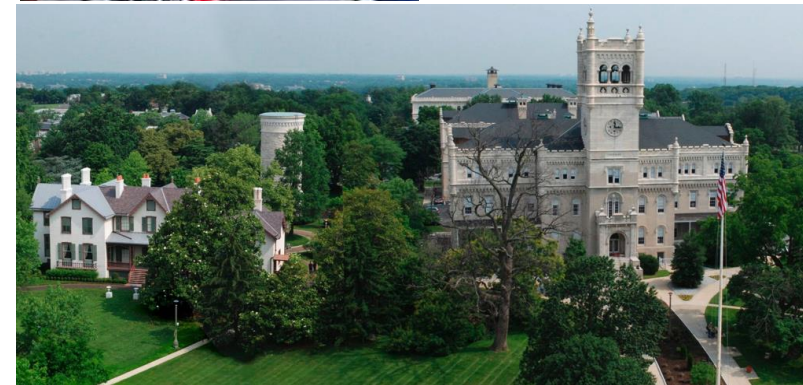
3 The Villages

- Overview
- Development Concept & Program
- Key Master Plan Updates
- Schedule

4 Q&A

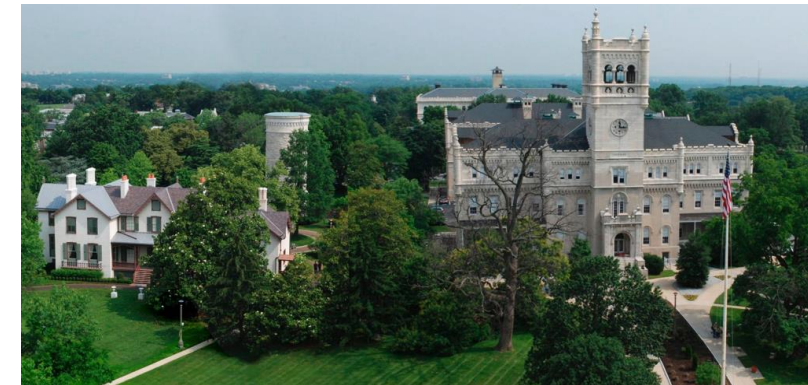
Who is Armed Forces Retirement Home (AFRH)?

- Former enlisted military personnel living and thriving at US' oldest and only federally-operated retirement community
 - Two campuses: Washington DC (AFRH-W), Gulfport MS (AFRH-G)
 - DC location serves up to 556 residents
 - Residents' average age is 85 and average income is <\$44K
- Home funded by the AFRH Trust Fund
 - Traditional revenue streams - enlisted pay withhold, residents' fees, and enlisted fines and forfeitures – sharply declined by \$20M/year beginning in 2009
 - Recurring deficits and \$150M deferred maintenance bill recently mitigated by Congressional subsidy, which is not expected to continue
- Strategies to Mitigate Trust Fund Deficits
 - Consolidate operations on northern portion of 272-acre campus to reduce operating costs and capital expenses associated with maintaining historic, aging infrastructure
 - Increase monthly active-duty enlisted pay withhold and expand eligibility
 - Recoup medical costs through Medicaid, Medicare, TRICARE, insurance
 - ***Lease underutilized land and infrastructure on DC campus for mixed-use development***



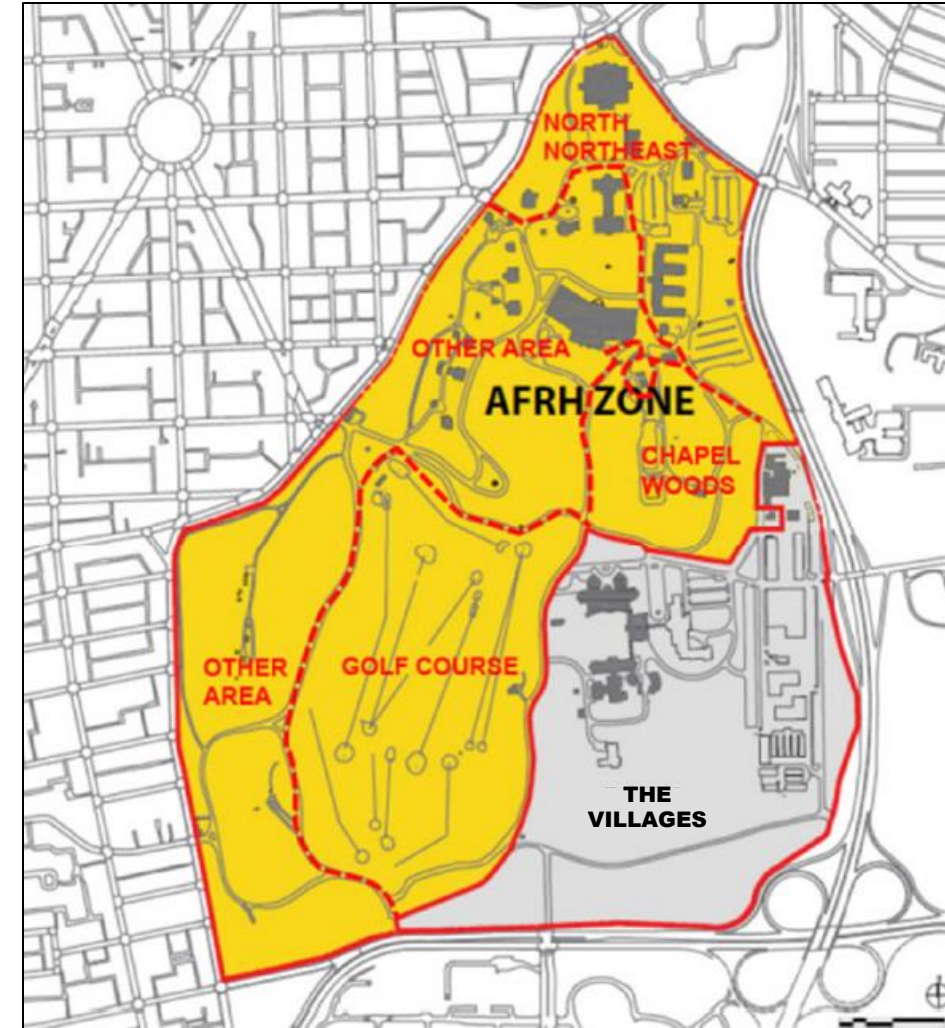
AFRH's Lease and Development Objectives

- **Generate independent revenue stream** to support AFRH's resident-centered care for current and future residents
 - *100% of revenues from the project will go to serve this vulnerable population*
- Respect character of adjacent communities and weave new development into city fabric
- Provide uses complementary to the Home and beneficial to current and future residents
- Ensure ongoing security of AFRH residents
- Encourage adaptive re-use of historic buildings
- **Retain landscape character and significant existing open spaces; encourage public use**



What is the Development & Why are We Here?

- *Creation of a vibrant new District community – 80 Acres*
- Up to 4.9M SF Residential, Medical/Office, Hospitality and Retail
- Over 20 acres of public open recreational space
- Already approved under Federal Master Plan
 - Original Master Plan and Amendment #1 blessed by local stakeholders through extensive community outreach and planning
- Commencing Amendment #2 Process
 - Opportunity to update local ANCs on project and schedule



Green Space, Recreation, Vibrant Mixed-Uses

- 80 acres of mixed-use development and open space
- Approx. 3,000 new housing units, 15% affordable
- ~300,000 SF new retail and hospitality
- Up to 1 Million SF office, including medical
- Over 20 acres Public Open Space - 25% of site – major local community concern
 - Active & Passive Spaces
 - Activation Events
- Multimodal Circuit – Enhanced Connectivity to and between Surrounding Neighborhoods
 - Walkability, Bike-ability
 - Improved linkage between Wards 1, 4, and 5 (through southeastern portion of the AFRH campus bounded by Irving and North Capitol Streets)
- Master Plan Can Accommodate Potential Future Cloverleaf Redevelopment
- 100% of Historic Assets Preserved
- Significant Enhancement of Sustainable Infrastructure – new wet utilities and SWM



The Villages: An American Tradition Refreshed



The Villages: at the Heart of the District

Vibrant mixed uses + economic drivers + abundant recreation space



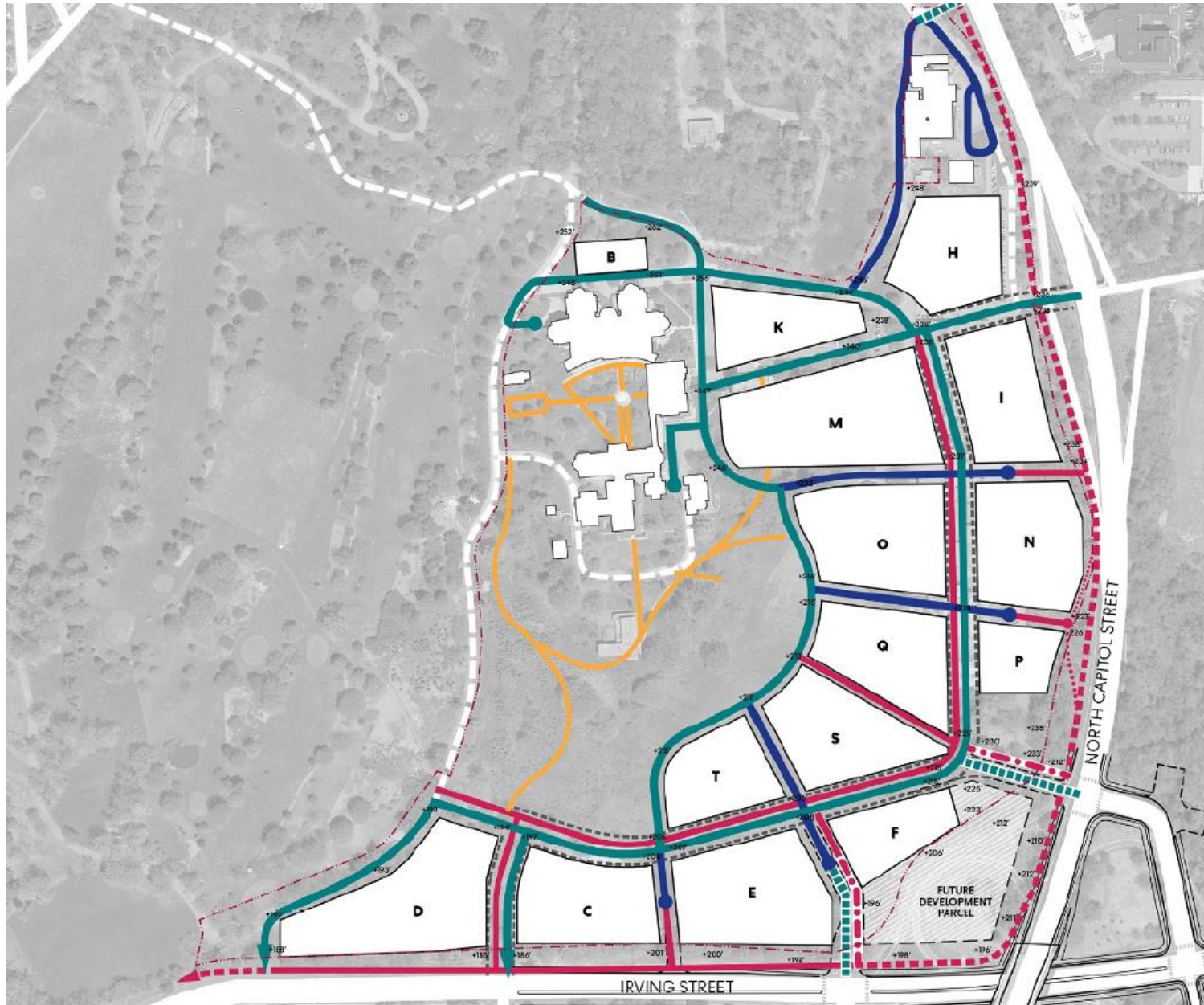
Key Master Plan Updates for The Villages

- Heights & uses unchanged
- Open green space maintained
- Townhomes introduced
- Irving Street Activation
- Improved pedestrian / bike connections
- Minor parcel geometry adjustments
- Future connections to North Capitol/Cloverleaf Urbanization contemplated
- ~10% increase in overall development : ~4.4M SF up to 4.9M SF (excl. parking), more however net decrease in traffic and parking

	2018 Approved Master Plan	2021 Proposed Optimized Master Plan	Delta to 2018 Approved Master Plan
Residential	2,280,477	3,176,916	896,439
Commercial	1,191,391	732,846	(458,545)
Medical	290,650	319,077	28,427
Office Subtotal	1,482,041	1,051,923	(430,118)
Retail*	214,086	206,028	(8,058)
Asst. Living	214,000	309,678	95,678
Hotel	126,391	116,000	(10,391)
Heating Plant Area	36,088	36,088	0
TOTAL	4,353,083	4,896,633	543,550



Planning for Future North Capitol/Cloverleaf Urbanization



*DRAFT of DC CONCEPTUAL
STUDY*

Master Plan Update Schedule

COMPLETED

- 2018-19 – RFP published and Master Developer Selected
- Master Plan Update, Due Diligence, and Ground Lease Negotiations commenced

2021 Focus

- Master Plan Amendment #2 & Environmental Impact Statement (EIS) – May 2021 through Mar 2022
- Development Planning & Due Diligence – Ongoing

2022 Focus

- SEIS Completion – Jan 2022*
- Master Plan Amendment Completion – Mar 2022*

Q&A



The Pasture