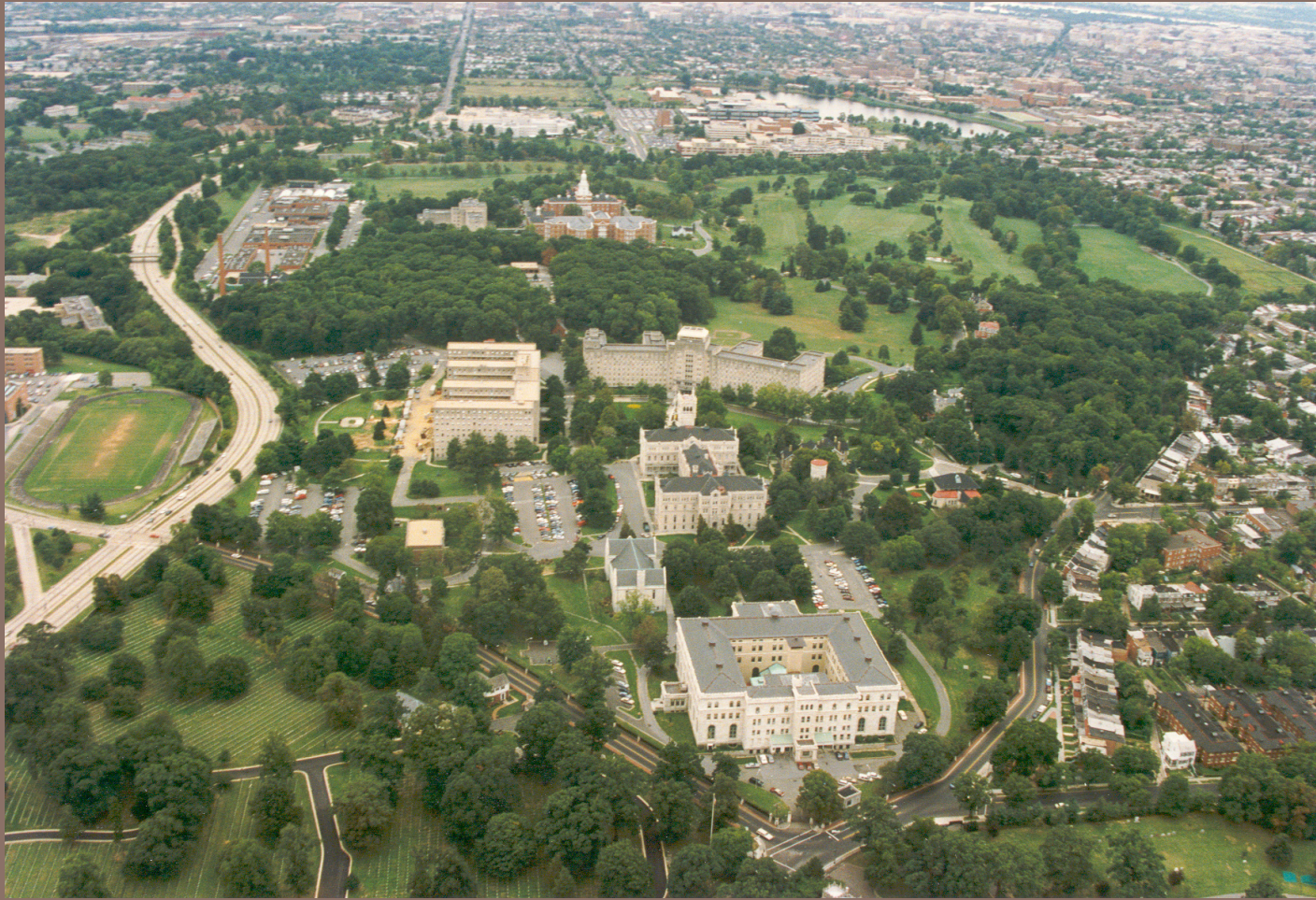


The Armed Forces Retirement Home



Crescent Resources, LLC

Big Picture Facts

SIZE:

- ❑ Originally 400+ acres, currently 272 acres
- ❑ Crescent redevelopment area is 77 acres

LOCATION:

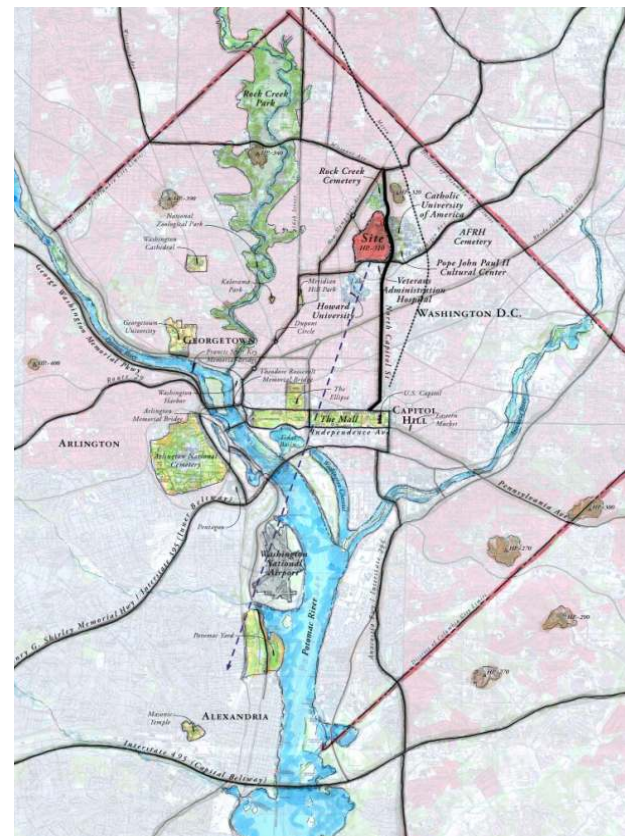
- ❑ Located in northwest Washington, DC approximately 2 miles north of the U.S. Capitol.
- ❑ Located adjacent to the Washington Hospital Center, Catholic, Howard and Trinity Universities
- ❑ Site sits atop the third highest point in Washington, DC

CURRENT USES:

- ❑ A retirement home for approximately 1,100 service veterans

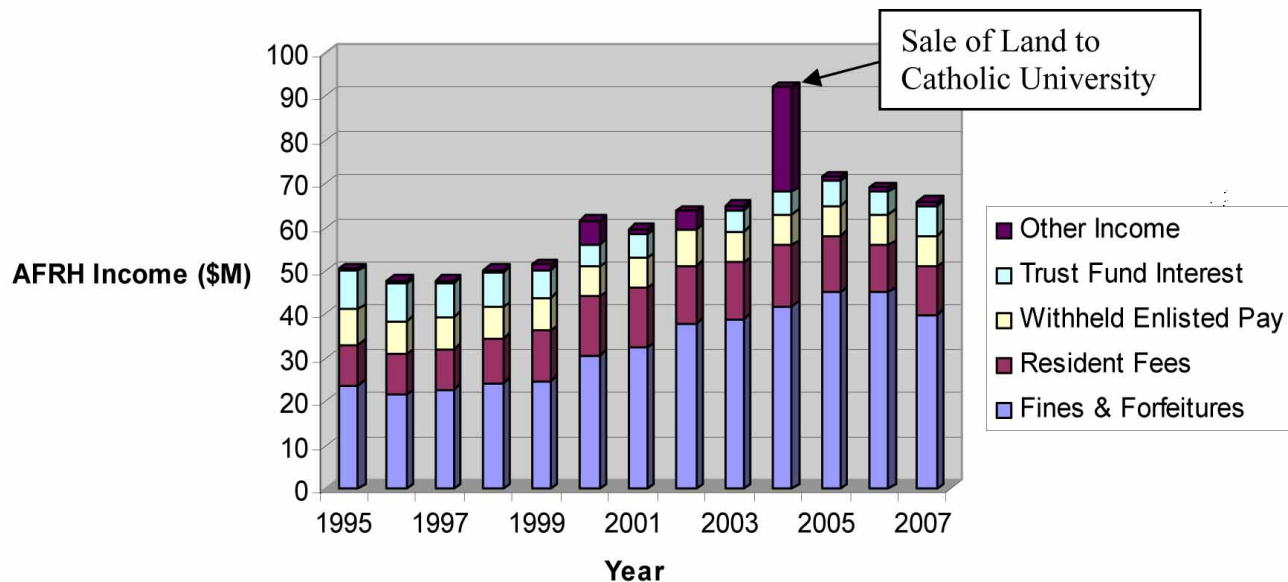
CONTROL:

- ❑ Independent agency of the executive branch of the Federal Government



AFRH Trust Fund

- AFRH is funded entirely from the Armed Forces Retirement Home Trust Fund
- It receives no annual appropriations from Congress
- The Trust Fund is financed with a 50 cent payroll deduction from active duty military and by fines and forfeitures from military disciplinary actions
- AFRH is restricted by law to investments in low-yield Treasury bonds
- Federal law prohibits AFRH from soliciting contributions, applying for grants, or running capital fundraising campaigns

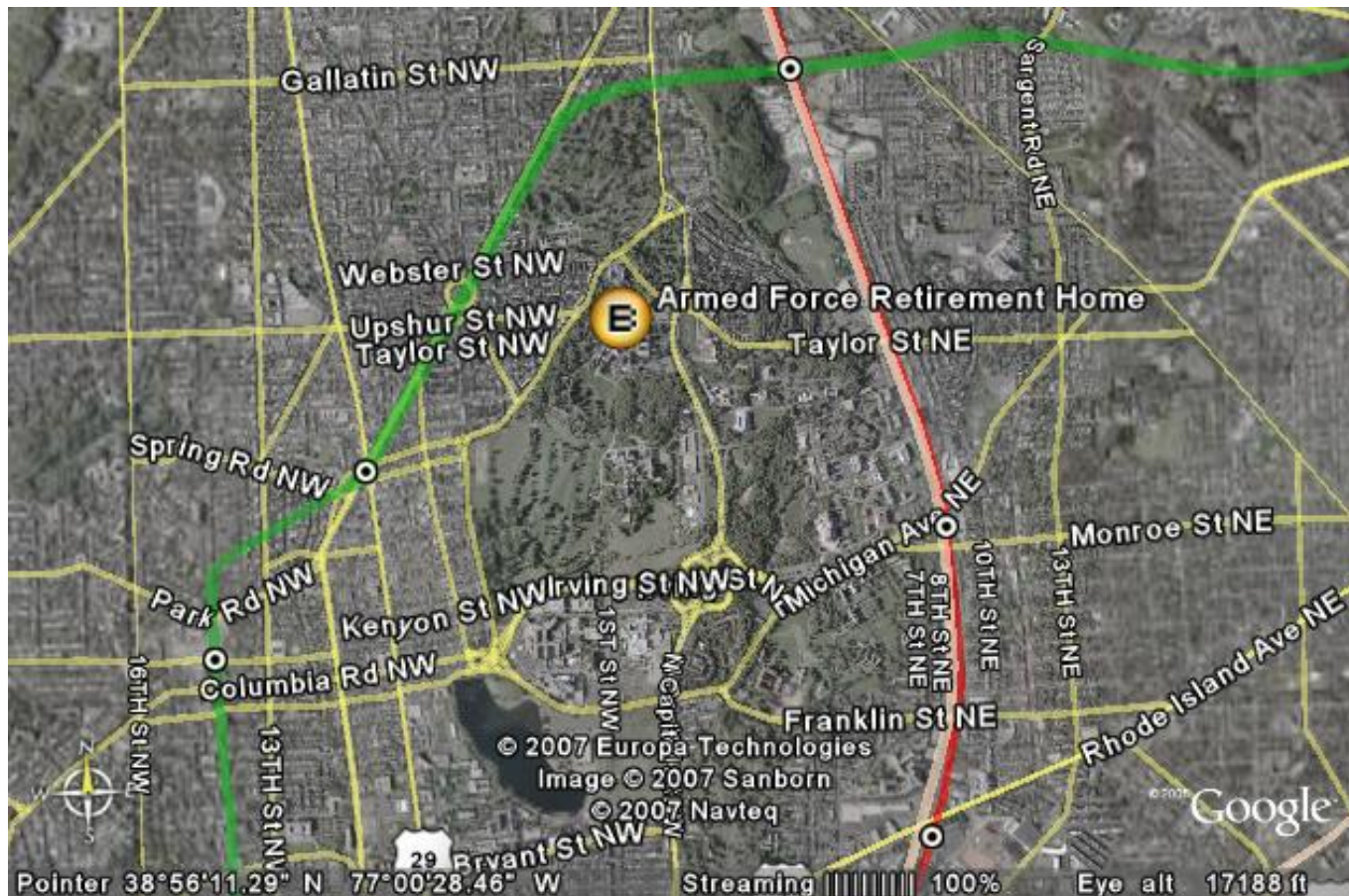


AFRH Project Location



AFRH Nearby Metro Stations

- Georgia Ave/Petworth – 0.6 mile (green line)
- Columbia Heights – 1.1 mile (green line)
- Fort Totten – 1.1 mile (green or red line)
- Brookland/CUA - .74 mile (red line)



Project Summary

Proposed Site Plan Uses:

Residential

2.9 Million SF

Commercial office space

1.4 Million SF

Hotel and meeting facility

126,000 SF

Future hotel expansion

150,000 SF

Neighborhood retail

214,000 SF

Future Assisted living

214,000 SF

Open Space

23.4 Acres

Flex space:

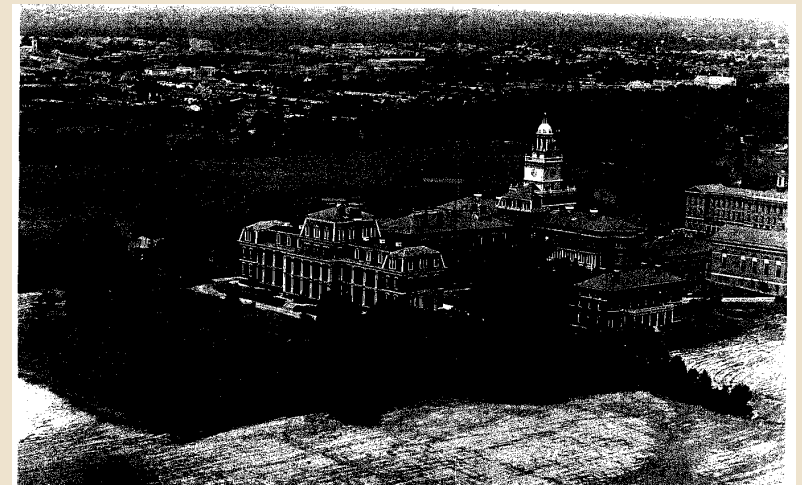
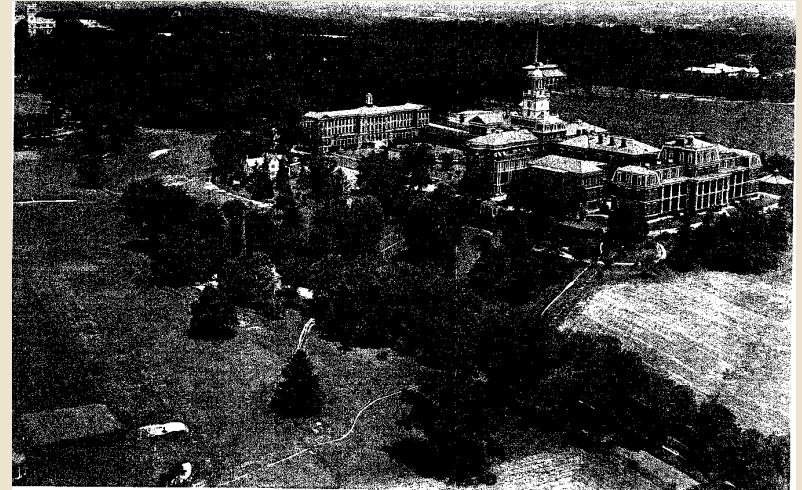
500,000 SF



Historical Perspective



Contributing Resources (excluding structures) in the Other Areas Sub-zone



AFRH Project Site Plan

- 1,806,258 SF (1,505 units) of rental residential units
- 1,101,139 SF (918 units) of for-sale residential units
- 120,000 SF of hotel and meeting facility
- 150,000 SF for future hotel expansion
- 125,000 SF of neighborhood retail
- 942,167 SF of commercial office space
- 213,000 SF of Assisted living
- Includes the infrastructure network and nearby 27 acres of open space
- Flex space: 520,000 SF of residential or office



AFRH Key Challenges

- Negotiate an executable transaction.
- Design a sustainable high-quality development plan.
- Maintain flexibility related to market and timing.
- Navigate a complex permitting and entitlement process.
- Integrate adaptive reuse in historical resources into development.

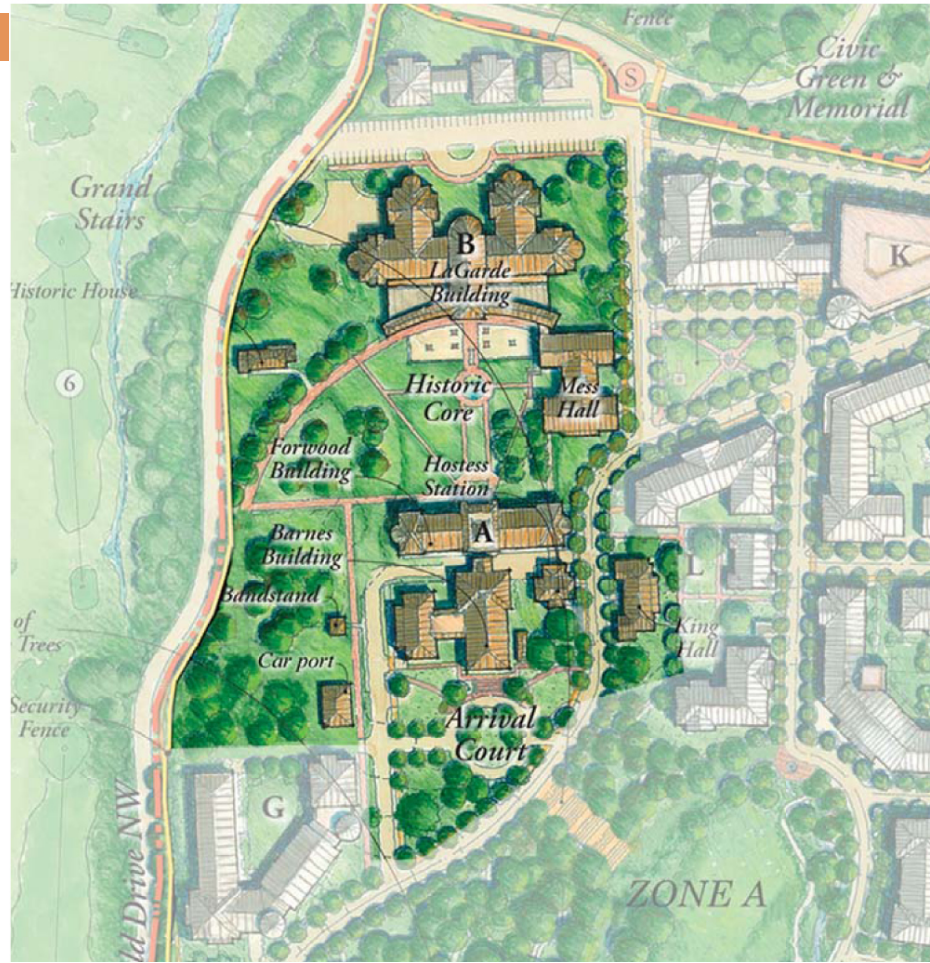
AFRH Preservation of Pershing Drive



Note: This is an illustrative landscape plan and does not depict the final plan conditions.



AFRH Adaptive Reuse of Historic Core



AFRH Forewood Building



AFRH Barnes Building



AFRH Preservation of Historic Pasture

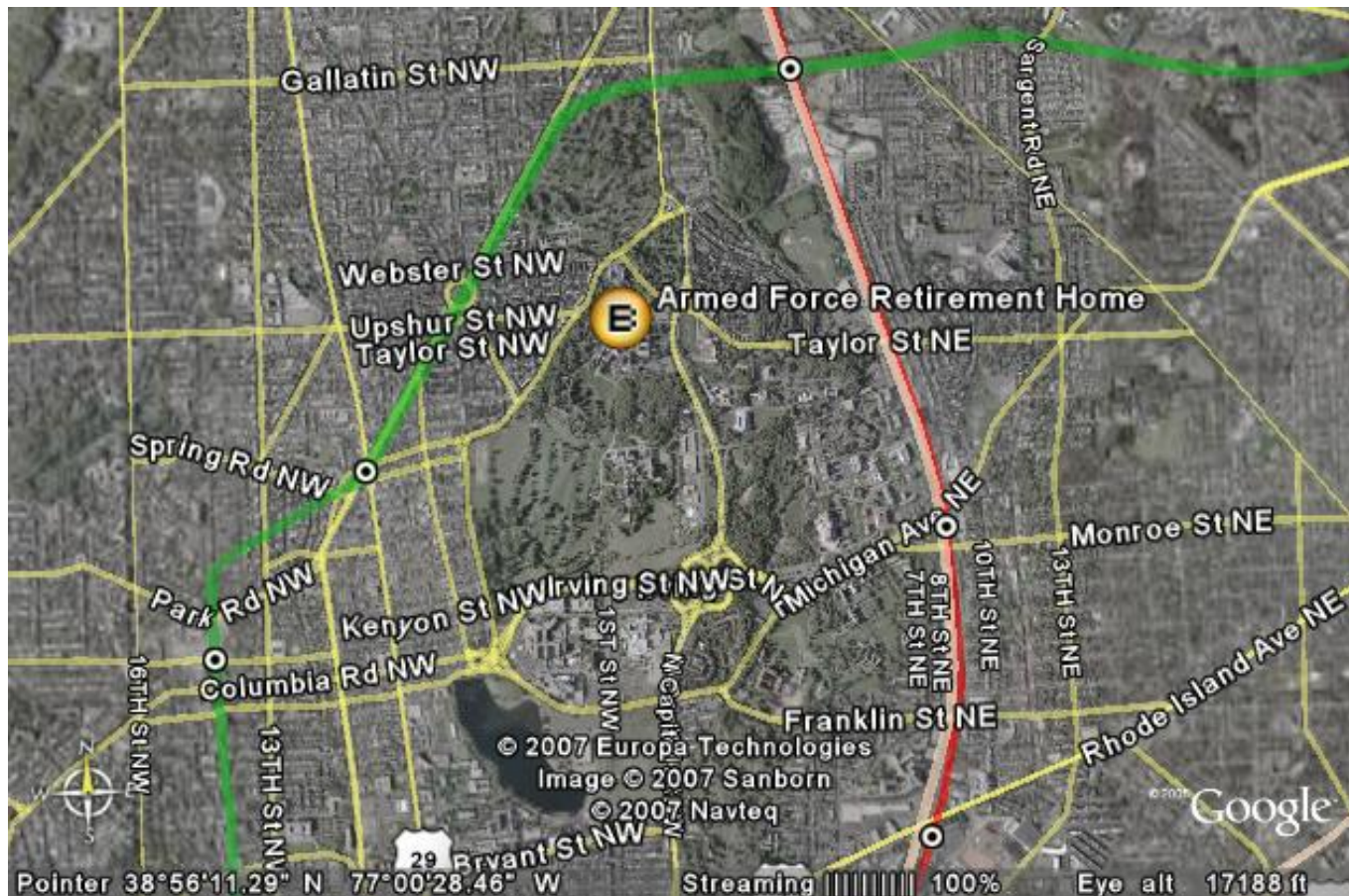


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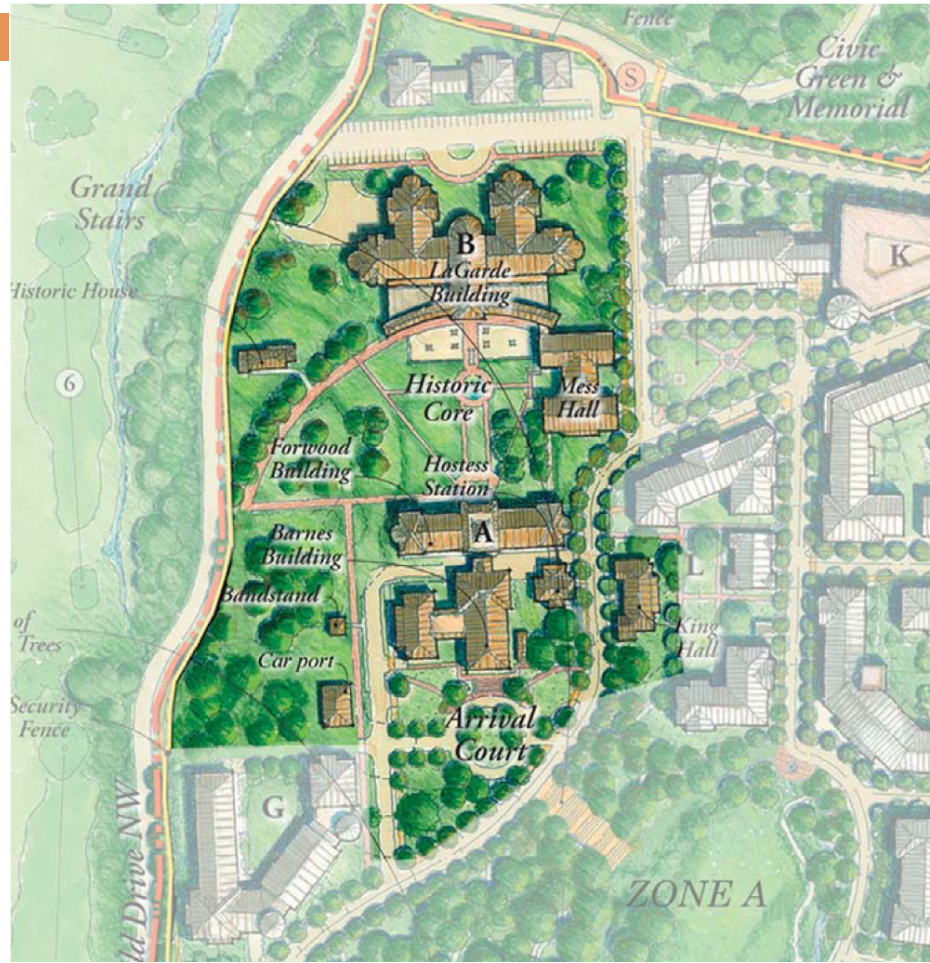
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AFRH Adaptive Reuse of Historic Core



AFRH Forewood Building



AFRH Barnes Building



AFRH Preservation of Historic Pasture



Historical Perspective

FOUNDED:

- In 1851 by bounty recovered land from Mexican American war by General Winfield Scott

PRESIDENTIAL RETREAT:

- The site has served as the Presidential retreat of Chester Arthur, Rutherford B. Hayes, James Buchanan, and most prominently Abraham Lincoln



Historical Perspective

ABRAHAM LINCOLN HISTORY:

- 25% of Lincoln's presidency was spent at the AFRH
- Final drafting site of the Emancipation Proclamation
- The renovation of Lincoln's cottage opened on President's Day, February 18, 2008

HISTORIC DESIGNATIONS:

- National Historic Landmark – November 7, 1973
- National Register of History Places – February 11, 1974
- National Monument – July 7, 2000



1860



1870



2001

The Armed Forces Retirement Home

ACQUISITION PROCESS

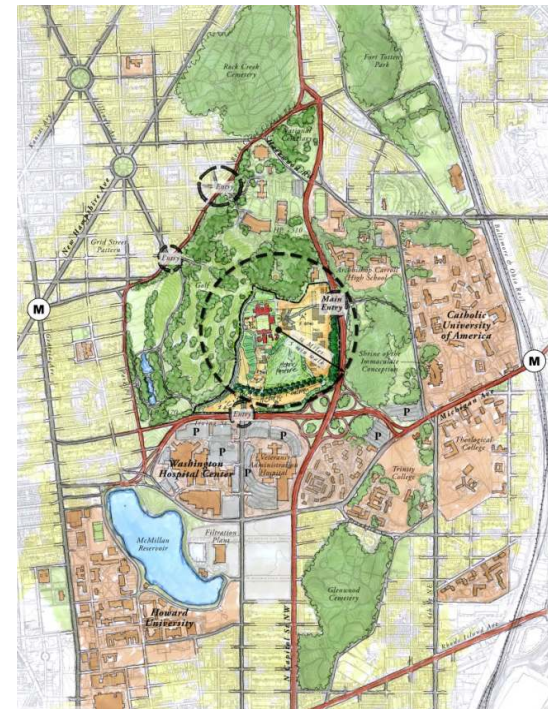
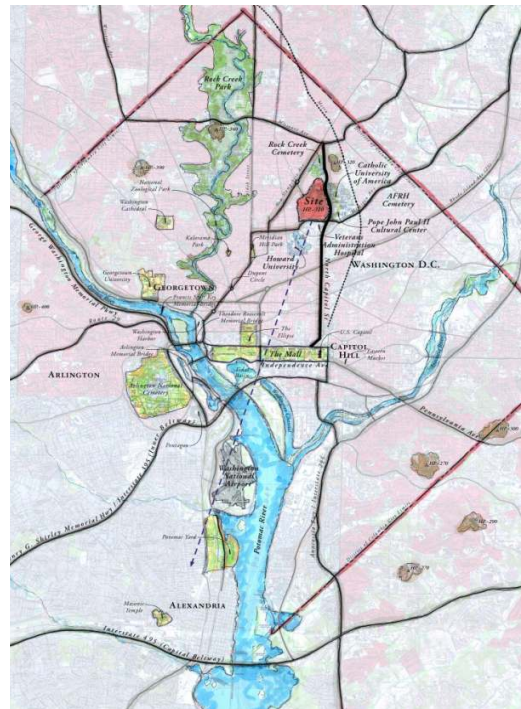


Crescent Resources, LLC

Crescent Acquisition Summary

Request for Qualification (RFQ):

- Submitted December 16, 2005
- Assembled Development Team
- Protect, preserve and enhance the unique AFRH assets
- Submitted a vision for the site
- Generate revenue in order to assist the AFRH to care for current and future residents



Crescent Acquisition Summary

Request for Proposal (RFP):

- Submitted December 6, 2006
- 28 Binder submission
- Proposed redevelopment of Zones 3 and 4; now combined and known as Zone A
- Introduced a more refined development program and framework infrastructure plan
- Create a sustainable development LEED-ND Pilot Program
- Financial Offer



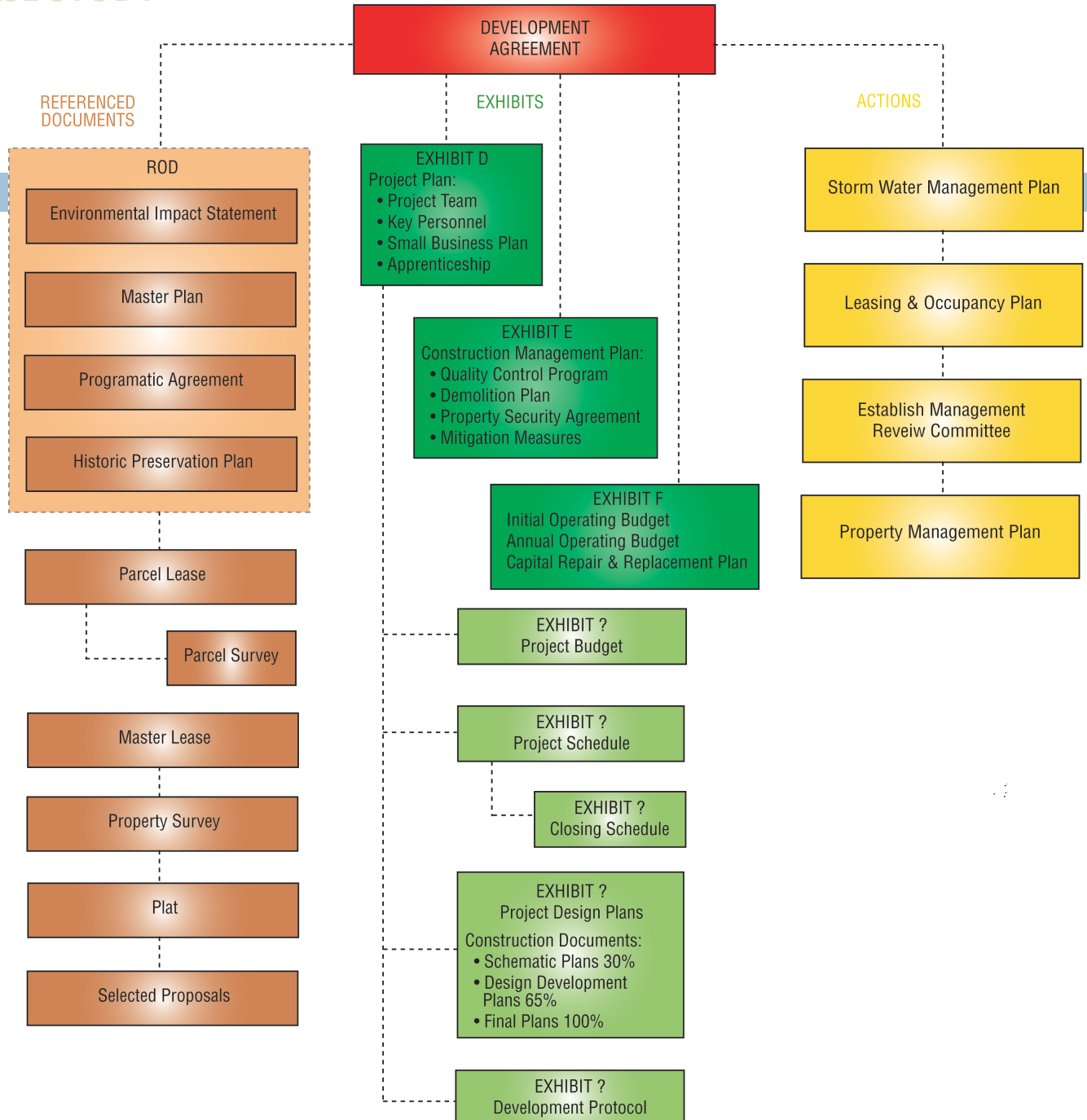
Crescent Acquisition Summary

Awarded “Preferred Developer”

- **Crescent Resources Selected for Redevelopment** March 26, 2007



THE AFRH CASE STUDY



The Armed Forces Retirement Home

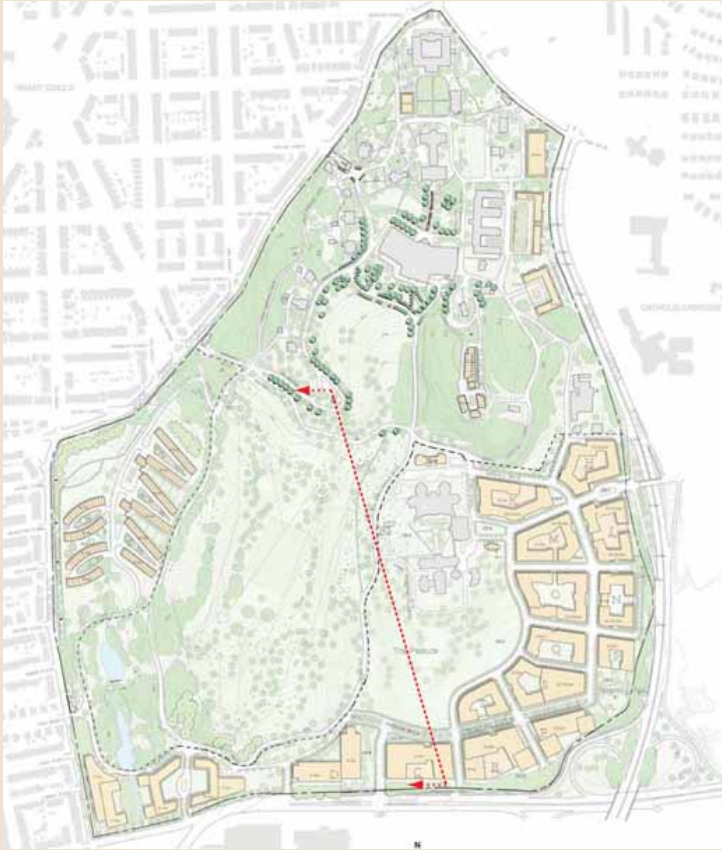
ENTITLEMENT PROCESS



Crescent Resources, LLC

Entitlement Process

Master Plan: Incorporate Zone A into overall Master Plan



Land Entitlement Process

Stakeholders involved throughout the process:

Federal Stakeholders

- CFA – Commission of Fine Arts
- NPS – National Park Service
- ACHP – Advisory Council on Historic Preservation
- NCPC – National Capital Planning Commission
- EPA – Environmental Protection Agency
- DOD – Department of Defense
- FEMA – Federal Emergency Management Agency
- US Army Corps of Engineers
- FHA – Federal Highway Administration
- United States Congress – House and Senate
- WMATA – Washington Metro Transportation Authority

Land Entitlement Process

Stakeholders involved throughout the process:

Local Stakeholders

- DCOP – District of Columbia Office of Planning
- SHPO – District of Columbia State Historic Preservation Officer
- DDOT – District of Columbia Department of Transportation
- District of Columbia of Parks and Recreation
- District of Columbia Councilmember's
- District of Columbia Deputy Mayor for Planning/Economic Development
- District of Columbia Department of Consumer and Regulatory Affairs
- LSDBE – Local, Small, Disadvantaged Business Enterprises
- HPRB – District of Columbia Historic Preservation Review Board

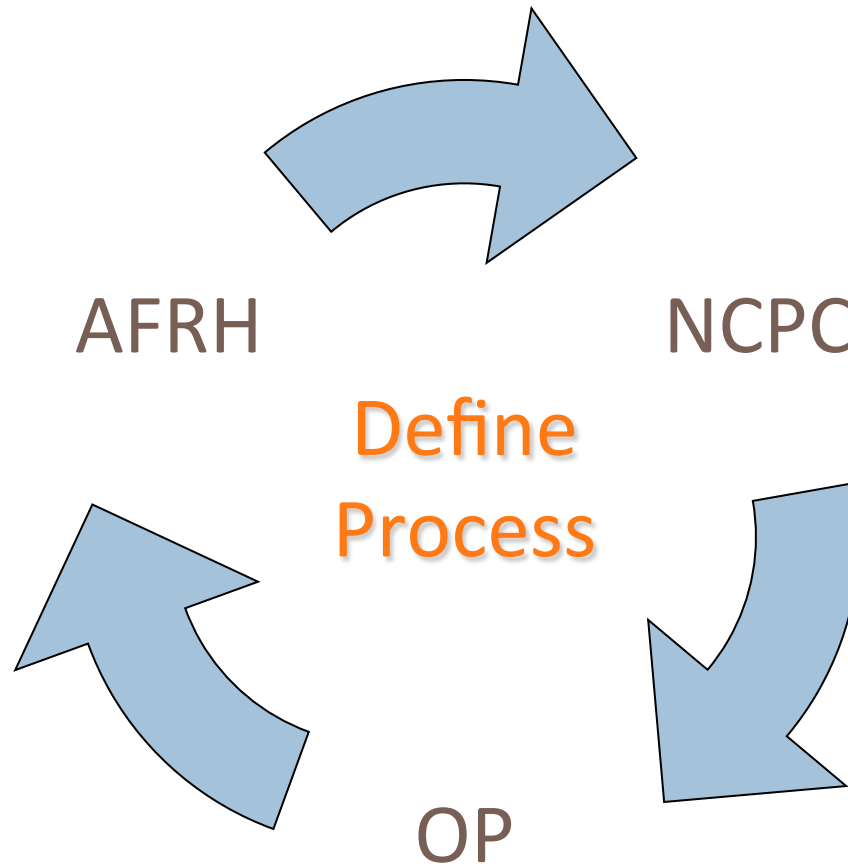
Land Entitlement Process

Stakeholders involved throughout the process:

Community Stakeholders

- ANC – Advisory Neighborhood Commissions
- AFRH Residents
- Institutional – Washington Hospital Center/Medstar, CNMC, VA Hospital, National Rehabilitation Center
- Educational – Howard University, Catholic University, Trinity College
- Surrounding Community Neighbors
- UNIC – United Neighborhood Coalition
- NTHP – National Trust for Historic Places

Memorandum of Understanding (MOU)



Executed August 2, 2007

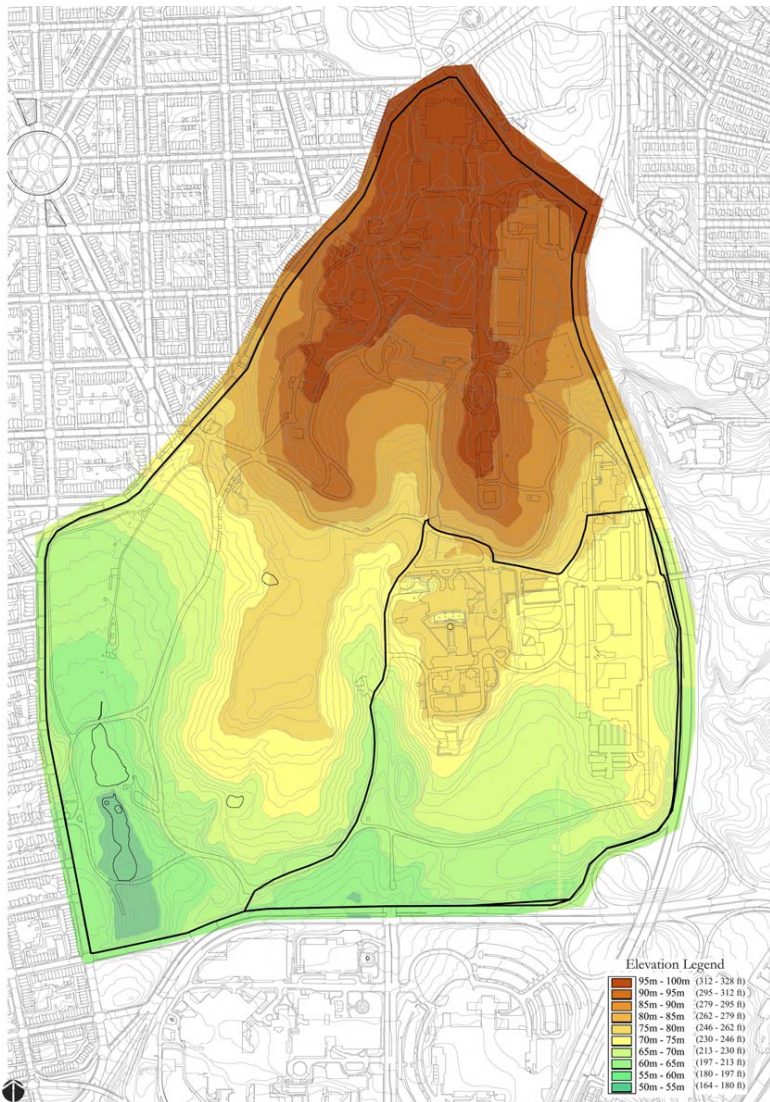
Incorporation of Stakeholder Feedback

Evolution of the Plan



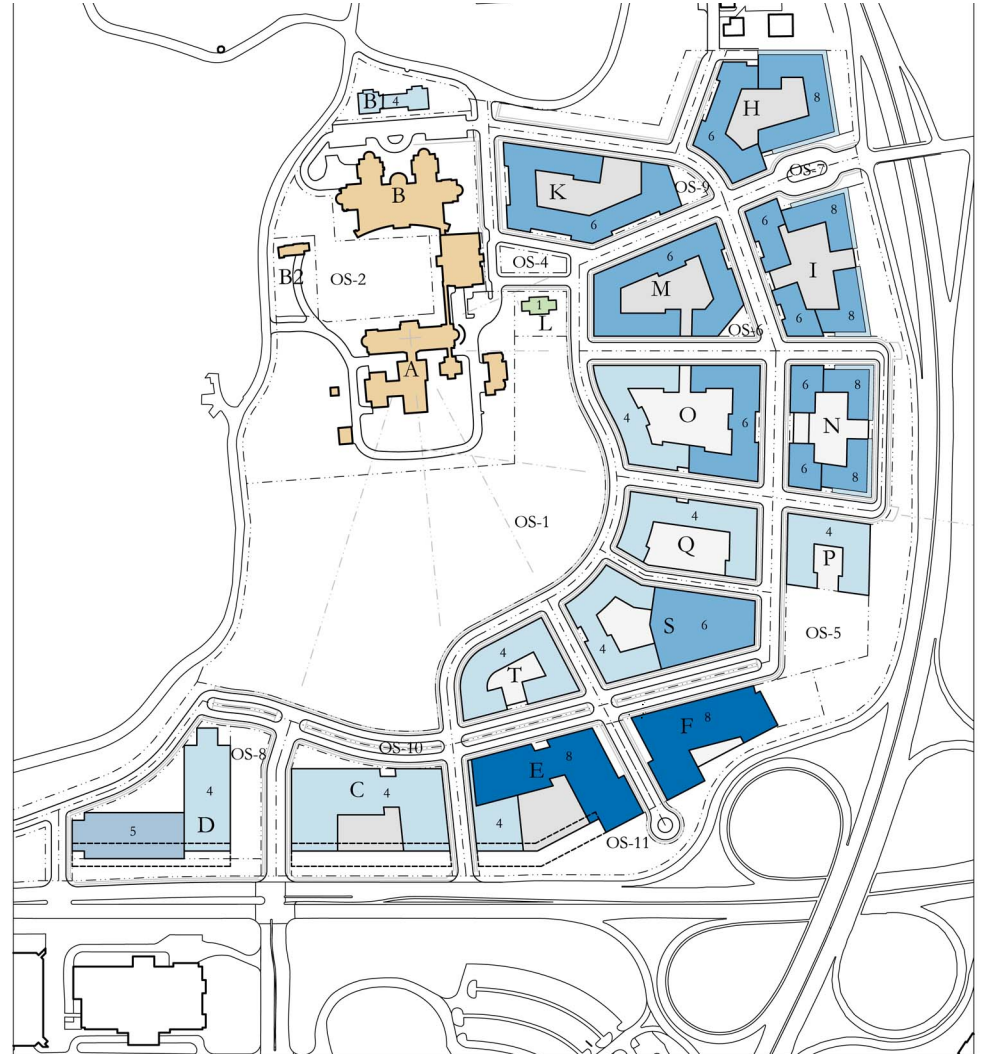
National Historic Preservation Act

Viewshed Preservation



National Historic Preservation Act

Viewshed Preservation



National Historic Preservation Act

Section 106 Process: Parcel Reconfigurations/Viewsheds



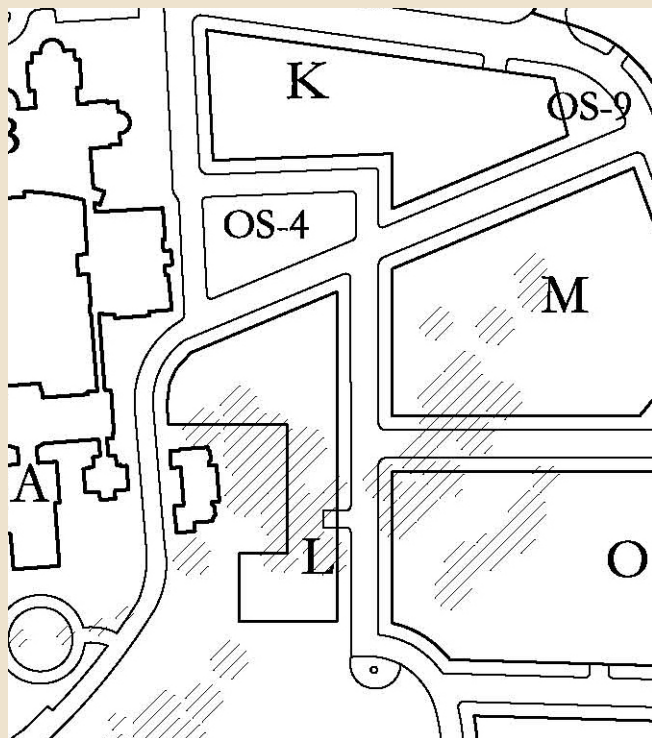
National Historic Preservation Act

Section 106 Process: Road Reconfigurations



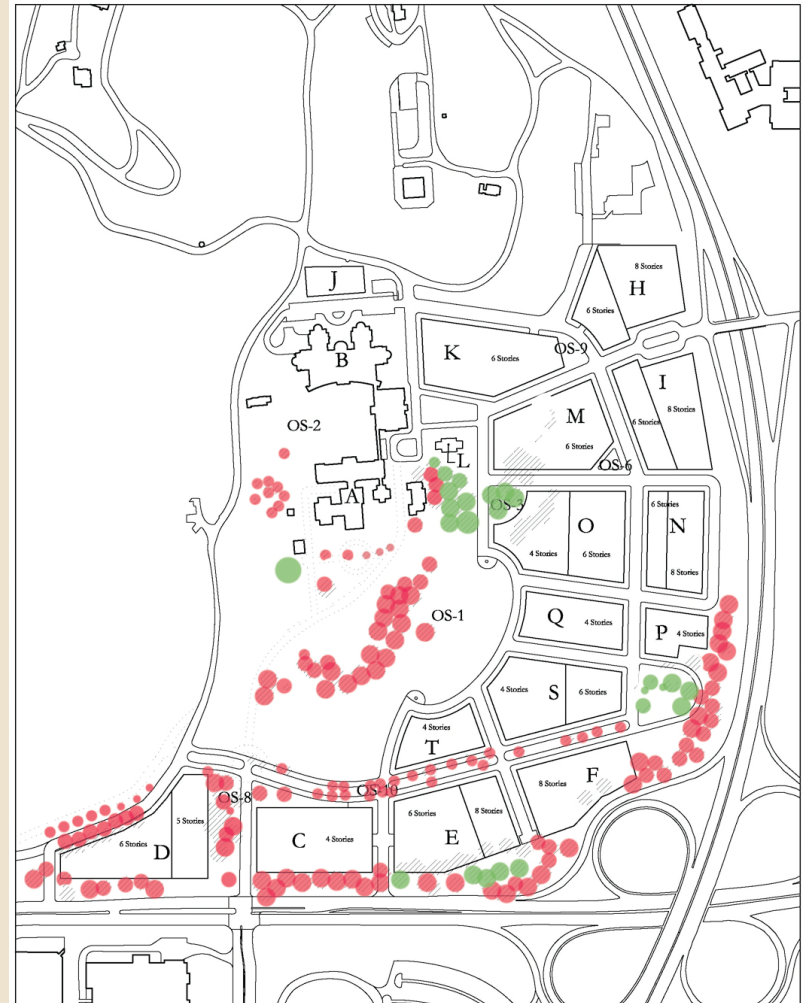
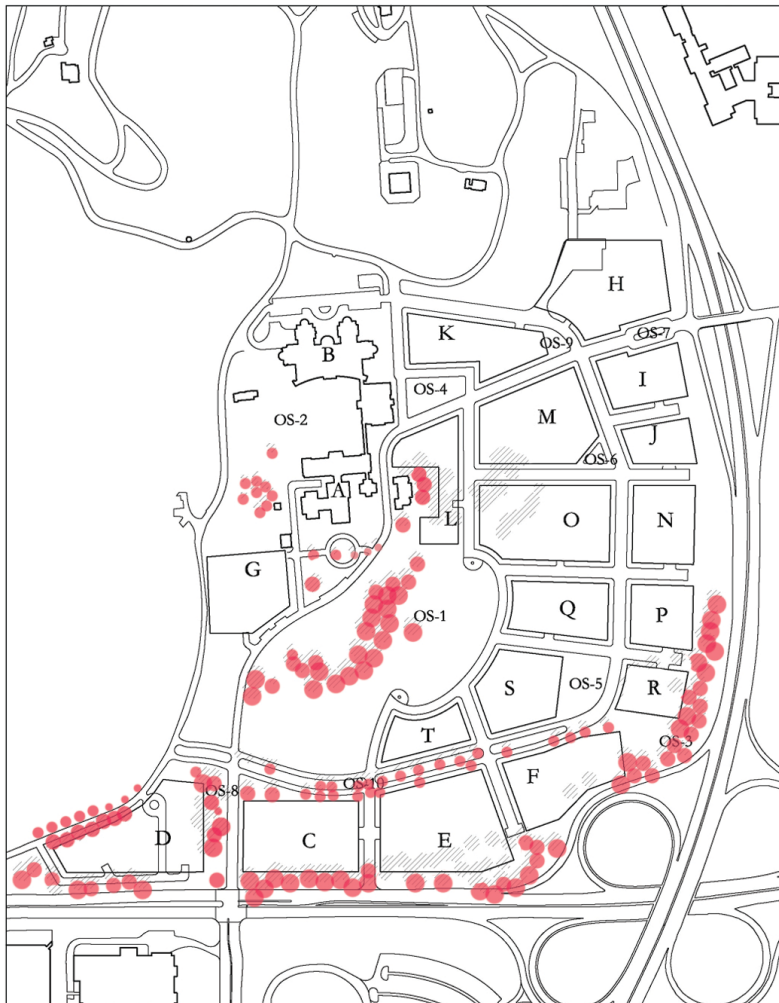
National Historic Preservation Act

Section 106 Process: Tree Preservation



National Historic Preservation Act

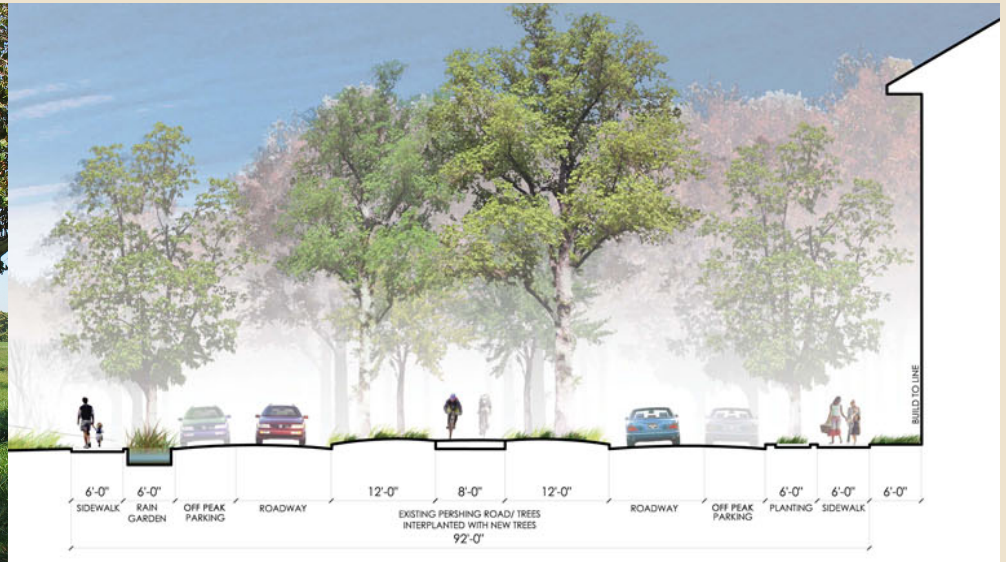
Section 106 Process: Tree Preservation



National Historic Preservation Act

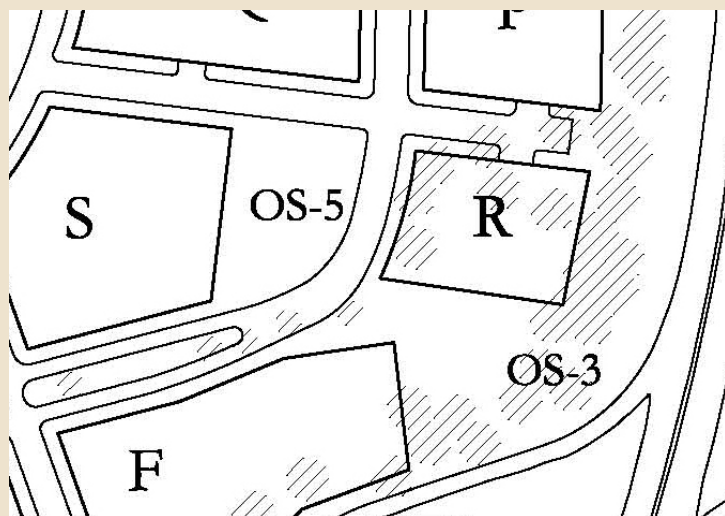
Section 106 Process: Pershing Drive

Incorporate and enhance existing historic resources on the site



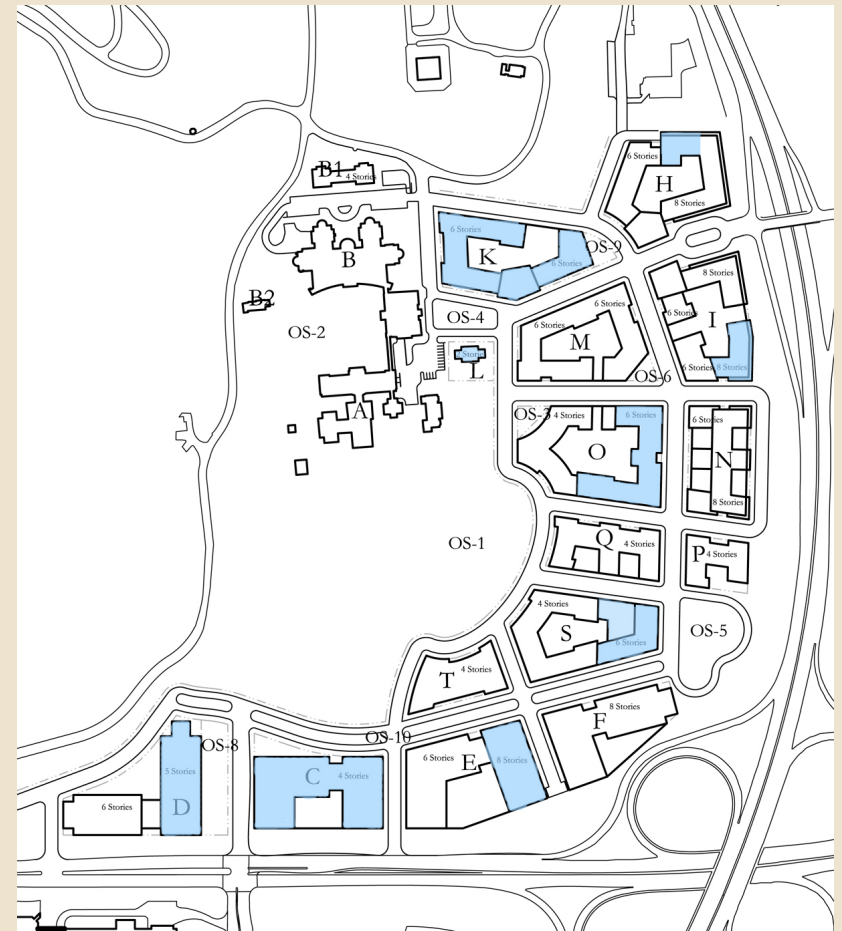
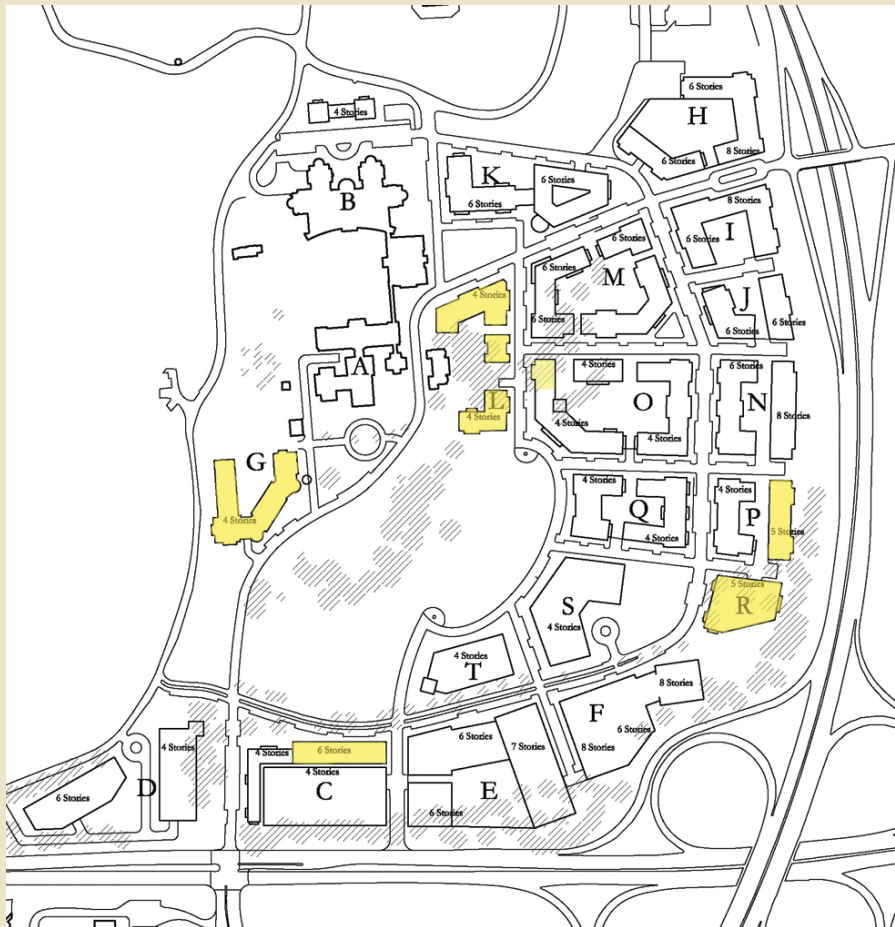
National Historic Preservation Act

Section 106 Process: Pershing Drive Termination



National Historic Preservation Act

Section 106 Consultation Process: Parcel Reconfigurations



National Historic Preservation Act

PROGRAMMATIC AGREEMENT (PA)

- The Programmatic Agreement is made by and among, the Armed Forces Retirement Home (AFRH), National Park Service (NPS), National Capital Planning Commission (NCPC), the Advisory Council on Historic Preservation (ACHP), and the District of Columbia State Historic Preservation Officer (SHPO).
- The purpose of the PA is to mitigate adverse effects anticipated from mixed-use development outlined by the AFRH Master Plan and to ensure compliance of specified undertakings with Sections 106 and 110 of the National Historic Preservation Act (NHPA).

National Environmental Protection Act

DRAFT AND FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS)

- Defines EIS process which outlines public review and comments
- Defines development alternatives
- Environmental consequences (impacts) and mitigations
- Defines the “affected environment”
 - Natural resources
 - Social environment
 - Cultural resources
 - Transportation/air quality
 - Utilities

National Environmental Protection Act

RECORD OF DECISION (ROD):

- The Record of Decision (ROD) is prepared in accordance with the Council on Environmental Quality (CEQ) regulations implementing the National Environmental Policy Act (NEPA).
- States AFRH's decision
- Identifies all alternatives considered by AFRH in reaching the decision and specifies the environmentally preferable alternative
- Identifies and discusses relevant factors (e.g. operational, environmental, economic, and technical) that were considered in making the decision among the alternatives and states how those conditions entered into this decision
- States the mitigations adopted, determines whether all practicable means to avoid or minimize environmental harm from the selected alternative have been adopted, and summarizes the applicable monitoring and enforcement program adopted for the applicable mitigation.

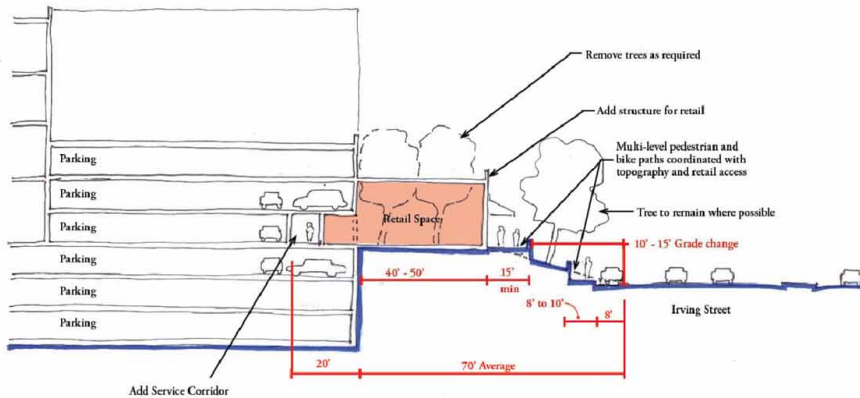
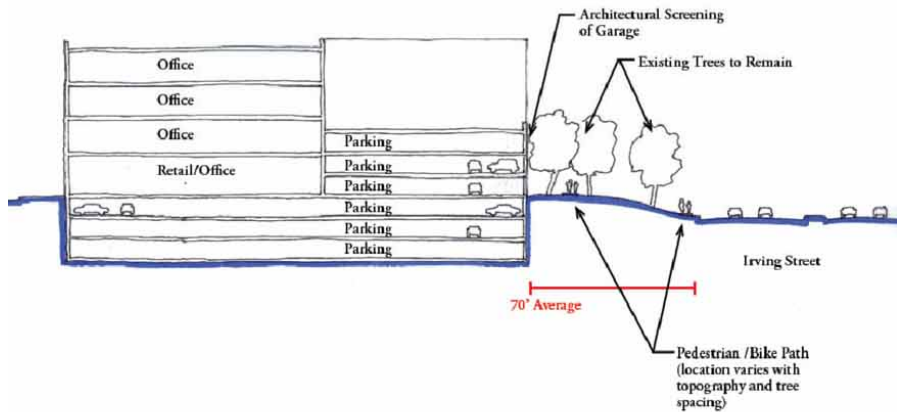
National Environmental Protection Act

RECORD OF DECISION (ROD):

	AFRH	Zone A Developer	Zone B Developer	Zone C Developer
	and AFRH-W MP, as approved by NCPC.			
Transportation	As part of any development agreement, AFRH-W will require developers to prepare a transportation management plans detailing strategies to reduce single occupancy vehicle use, such as shuttles to public transportation and incentives for carpools/vanpools.	<p>The following measures will be undertaken by the developer, subject to the reviewing agencies having jurisdiction, as part of the development of Zone A:</p> <ul style="list-style-type: none"> • Provide a new right-in/right-out only access onto westbound Irving Street, NW between the Irving Street/North Capital Street interchange and 1st Street, NW • Provide a full-movement intersection at onto Irving Street at 1st Street, NW • Provide a new full-movement access midway between Kenyon Street, NW 	<p>The following measures will be undertaken by the developer, subject to the reviewing agencies having jurisdiction, as part of the development of Zone B:</p> <ul style="list-style-type: none"> • A new entrance will be constructed from Zone B onto Irving Street. • Construct sidewalks and bike paths to facilitate public access. <p>The developer of Zone B will prepare a transportation management plan detailing strategies to reduce single occupancy vehicle use, such as shuttles to public transportation and incentives for carpools/vanpools.</p>	<p>The following measures will be undertaken by the developer, subject to the reviewing agencies having jurisdiction, as part of the development of Zone C:</p> <ul style="list-style-type: none"> • Re-open the entrance from AFRH-W to Randolph Street, NW. • Construct sidewalks and bike paths to facilitate public access. <p>The developer of Zone C will prepare a transportation management plan detailing strategies to reduce single occupancy vehicle use, such as shuttles to public transportation and incentives for carpools/vanpools.</p>

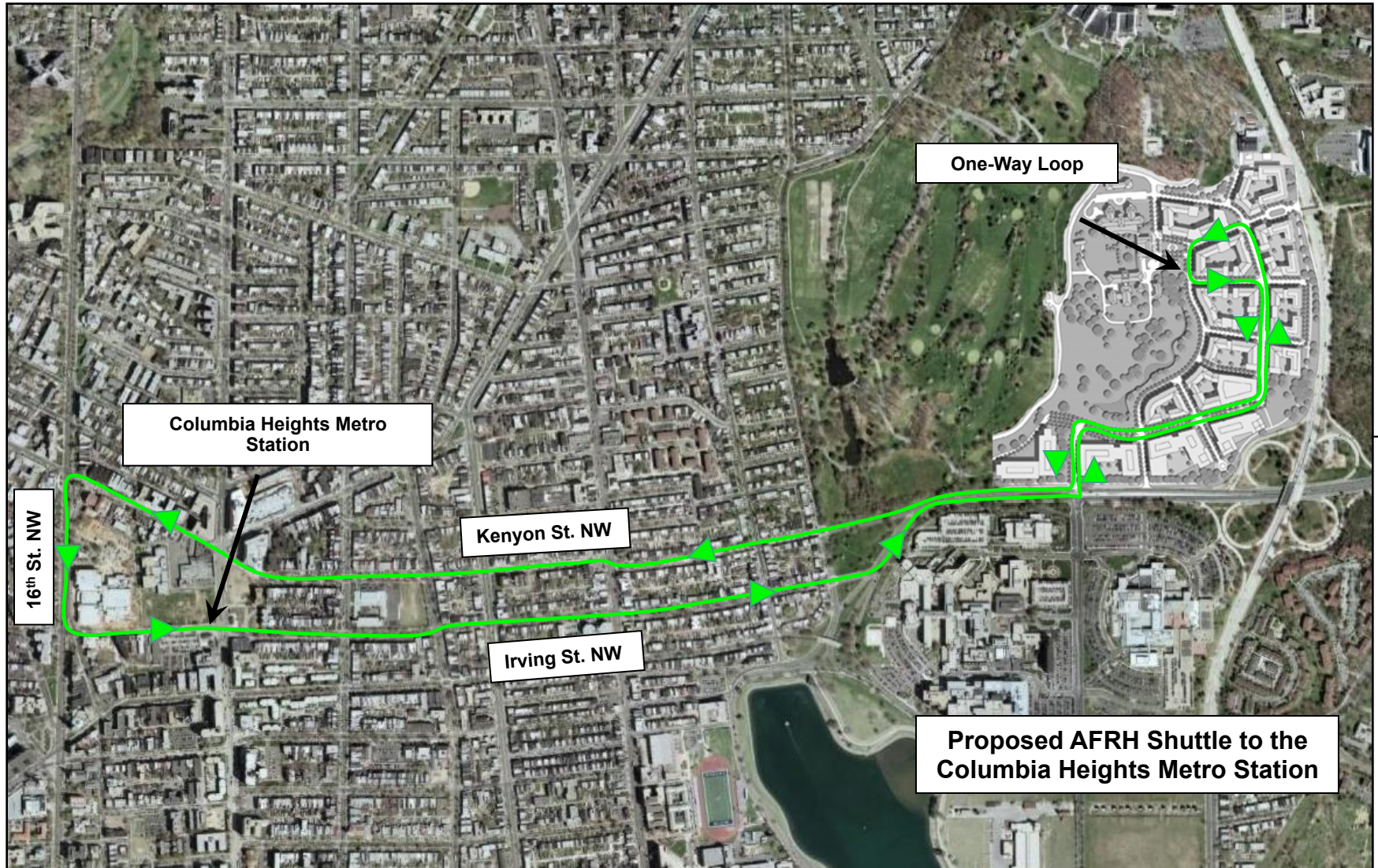
Stakeholder Negotiations (last minute)

Retail Connectivity



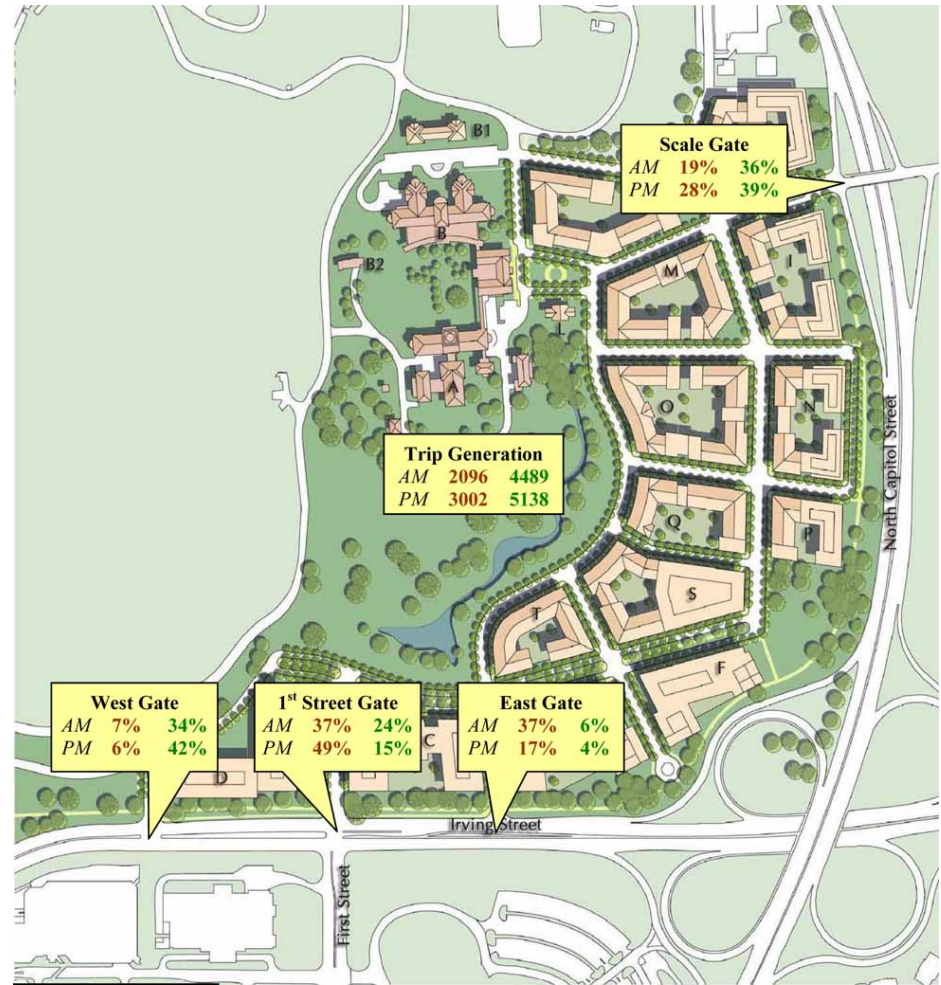
Stakeholder Negotiations

Increased Shuttle Service (module splits)



Stakeholder Negotiations

Parking Compromise, allocation of network capacity



LEGEND:

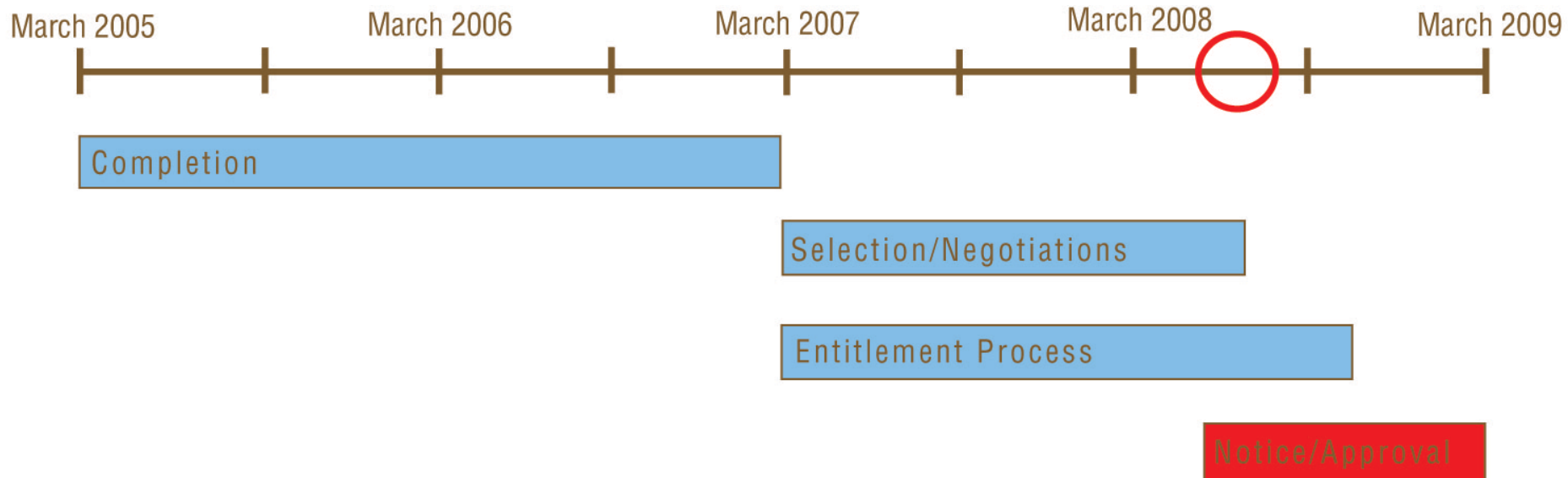
FEIS	XXX
TIS	XXX

Master Plan Approval

- Culmination of:
 - NHPA Programmatic Agreement
 - NEPA Record of Decision
 - Stakeholder Negotiations
 - Irving Street Retail, DCOP
 - Provide Shuttle Service, DDOT
 - Parking Compromise, NCPC, DCOP and DDOT

- Approved by the National Capital Planning Commission (NCPC) on July 10, 2008

Land Packaging Process



Approval Milestones

- Finalize the memorandum of Understanding with National Capitol Planning Commission (NCPC) and the Washington DC Office of Planning (DCOP) regarding land use process, June 2007
- Finalize the Environmental Impact Statement (EIS) to satisfy the National Environmental Protection Act (NEPA), early June.
- Finalize the Programmatic Agreement (PA) and the Historic Preservation Plan (HPP) to satisfy Section 106 of the Historic Preservation Act (HPA), July 27, 2007.
- Master Plan approval by the National Capitol Planning Commission (NCPC), July 10, 2008.
- District of Columbia Rezoning Legislation approval of Master Plan, mid-2008.
- Finalize Developer/AFRH Agreements Stage 1 by September 1, 2007.
- Execute Developer/AFRH Agreements following Master Plan approval, late 2008.

Biggest Challenges/Next Steps

BIGGEST CHALLENGES:

- ❑ DC/Federal Government Coordination – Approval process
- ❑ Making the AFRH campus a “place”

NEXT STEPS 2008/2009:

- ❑ DC Zoning Commission Approval - 2008
- ❑ Design and Permit Acquisition for land development – 2nd or 3rd Qtr 2009
- ❑ Begin construction - 2009

