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***Patriot Communities***

**Local Partners.**

**Long Term Vision.**





# *Agenda*

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- **Overview of Patriot Communities**
  - **Community Development**
  - **Community Design Plans**
  - **Housing Design Plans**
  - **Construction Management/Phasing**
  - **Property Management**
  - **Summary**
-



# Partners



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# *Community Design Plans*



# *Community Before and After*



EXISTING VIEW AT 29TH STREET  
INCREMENT 5



SAME VIEW  
PROPOSED DESIGN

# *Community Before and After*



SAME VIEW  
PROPOSED DESIGN



EXISTING VIEW AT MARCH CIRCLE  
INCREMENT 2

# *Wherry Demolition*



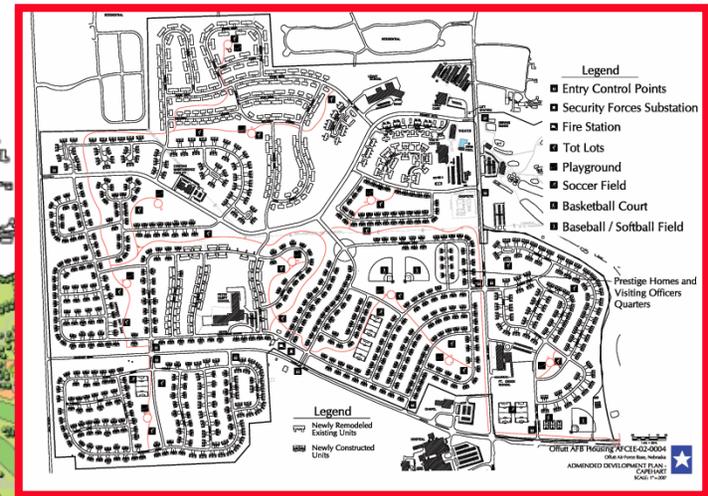
# *New Coffman Heights*



# *Capehart Demolition*



# New Capehart



Note: Master Plan will reflect all changes incorporated into Amended Capehart Development Plan

The size of the Future Water Feature will be reduced and slightly relocated.

The Future Community Center may be incorporated in the same location as originally proposed in step two.

# *Capehart Villages*





TYPICAL VILLAGE ENTRANCE  
PROPOSED DESIGN

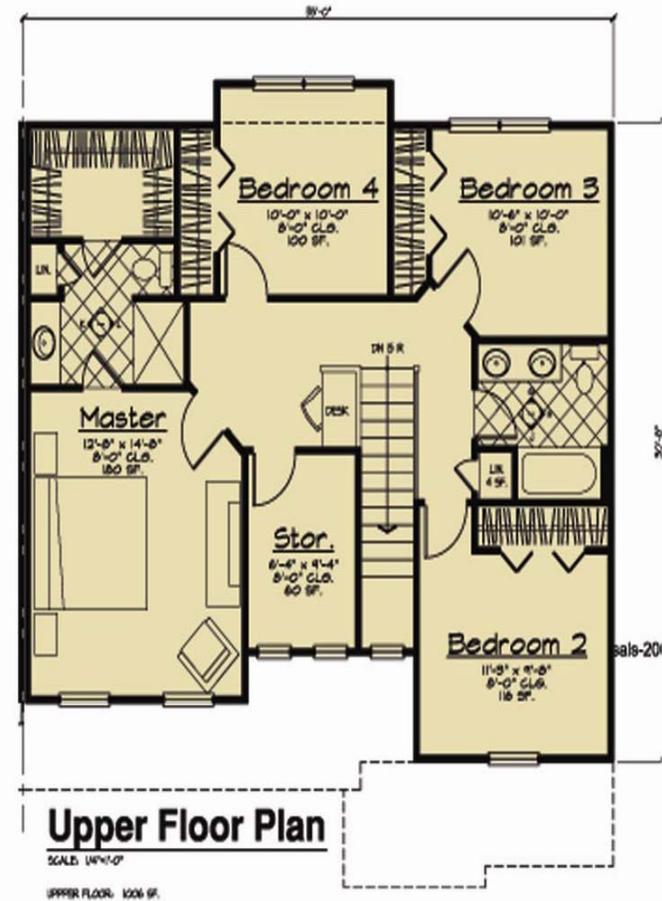
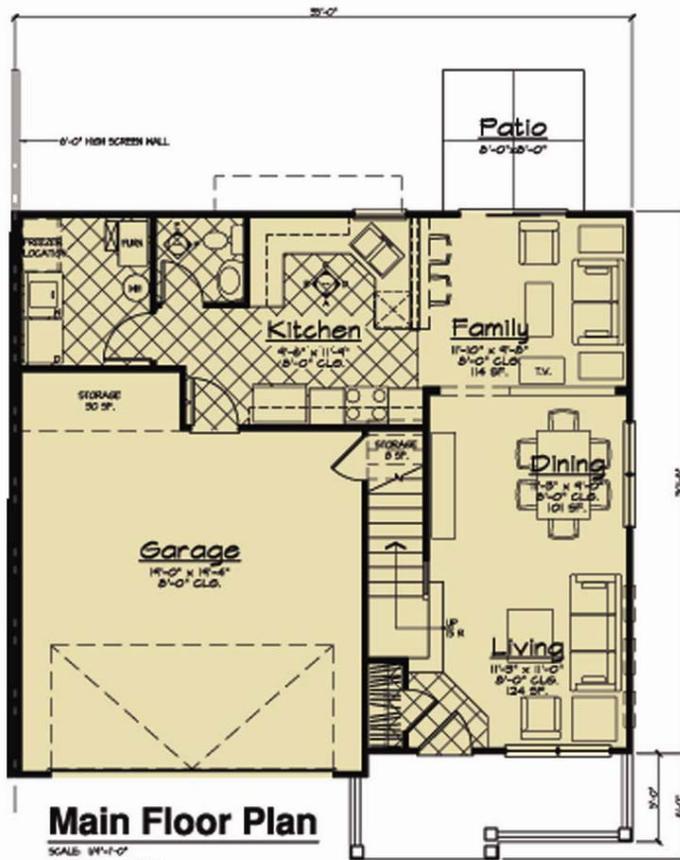


## *Housing: E1-E6 4 Bedroom*



E1-E6 4 Bedroom

# Housing: E1-E6 4 Bedroom



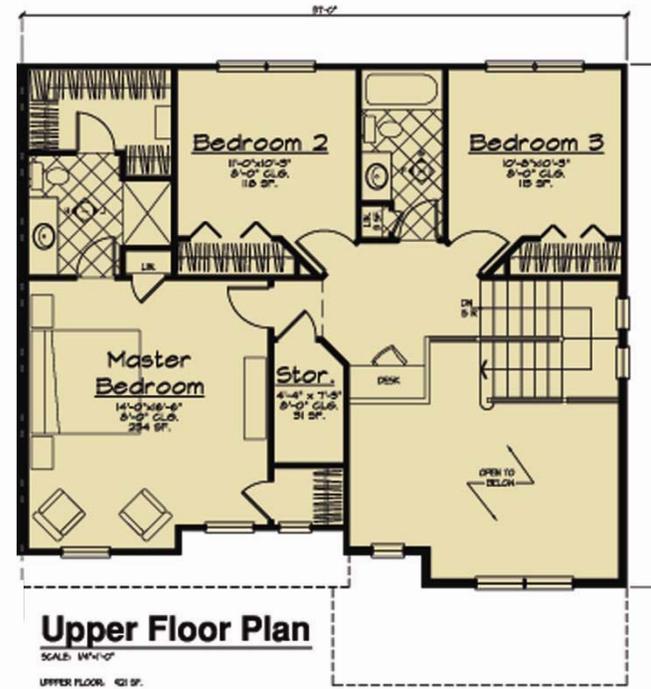
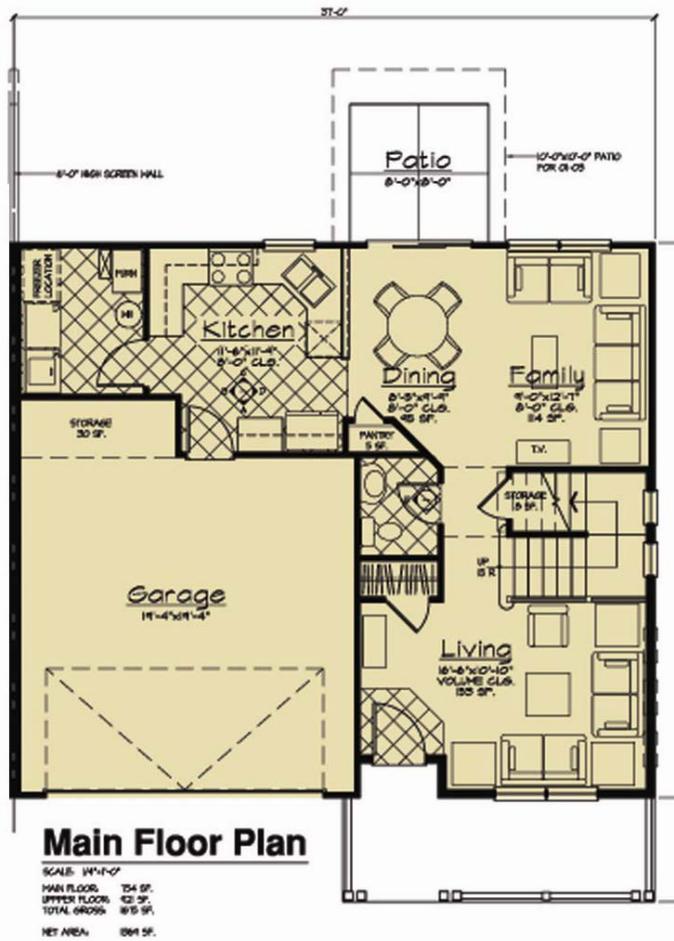


## *Housing: E7-E8/O1-O3 3 Bedroom*



E7-E8/O1-O3 3 Bedroom

# Housing: E7-E8/O1-O3 3 Bedroom





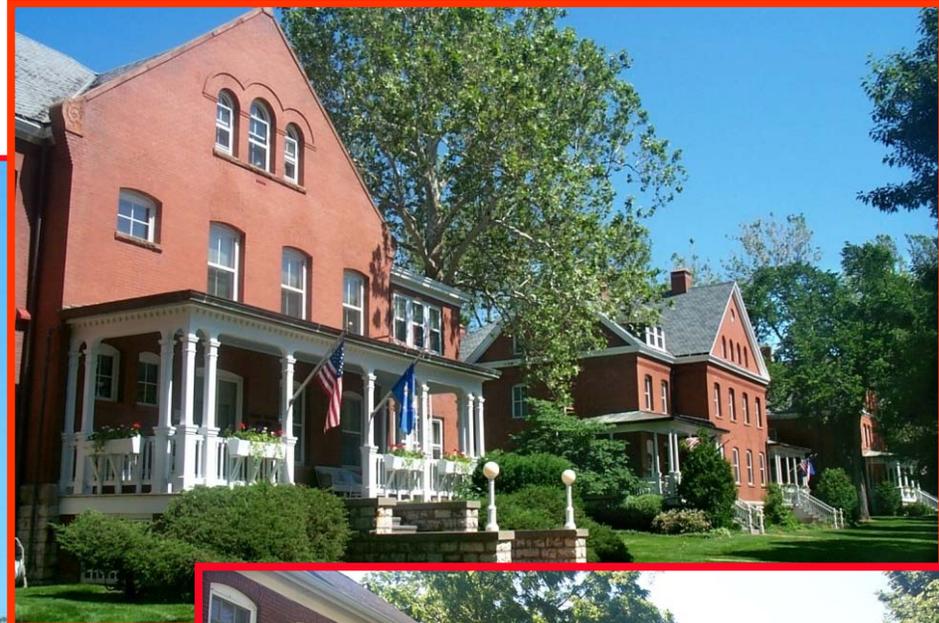
# *Housing Design Plans*

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- **1,558 New Homes**
    - Two car garages
    - Open plans to accommodate variety of family arrangements
    - Two story spaces
    - Spacious master bedrooms with private baths and walk-in closet
    - Optimal indoor/outdoor relationships
    - Storage, storage, storage
-

# *Historic Housing*

- **Preservation & Restoration**





## *Construction Schedule*

<b>Task</b>	<b>Timeline</b>
<b>Demo/Build New Coffman</b>	<b>30 Months</b>
<b>Demo/Build/Renovate The Villages at Capehart</b>	<b>31 Dec 2010</b>
<b>Capehart Boundary Fence</b>	<b>12 Months</b>
<b>Security Forces Substation</b>	<b>12 Months</b>
<b>Fire Station Renovation</b>	<b>12 Months</b>
<b>Historic NCO Conversions</b>	<b>24 Months</b>

# *Construction Phasing*



# *Construction Phasing*





## *Property Management*

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- **Property Operations and Management Plan**
  - **Unit Occupancy Plan**
  - **Rental Rate Management Plan**
  - **Facilities Maintenance Plan**
  - **Capital Repair and Replacement Plan**
  - **Reinvestment Plan**
  - **Utilities Plan**
  - **Historic Preservation Plan**
  - **Transaction Closing Plan**
-



# *Service Response*

## Maintenance Hours of Operation and Response Times

Category	Days Per Week	Times
Emergency	All	24 Hrs./Day
Other	Mon. – Fri.	0800 to 1700
Category	Response Times	Completion Times
Emergency	< 30 Minutes	4 Hours
Urgent	< 2 Hours	24 Hours
Routine	≤ 48 Hours	5 Days



## *Rent Payment*

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# **Electronic Funds Transfer**

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- **Prior to New Construction/Renovation →  
*SAME AS TODAY!***
- **After New Construction/Renovation →  
110% Utility Allowance**
  - Gas & Electric Only
  - Based on One Year's Actual Average Usage
  - Conservation = \$\$\$ in *YOUR* pocket!



# Summary



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# *Questions?*



