



FORT BELVOIR

RESIDENTIAL COMMUNITIES LLC

November 6, 2008

Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive
Suite 100
Gainesville, Virginia 20155

RE: Green Business Award

Dear Mike & Bill,

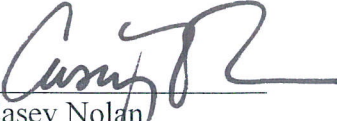
I am pleased to announce that **Fort Belvoir Military Family Housing has recently won the Design category for the first annual Green Business Awards** held by the *Washington Business Journal* and the Greater Washington Board of Trade.

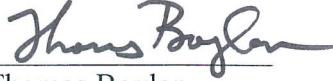
Our team submitted the entire project for its green accomplishments in sustainable development - such as its new urbanism planning principles, the first-ever town center on a DoD installation, 100% EnergyStar homes, innovative storm water management facilities, construction waste recycling, historic preservation, tree preservation and the Fairfax Village Neighborhood Center (designed to achieve LEED Platinum).

Thank you for your help in not only improving the quality of lives for the service members and families at Belvoir but also helping to create a sustainable community. This award and accomplishment is shared by everyone who made an impact from the vision stages through execution and operation.

Enclosed is a copy of the award as well as the article that appeared in the Oct. 17-23 edition of the *Washington Business Journal*.

Thanks again and congrats to all.


Casey Nolan
Project Director


Thomas Boylan
Development Associate

Friday, October 17, 2008

Fort Belvoir Military Family Housing

Winner

Washington Business Journal

Before military housing was privatized in 2003, military families at Fort Belvoir were forced to live in poorly designed homes, isolated in a community that grew up around a car-dependent culture. A dull streetscape with narrow and nearly treeless sidewalks and houses with garaged faces greeted anybody willing to venture out on foot.

With the help of developer Clark Realty Capital LLC, Fort Belvoir is transforming its family housing into a sustainable community. In the summer of 2006, the base got a new “town center” designed by Torti Gallas and Partners. The Village Commons is a walkable Main Street community with 25 homes perched above retail space, sidewalk cafes and a community square – all connected by a new system of pedestrian and jogging paths. By May 2008, 500 homes were within walking distance of the Main Street that Clark created, said Casey Nolan, the Clark project manager on the massive Fort Belvoir project.

Street trees and open landscaping — 3,000 more trees in all — greet today’s military families stationed at Fort Belvoir.

Every new home at Fort Belvoir is Energy Star-qualified, with more efficient heating and cooling systems, Energy Star-certified appliances, and more tightly sealed and insulated exteriors.

“This recognition emphasizes the success of our partnership with the Army as we work together to improve the quality of life for military families and create a sustainable community at Fort Belvoir,” Nolan said. “That’s what we’re really trying to create — sustainable communities.”

The Army and [Clark Pinnacle Family Communities](#) LLC have been working together since December 2003 to plan, construct and operate military family housing communities at Fort Belvoir.

The initial development plan, which spans eight years, included the demolition and replacement of 1,630 homes and the renovation of 170 historically significant homes.

The development team has completed 1,100 homes so far. When complete in 2011, Clark Pinnacle Family Communities — a joint venture between Clark Realty and Seattle-based Pinnacle, a property management company — will spend the next 50 years managing a total of 2,070 Fort Belvoir homes for the Army.

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