

FOR IMMEDIATE RELEASE  
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## **New Fort Belvoir Homes Ready in Early 2005**

### *Placement guidelines include quarterly lottery*

Fort Belvoir, VA – The new year will bring new homes to Fort Belvoir, where the first of 171 homes are scheduled for completion in early 2005.

Herryford Village is the first new neighborhood under construction at Fort Belvoir through the partnership between the U.S. Army and Clark Pinnacle, a joint venture between Clark Realty Capital of Bethesda, Md., and Pinnacle, an American Management Services Company, of Seattle. The initial development plan, which spans eight years, includes the demolition and replacement of 1,630 homes and the renovation of 170 historically significant homes on Fort Belvoir.

Clark Pinnacle and the Army have developed the following priorities for placing current residents in new homes:

1. Current Fort Belvoir residents whose homes are scheduled for demolition in an upcoming construction phase are the first priority.
2. Service members arriving as a Permanent Change of Station (PCS) or those temporarily living off-post because housing was unavailable are the second priority.
3. Existing residents picked in a quarterly lottery are the third priority. All residents will be assigned a number; homes will be offered to residents in the order in which the numbers are drawn from the lottery. Residents will receive 30 days written notice when they have been assigned to a new home. Residents declining placement will move to the end of the list until the next quarterly lottery.
4. Any remaining homes will be offered to service members living off-post.

“These placement guidelines have been used at several other installations. It seems to balance the interests of all of the soldiers and has been well received,” said Ivan Bolden, program manager for the Army’s Residential Communities Initiative.

Mike Rouen, Pinnacle investment manager, agrees. “We’re pleased that the lottery system provides current residents the chance to move into a new home,” Rouen said. “Existing residents also should know that they have a greater chance of being placed in a new home than those choosing to live off-post.”

The Army pays moving costs for new PCS arrivals. Clark Pinnacle will cover moving expenses for residents whose homes are scheduled for demolition. Residents selected through the voluntary lottery will be responsible for their own moving costs.

The new Herryford Village, at Gunston Road and 12<sup>th</sup> Street, will house junior and senior enlisted, junior officers and their families. The Colonial-style homes are two or three stories and include at least three bedrooms and two full baths. Other features include Corian countertops, dishwashers, nine-foot ceilings on first floors and two-car garages. Homes will be ENERGYSTAR™ certified and computer ready, and will include upgraded cabinets and flooring. Walkways and alley-accessible garages will encourage pedestrian-friendly living. The neighborhood will also offer several handicap-accessible ranch-style homes, a new welcome center, two tot lots, open green space and some small retailers.

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Clark Pinnacle has a 50-year partnership with the Department of the Army to develop, rebuild, and/or rehabilitate 2,070 homes located on 576 acres of the U.S. Army Garrison Fort Belvoir. The project commenced operations on December 1, 2003, and construction activities began in January 2004. In addition to housing development, Clark Pinnacle will provide comprehensive community services including recreation facilities, neighborhood centers, maintenance services, environmental controls, and a modernized technology platform.