

Ability to properly manage the proposed project is critical to the long-term viability of the development. The developer would implement inspection programs to evaluate life and safety issues, preventative maintenance, capital repairs and replacements, energy concerns, cost controls, vacancy management, and tenant demographics.

The developer would develop a comprehensive community plan that responds to the military family needs and reinforces the connection between the families and the community. The purpose of the plan would be to:

- Integrate a separate and distinct military housing community with the larger, surrounding community.
- Incorporate green space, landscaping, underground utilities, and recreation areas to enhance the overall environment of the neighborhood and improve quality of life.
- Provide efficient and separate vehicular and pedestrian traffic patterns, and minimize number of housing units on collector streets.
- Use residential building blocks to create neighborhood identity.

NON-AIR FORCE PORTION OF SITE: The potential developer would include a plan for development of the non-Air Force portion of the site. The Air Force's objectives with regard to the development of the non-Air Force portion of the site are (i) to aid the construction financing to facilitate and expedite delivery of the Air Force Units, (ii) to provide for uses which are consistent with the family residential community which the Air Force Units will constitute and to enhance the appeal of this community, and (iii) to reduce the amount of the Air Force's equity contribution to the LP/LLC and/or increase the amount of financial return to the Air Force from its investment in the LP/LLC. Examples of compatible uses and incompatible uses of the non-Air Force portion of the site are:

Compatible Uses:

- Home ownership
- Residential rental
- Hotel or Resort
- Athletic or recreational facilities, other than spectator sports
- Light commercial which are consistent with uses on neighboring sites (excluding retail sales and services that could be in direct competition with the Army and Air Force Exchange Service, the Morale, Welfare, and Recreation, activities, and the Defense Commissary Agency)

Incompatible Uses:

- Large scale commercial developments (e.g., malls)
- Industrial or manufacturing facilities

