



Fort Lee Defense Community Enclave

Background



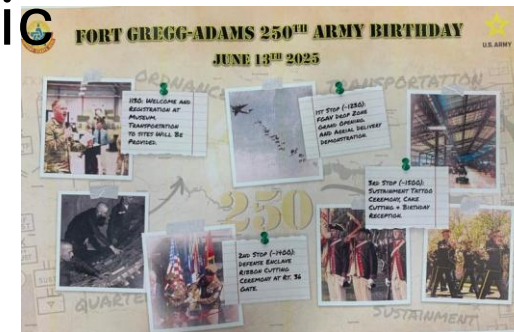
Agenda

- Road to the Defense Community Enclave
- Capital Region Military Alliance (CaRMA)
- DCE Vision and Next Steps
- AWM Update - Highlights from CMH call

Road to the Defense Community Enclave



- 2005 BRAC – Army re-allocates Enclave funding for other installations
- 2018 – “Let’s restart the Museum Enclave” MG Rodney Fogg, CASCOM CG
- 2021 – Museum Enclave MOU signed
- 2024 – CaRMA established and MG Donahue restarts Enclave project
- 2025 – Museum Enclave Opened to Public



Capital Region Military Alliance (CaRMA)



- **2022-23** Exploration Committee
- **2023** Community leaders and Ft. G-A Garrison Cdr attend ADC conference
- **Feb '24** – Charter signed
- **Jun '24** – submitted for 3 Federal grants
- **Jul '24** – 1st Annual Meeting
- **Sep '24** – Enclave funding
- **Feb '24 – Present:** 17 Community dinners w/CG
- **Apr-May '25** – organized Enclave workshops



Delegate Carrie Coyner presents General Assembly Proclamation at July '24 Meeting to 3 Army Installations in CaRMA region

DCE Vision & Selected COA



U.S. ARMY

DEFENSE COMMUNITY ENCLAVE: Heritage, Community, & Regional Advancement

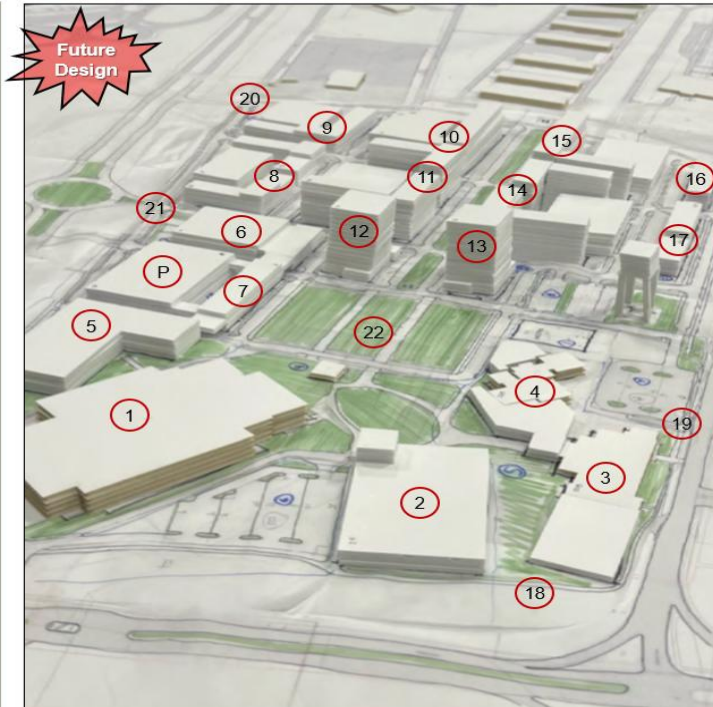
The Defense Community Enclave is a **Walkable District** with **Accessible Military Museums, Modern Community Facilities** and **Connected Parks and Plazas**



MUSEUMS Public Facing
13 JUNE 2025



- Museums Public Facing
- Public Donations
- Increased Graduations
- Available Convention Space
- 24 WWII Structures
- Dated Infrastructure
- FGAV Clearing Area
- Consolidation of Tenants
- Evaluate Demo Options

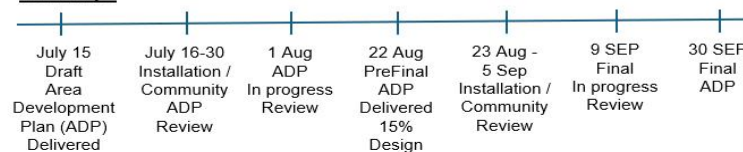


Fast Facts

- Public Facing
- 80-Acre, Multi Phase development
- 4 x Military Museum
- Residential Units: Up to 2,338 (Public Access)
- Aquatic Center
- Multi-Purpose Facility (Turf)
- Food Court Plus Town Square
- Retail
- Parking: 3,596 + on street parking
- Dedicated space for up 950 Military graduations for the over 70K Trainees annually

1. Logistics Museum (Ordnance Facility)
2. Logistics Museum (New Transportation Facility)
3. Logistics Museum (Quartermaster Facility)
4. Women's Museum (New Public Facing Atrium)
5. New Multi-Use Sports Facility (Turf Fields)
6. New Aquatic Facility (NCAA Standards)
7. Food Court
8. Residential (4 floors) w/ Parking Garage
9. Residential (4 floors) w/ Parking Garage
10. Residential (Up to 15 floors) w/ Parking Garage; 1st Floor Mixed Use Retail
11. Residential (Up to 15 floors) w/ Parking Garage; 1st Floor Mixed Use Retail
12. Mixed Use Residential or Hotel
13. Mixed Use Residential or Hotel
14. Residential (Up to 15 floors) w/ Parking Garage; 1st Floor Mixed Use Retail
15. Residential (Up to 15 floors) w/ Parking Garage; 1st Floor Mixed Use Retail
16. Residential (4 floors)
17. Residential (4 floors)
18. Perimeter Path (1.25m) connected to Petersburg Battlefield path network
19. Installation CaC Card Pedestrian Gate
20. New Access to Route 36 (1 of 2 access points)
21. New Access to Route 36 (2 or 2 access points)
22. Town Square / Boulevard

Next Steps



Enhanced Use Lease Process (18-36 Months)

Expedite requires Senior Leader or congressional support

- ✓ Project Concept (USACE) (ASA IE&E Approval)
- ✓ Market Research & RFP Development
- ✓ RFP Release to the Public
- ✓ Proposal Evaluation
- ✓ Lease Negotiation
- ✓ Final Approval (ASA IE&E)



DCE Next Steps

- Aug '25 – Area Development Plan (ADP)
 - Shared with Museum foundations and local stakeholders
- Fall '25
 - RFI for Development of DCE
 - CaRMA works NDAA and State support
 - Army leader engagement (CMH, ASA(IEE), IMCOM...)