



Freedom Crossing at Joint Base Lewis-McChord

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Discussion Topics

- What is AAFES
- AAFES at Joint Base Lewis-McChord today
- JBLM Lifestyle Center



What is AAFES

- The Army and Air Force Exchange Service, AAFES, is a joint command of the U.S. Army and U.S. Air Force, and is directed by a Board of Directors who is responsible to the Secretaries of the Army and the Air Force through the Service Chiefs of Staff.
- AAFES supports Soldiers, Airmen and their families at installations throughout America, Europe, the Pacific and Middle East.
- In the last 10 years, AAFES has contributed over \$2.4 billion to the Army and Air Force morale, welfare and recreation programs for military communities around the world. This investment in Soldiers and family quality of life is taken from AAFES profits – not taxpayer dollars.



Mission & Services

Our Mission:

- To provide quality merchandise and services
- To generate reasonable earnings to supplement Army and Air Force Morale Welfare and Recreation programs

Our Services:

- **Main stores:** Post/Base Exchange (The PX/BX)
- **Convenience Stores:** Shoppette & Class Six (beverage store)
- **Gas Stations:** Service Stations & Car Care Centers
- **Fast Food Operations:** In house & National Brands
- **Vending:** Contracted & Direct
- **Personal Services:**
 - Laundry Dry Cleaners, Barber, Beauty Shops and Day Spas
- **Concession Mall:** Contracted
- **Military Clothing sales store**
- **On-line Shopping at:** aafes.com



AAFES at JBLM today – Lewis Main



- Shopping Center: Post Exchange (The PX), Food Court and Marketplace
 - ◆ Constructed 1996
- Mini-mall : MCSS, Class 6, Furniture and Major Appliances, UPS Store, Optometry and GameStop
 - ◆ Constructed 1959
- Burger King
 - ◆ Constructed 1992
- Popeye's Chicken
 - ◆ Constructed 1979
- Firestone Car Care
 - ◆ Constructed 1993



AAFES customers at JBLM (Lewis) FY2012

Lewis Military and Family Members: 82,973*

Civilians 10,985

Retirees: 35,173

2012 Total: 129,131

2003 Total: 91,234

Difference: 37,897



* Includes full-time Guard and Reserve assigned to the installation, does not include Guard and Reserve in surrounding areas or Air Force at McChord Field



Freedom Crossing at JBLM

- **Scope: 473,538 square feet**
 - ◆ AAFES Total: 272,682 square feet
 - ◆ 3rd Party Total: 170,856 square feet
 - ◆ Garrison Office Space: 28,000 square feet
 - ◆ Estimated Cost: \$90 Million*
- **Timeline: Construction start Fall 2011, Project completion summer 2013**
- **LEED Silver sustainability design**



*Includes construction of AAFES facilities, core & shell of 3rd party buildings, JBLM administrative space and tenant fit-out allowance



Direct Economic Impact

➤ **Job creation (~1000)**

- ◆ Construction
- ◆ Center support : property management, maintenance, landscaping and upkeep, suppliers and promotion
- ◆ Store operations : management, retail and food associates

➤ **Business opportunities**

- ◆ New corporate stores
- ◆ National and regional franchises
- ◆ Independent local business owners

➤ **Increased tax revenue**



Indirect Economic Impact

- **Increased military retention and choice of assignment**
- **DoD investment in JBLM**
- **Quality of life location**



Next Steps

- **AAFES BoD Approval – August 2010**
- **Construction start – Fall 2011**
- **Construction complete – Summer 2013**





Thank You