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Presentation: Two Rivers Council of
Mayors; Eatontown, Tinton Falls and
Oceanport Planning Boards
**Fort Monmouth Reuse &
Redevelopment Plan**

Fort Monmouth Economic Revitalization
Planning Authority

May 03, 2008



Welcome & Purpose

- ▶ Introduction
- ▶ Schedule and Upcoming Meetings
- ▶ Existing Conditions
- ▶ Market Study Overview
- ▶ Economic Issues Overview
- ▶ Preliminary Plan
- ▶ Q&A



Schedule: Key Dates

- ▶ **April 21: Eatontown Municipal Presentation**
- ▶ **April 23: Tinton Falls Municipal Presentation**
- ▶ **April 30: Oceanport Municipal Presentation**
- ▶ **June: Final Draft Plan Presentation**
- ▶ **June 1 – July 15: Municipal Review Period**
- ▶ **Late - July: Final Redevelopment Plan submitted to Governor**
- ▶ **Mid - August: Final Redevelopment Plan Public Presentation**
- ▶ **Mid - August: Governor's comments due to FMERPA**
- ▶ **August 20: FMERPA Board Approves Final Redevelopment Plan**
- ▶ **September 8th: Redevelopment Plan submitted to HUD/DoD**

Mission: Create a Sustainable Technology Community that Promotes Governor Corzine's Economic Initiatives

Create a Framework Model for a Redevelopment & Reuse Plan that:

- ▶ Promotes the Technology Corridor Initiative
- ▶ Is consistent with State, County & Municipal planning policy
- ▶ Focuses on job replacement & employee training
- ▶ Is founded in market and economic analysis
- ▶ Addresses Homeless, COAH & Workforce housing needs
- ▶ Leverages Fort assets (People, Infrastructure, Location)
- ▶ Is a Green Community Model

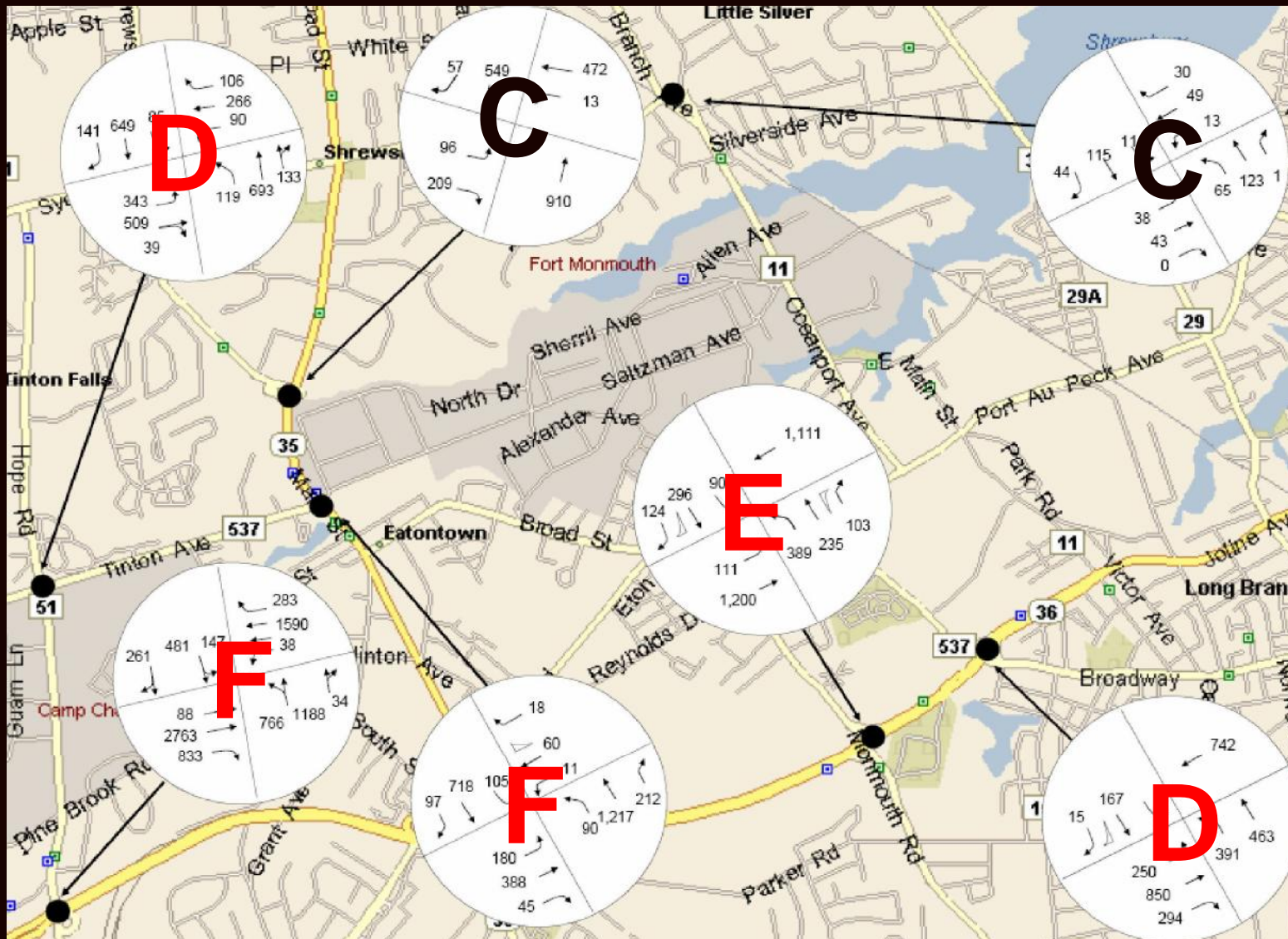


Existing Conditions Overview

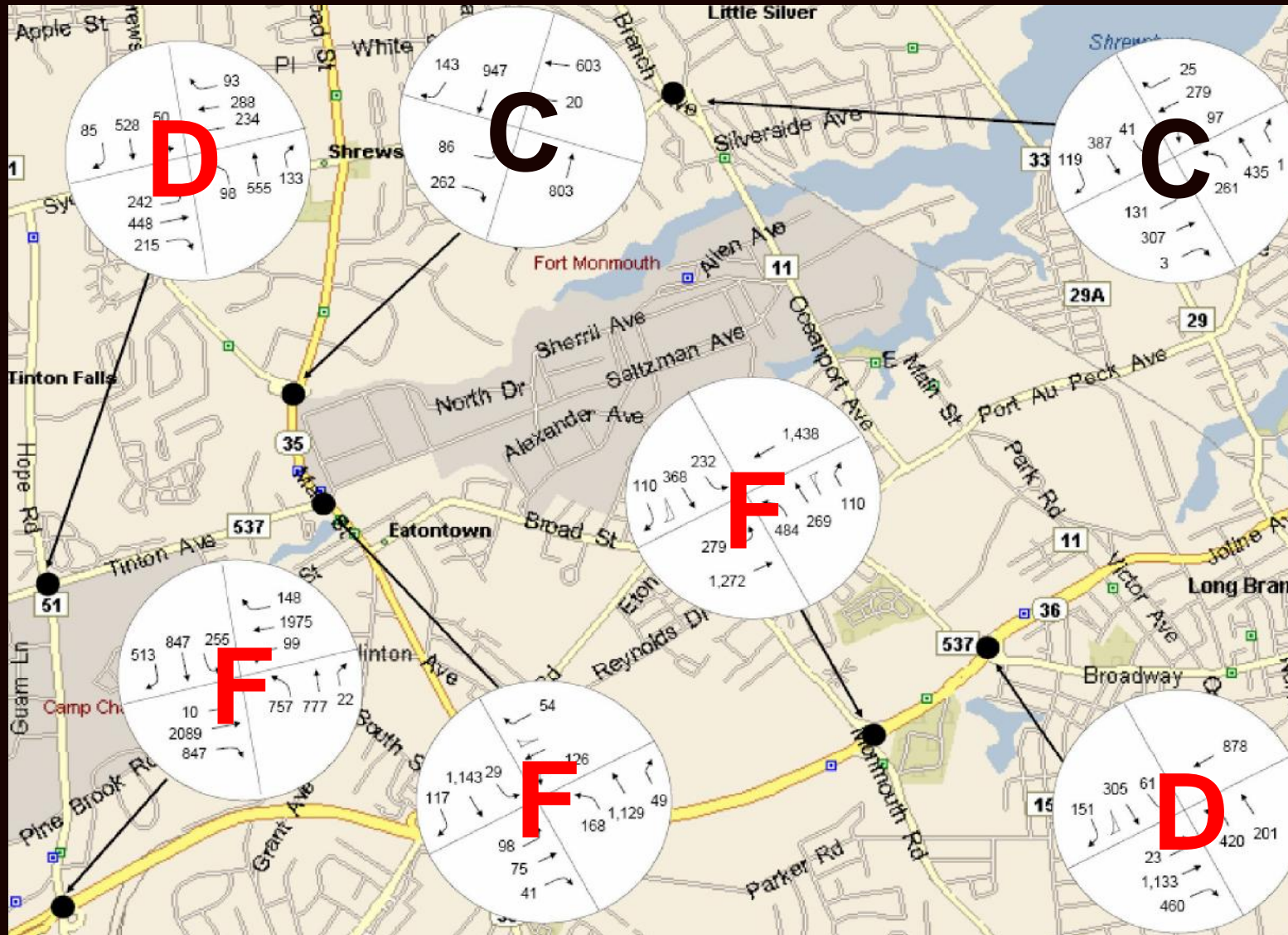
- ▶ Facilities Assessment
- ▶ Cultural Resources
- ▶ Traffic
- ▶ Infrastructure
- ▶ Environmental Conditions



Traffic – Existing AM Level Of Service



Traffic – Existing PM Level of Service



Infrastructure

- ▶ **Gas**
 - » privatized in 1992 (Jersey Natural Gas)
 - » capacity and condition adequate and potential for expansion
- ▶ **Electricity**
 - » purchased from Jersey Central Power and Light
 - » significant infrastructure improvements would likely be required at later phases of redevelopment
- ▶ **Fiber Optic**
 - » adequate capacity for future development needs

Infrastructure

- ▶ **Potable Water**
 - » Water is purchased from New Jersey American Water Company
 - » in fairly reliable condition;
 - » extensive modifications required at later phases of redevelopment
- ▶ **Wastewater –**
 - » connected to a Two Rivers Water Reclamation Authority (Authority) wastewater lift station
 - » self-imposed ban on new connections as of July 2007
 - » adequate plant capacity, requires new pump station
- ▶ **Stormwater –**
 - » various outfall locations



Legend

-  Streams
-  Road Centerline
-  Buildings
-  Installation Boundary
-  Potential Petroleum Product Disposal or Release Area
-  Known Environmental Condition of Concern
-  Potential Environmental Areas of Concern
-  Potential Munitions and Explosives of Concern
-  Potential Radiological Impacted Building
-  Potential PCB Impacted Equipment, Storage Area, or Spill/Disposal Area



Legend

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- Road Centerline
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Environmental

- ▶ **Environmental investigation & remediation ongoing beyond plan submittal**
- ▶ **DoD working with NJDEP on ultimate remediation requirements**
- ▶ **DoD responsible for cleanup post development start if unknown issues arise**
- ▶ **None of the proposed land uses are constrained by environmental conditions as currently known**
- ▶ **DoD responsible for cleanup (never community responsibility)**
 - » **DoD contracts cleanup**
 - » **LRA takes oversight of clean up (not responsibility)**
 - » **Developer performs cleanup & takes responsibility**

Market Analysis

- ▶ **Market Analysis for Office, Industrial/Flex, Retail, Hotel, Residential**
 - » **Completed September 2007**
 - » **Examined existing conditions, demographic and employment trends and projections**
 - » **Reviewed real estate market conditions**
 - » **Interviewed local specialists and developers**
 - » **Assessed competitive landscape**
 - » **Developed recommendations**

Source: Economic Research Associates

Land Use Type	Yr 1-5	Yr 6-10	Yr 11-15	Yr 16-20	Total
Office 1.Adaptive Reuse/R&D 2.Professional Service/Live Work 3.Class A (Built to Suit)	100K-160KSF 75K-125K 25K-35K	200K-320KSF 75K-125K 25K-35K 100K – 160K	175K-285KSF 75K – 125K 100K-160K	175K-285KSF 75K-125K 100K-160K	650K-1050KSF 300K-500K 50K - 70K 300K – 480K
Industrial Flex Space 1.Flex Space	12K-25KSF 12K-25K	12K-25KSF 12K-25K	12K-25KSF 12K-25K	12K-25KSF 12K-25K	48K-100KSF 48K-100K
Retail 1.Convenience 2.Lifestyle(Restaurant)	60K-80KSF 20K 40K – 60K	80K-120KSF 20K 60K – 100K			140K -200KSF 40K 100K – 160K
Hotel Recreation Oriented 1.Rooms (75-100) 2.Meeting Rooms 3.Restaurant/Bar			98KSF 85K 10K 3K		98KSF 85K 10K 3K
Hotel Conference Center 1.Rooms (150-200) 2.Meeting Rooms 3.Restaurant/Bar		205KSF 170K 30K 5K			205KSF 170K 30K 5K
Residential 1.1-Family Detached 2.Townhouses 3.Condominium 4.Rental Apartment 5.Ex. Base Residential	650 DU 125 100 100 148 177	450 DU 125 100 100 125	450 DU 125 100 100 125	450 DU 125 100 100 125	2,000 DU 500 400 400 523 177

Source: Economic Research Associates

Economic Study Summary



Employment Analysis

- **Projection of Current Employee Future Paths**
 - Approximately 5,000 Civilian Government Employees today
 - Estimated 15% of current employees will retire in next 5 years
 - Estimated 25% of mission-oriented employees will relocate
 - Re-employment opportunities needed for approximately 3,050 current civilian Fort Monmouth employees

Fort Monmouth Employment Strategy

NJDLWD estimates 31-percent of existing workforce could be absorbed by available positions within 20-miles of the base



Jobs and Construction Cost

Plan Option	Construction Cost	Construction Jobs	Permanent Jobs
Prospective Job Seekers			3,043
Draft Plan	\$953,000,000	8,635	5,400+

Fort Monmouth: 10-Year Projections

Direct On-Base Employment and Salaries*

<i>Management</i>	422	\$91,626
<i>Staff</i>	2,884	\$54,298
<i>Maintenance</i>	141	\$31,993
Totals & Averages	3,446	\$57,953
<i>Est. 2007 Average Monmouth County Salary</i>		\$48,556

* Salary figures are presented as weighted averages, with the exception of the estimated 2007 Monmouth County salary figure

Fort Monmouth: 11-20-Year Projections

Direct On-Fort Employment and Salaries*

<i>Management</i>	310	\$108,942
<i>Staff</i>	1,954	\$72,089
<i>Maintenance</i>	40	\$28,186
Totals & Averages	2,304	\$76,279
<i>Est. 2007 Average Monmouth County Salary</i>		\$48,556

* Salary figures are presented as weighted averages, with the exception of the estimated 2007 Monmouth County salary figure

Fort Monmouth: 20-Year Projections

Direct On-Fort Employment and Salaries*

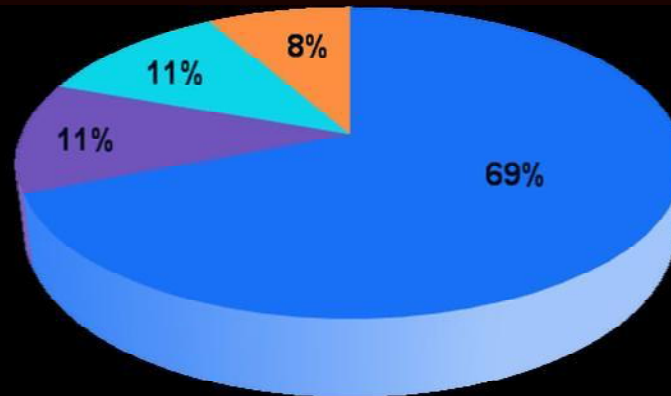
<i>Management</i>	748	\$101,330
<i>Staff</i>	4,492	\$73,811
<i>Maintenance</i>	159	\$30,145
Totals & Averages	5,400	\$76,330
<i>Est. 2007 Average Monmouth County Salary</i>		\$48,556

* Salary figures are presented as weighted averages, with the exception of the estimated 2007 Monmouth County salary figure

Fort Monmouth: 10- Year Projections Summary

	Employment	Avg. Salary
• Office/R&D	2,380	\$68,538
• Retail	392	\$23,857
• Civic	390	\$52,662
• Hospitality	285	\$23,679

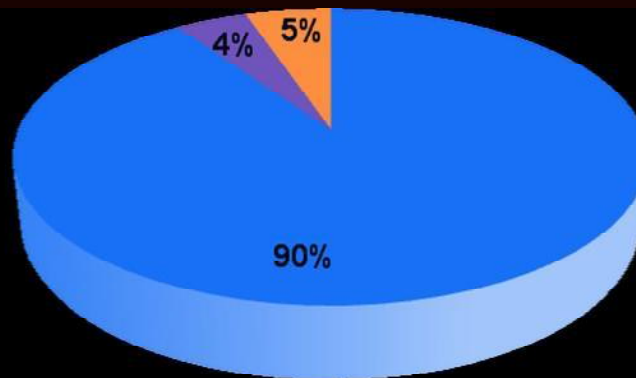
Total Employment: 3,446 \$57,953



Fort Monmouth: 11-20 Year Projections Summary

	Employment	Avg. Salary
• Office/R&D	2,085	\$81,434
• Retail	100	\$24,987
• Civic	n/a	n/a
• Hospitality	120	\$29,059

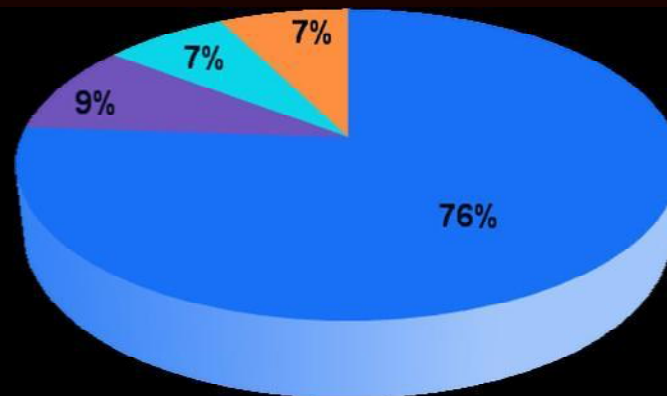
Total Employment: 2,305 \$76,279



Fort Monmouth: 20- Year Projections Summary

	Employment	Avg. Salary
• Office/R&D	4,107	\$68,538
• Retail	499	\$23,857
• Civic	390	\$52,662
• Hospitality	404	\$23,679

Total Employment: 5,400 \$76,330



Top Ten Standard Occupational Categories for Anticipated New Employment, 20 Year Buildout

Total Anticipated Employment 5,400

▪ *Projected Average Annual Compensation:* \$76,330

Top Ten Total Employment → 4,769

Percent Total Employment → 88%

- Architecture and Engineering Occupations
- Computer and Mathematical Occupations
- Management Occupations
- Office and Administrative Support Occupations
- Business and Financial Operations Occupations
- Sales and Related Occupations
- Building and Grounds Cleaning and Maintenance Occupations
- Food Preparation and Serving Related Occupations
- Education, Training and Library Occupations
- Legal Occupations

Source: EDAW Analysis, 2008.

Top Ten Standard Occupational Categories for Anticipated New Employment, 20 Year Buildout

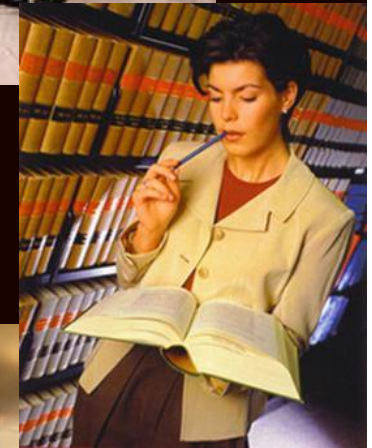
- **Architecture and Engineering Occupations**
 - Anticipated Employment: 1,671
 - Projected Average Annual Compensation: \$81,251
- **Computer and Mathematical Occupations**
 - Anticipated Employment: 748
 - Projected Average Annual Compensation: \$97,231
- **Management Occupations**
 - Anticipated Employment: 542
 - Projected Average Annual Compensation: \$111,555
- **Office and Administrative Support Occupations**
 - Anticipated Employment: 375
 - Projected Average Annual Compensation: \$34,387
- **Business and Financial Operations Occupations**
 - Anticipated Employment: 281
 - Projected Average Annual Compensation: \$60,092



Source: EDAW Analysis, 2008.

Top Ten Standard Occupational Categories for Anticipated New Employment, 20 Year Buildout

- **Sales and Related Occupations**
 - Anticipated Employment: 280
 - Projected Average Annual Compensation: \$23,257
- **Building and Grounds Cleaning and Maintenance Occupations**
 - Anticipated Employment: 231
 - Projected Average Annual Compensation: \$18,502
- **Food Preparation and Serving Related Occupations**
 - Anticipated Employment: 225
 - Projected Average Annual Compensation: \$19,615
- **Education, Training and Library Occupations**
 - Anticipated Employment: 221
 - Projected Average Annual Compensation: \$46,387
- **Legal Occupations**
 - Anticipated Employment: 194
 - Projected Average Annual Compensation: \$110,582



Source: EDAW Analysis, 2008.

Top Ten Standard Occupational Categories for Anticipated New Employment, 20 Year Buildout

<u>Occupations</u>	<u>Anticipated Employment</u>	<u>Projected Average Annual Compensation</u>
▪ Architecture and Engineering	1,671	\$81,251
▪ Computer and Mathematical	748	\$97,231
▪ Management	542	\$111,555
▪ Office and Administrative Support	375	\$34,387
▪ Business and Financial Operations	281	\$60,092

Source: EDAW Analysis, 2008.

Top Ten Standard Occupational Categories for Anticipated New Employment, 20 Year Buildout

<u>Occupation</u>	<u>Anticipated Employment</u>	<u>Projected Average Annual Compensation</u>
▪ Sales and Related	280	\$23,257
▪ Building and Grounds Cleaning and Maintenance	231	\$18,502
▪ Food Preparation and Serving Related Occupations	225	\$19,615
▪ Education, Training and Library	221	\$46,387
▪ Legal	194	\$110,582

Source: EDAW Analysis, 2008.

Fort Monmouth: 10 Year Economic Impact

10-Year Employment Impact As

Direct	2,486
Indirect	857
Induced	1,024
<u>Total</u>	<u>4,368</u>

Fort Monmouth Business Retention and Attraction

Key Strategies to Accelerate Job Creation

- Create early land-use entitlements
- Incentivize early job creation with land write-downs
- Establish a “First Source” hiring policy
- Conduct monthly visits to targeted industry companies
- Reduce building operating costs for prospective tenants

Fort Monmouth Business Retention and Attraction

Key Strategies to Accelerate Job Creation

- Create expedited “one-stop” permitting shop
- Establish business incubator space for small technology firms
- Designate experienced “Master Developer”
- Leverage existing and proposed financial incentive programs
- Create branding strategy and promote nationally

COAH & School Age Children (SAC)

Residential Type	Market Dwelling Units	COAH Low (12.5%)	COAH Mod (12.5%)	Total Dwelling Units
Age Targeted	563	93	94	750
Unrestricted Market	563	94	94	750
Total Housing	1,126	187	188	1,500 (375)

Total SAC	Age K - 6	Age 7 - 9	Age 10 - 12
365	229	57	86

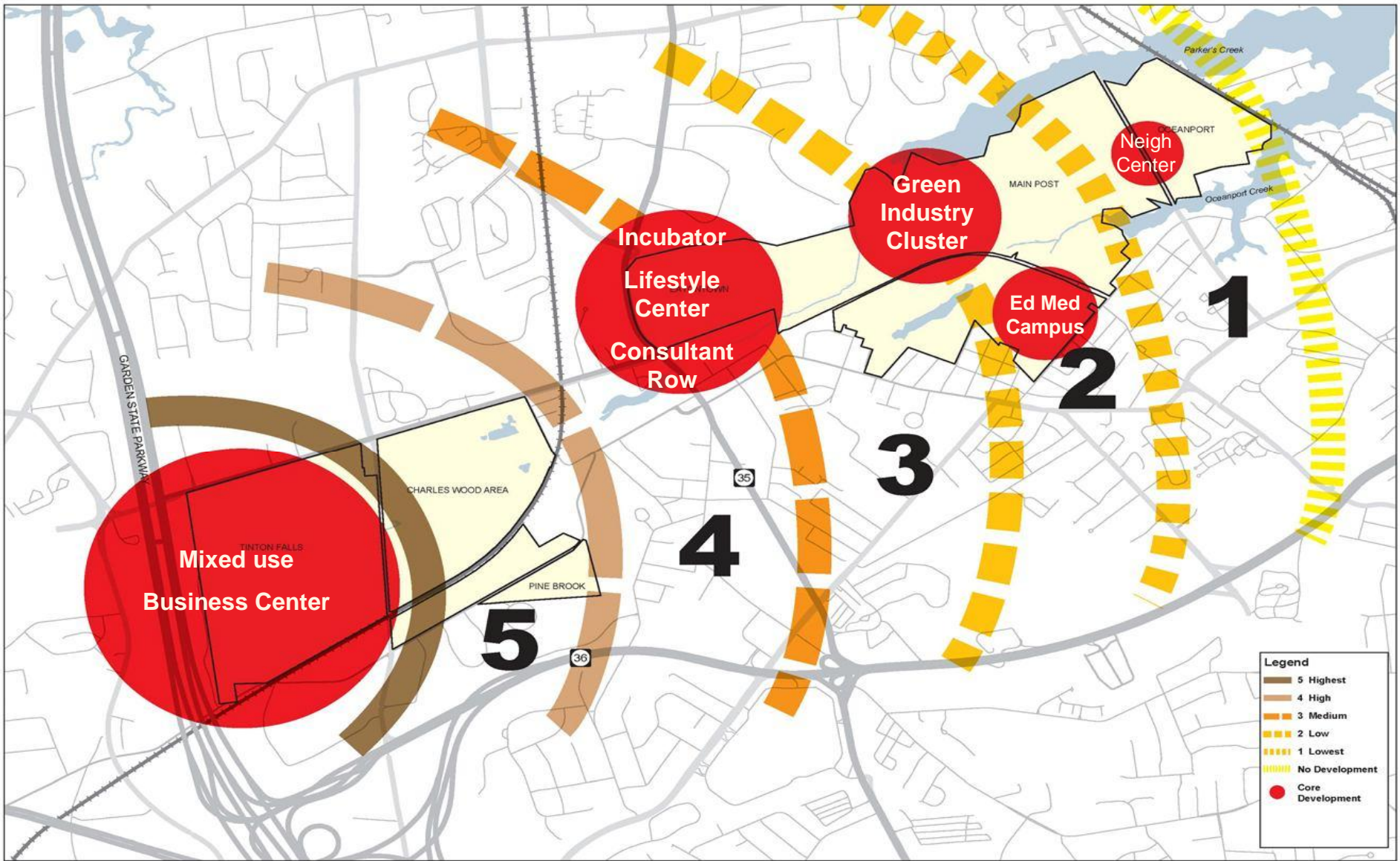
- SAC credit for 203 Fort children educated in the municipalities
- Discussion ongoing with Municipalities regarding community wide COAH obligation

Source: EDAW, Residential Demographic Multipliers Rutgers University Center for Urban Policy Research

Draft Preliminary Plan

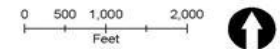
- Planning Principles
- Fort Monmouth Asset Reuse Strategy
- 20 -Year Plan Overview & Program
- Oceanport Reuse Area Overview





FORT MONMOUTH CONCEPT DIAGRAM : DENSITY TRANSECT

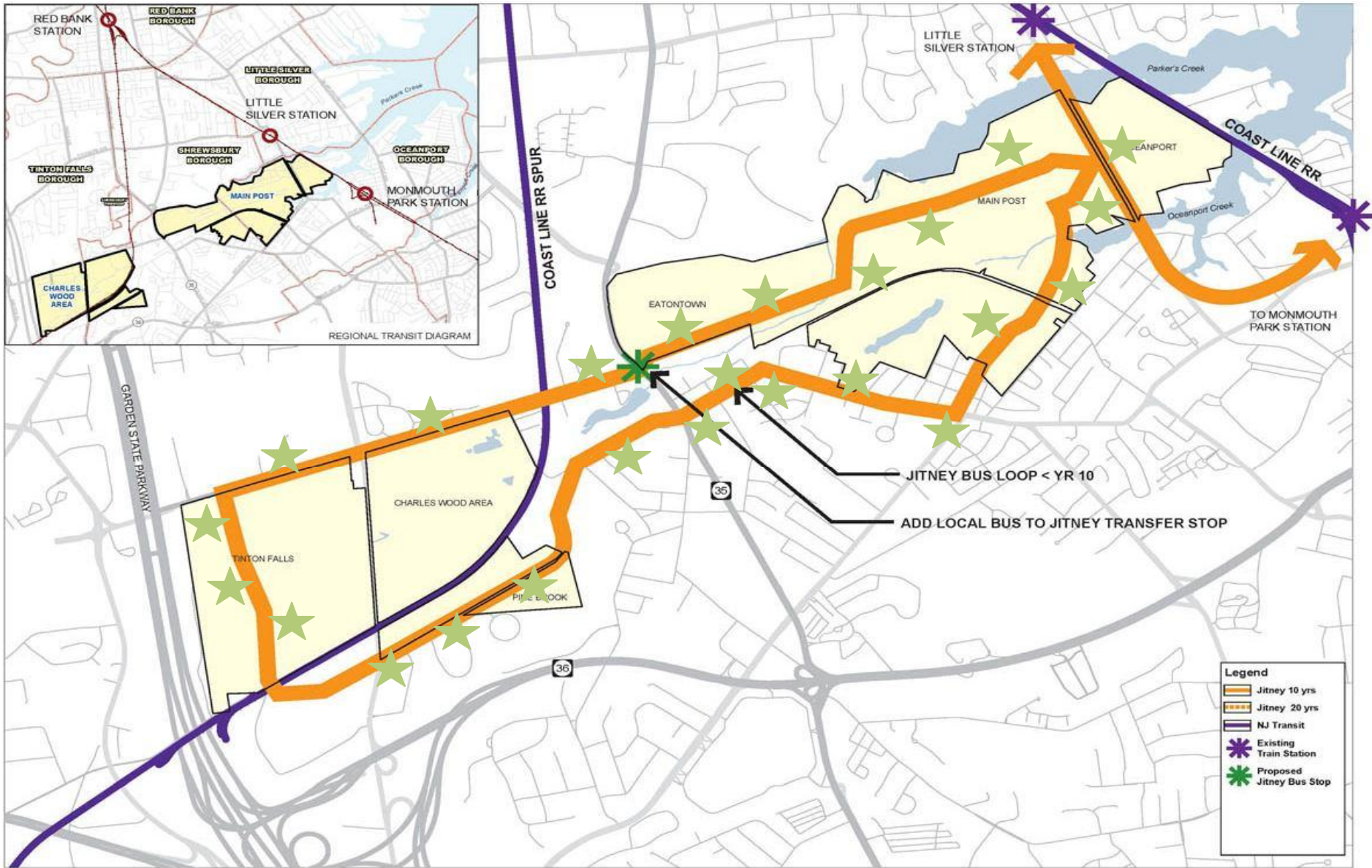
FMERPA
EDAW | AECOM
MARCH 2008



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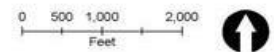
Principle # 1: Decrease Density West to East & Create Mixed-Use Live/Work/Leisure Centers





FORT MONMOUTH CONCEPT DIAGRAM : PROPOSED MASS TRANSIT

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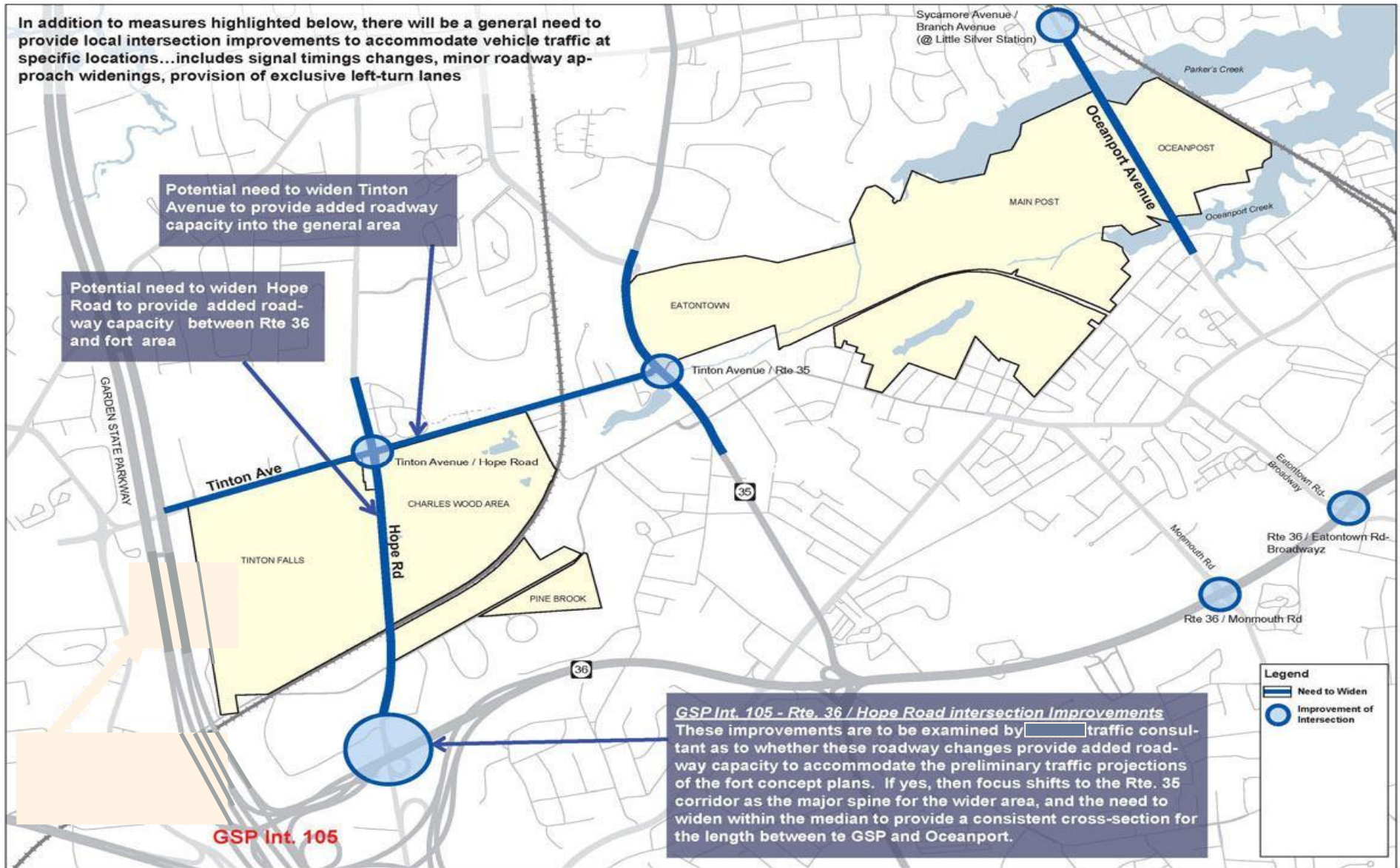


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Principle # 2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort

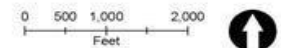


In addition to measures highlighted below, there will be a general need to provide local intersection improvements to accommodate vehicle traffic at specific locations...includes signal timings changes, minor roadway approach widenings, provision of exclusive left-turn lanes



FORT MONMOUTH CONCEPT DIAGRAM : PRELIMINARY TRAFFIC IMPROVEMENT

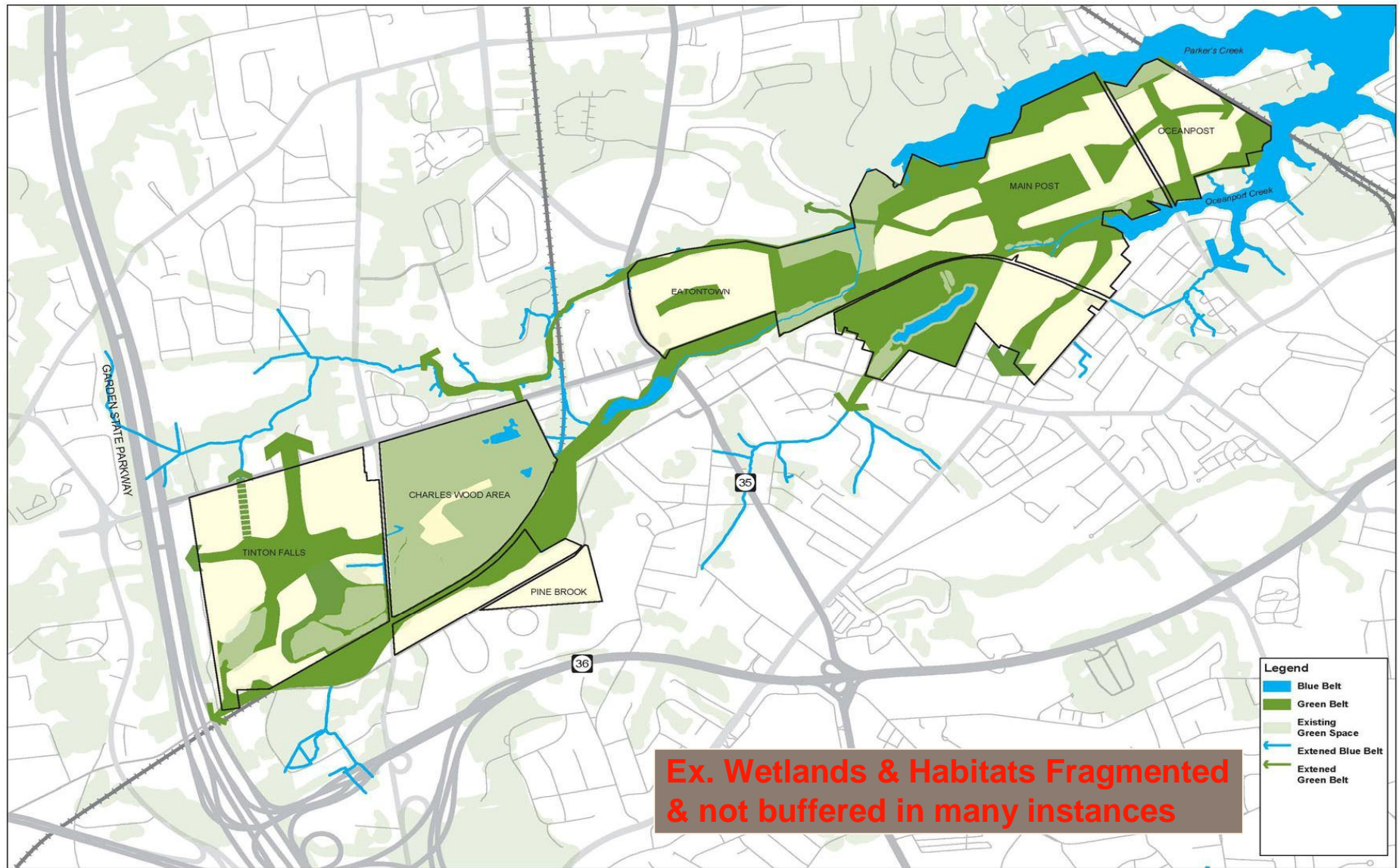
FMRPA
 EDAW | AECOM
 MARCH 2008



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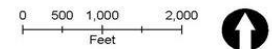
Principle # 3: Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements





FORT MONMOUTH CONCEPT DIAGRAM : BLUE GREEN BELT

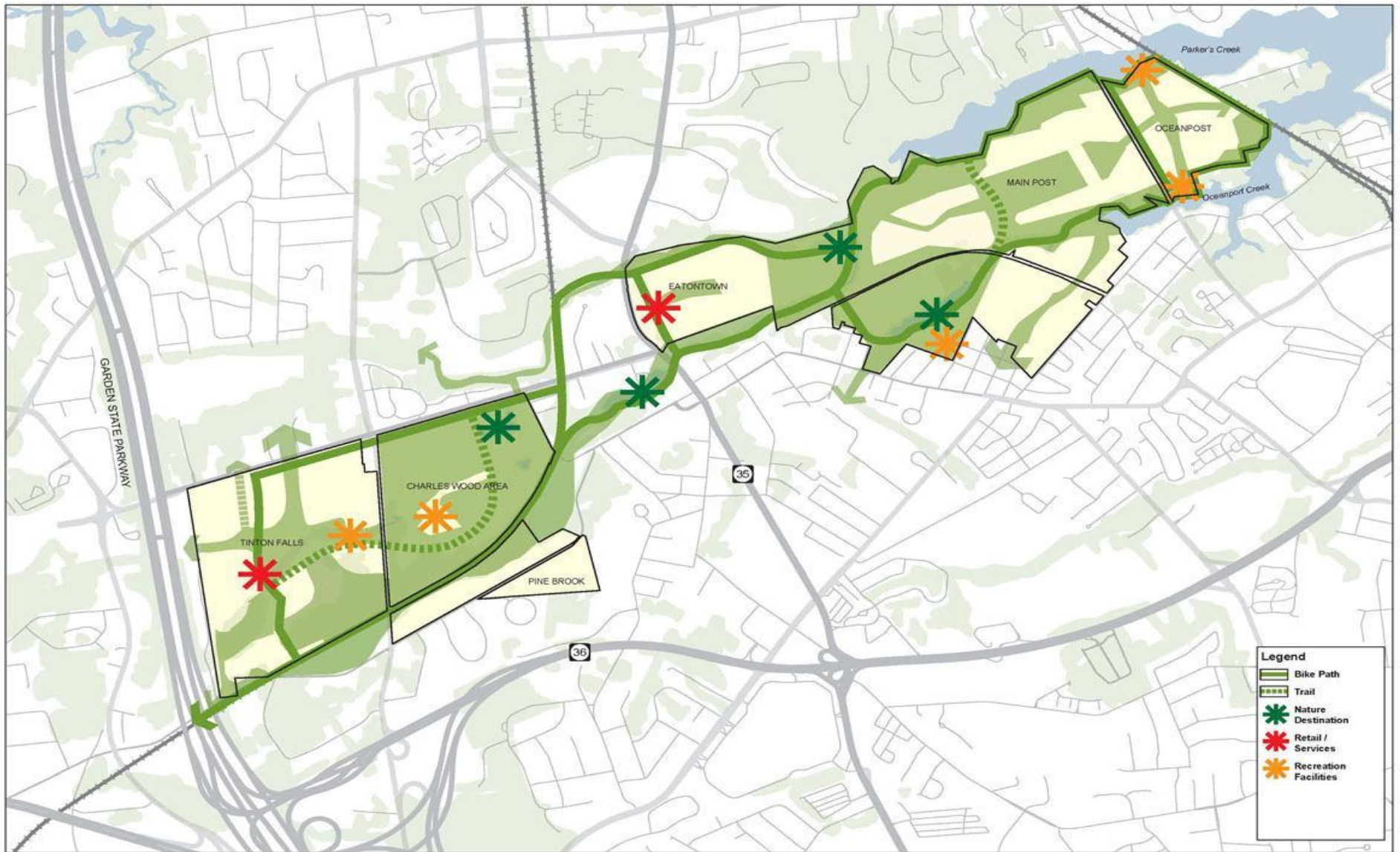
FMERPA
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Principle # 4: Combine Open Space, Habitat & Water Resources to establish a continuous Blue – Greenbelt





Legend

- Bike Path
- Trail
- Nature Destination
- Retail / Services
- Recreation Facilities

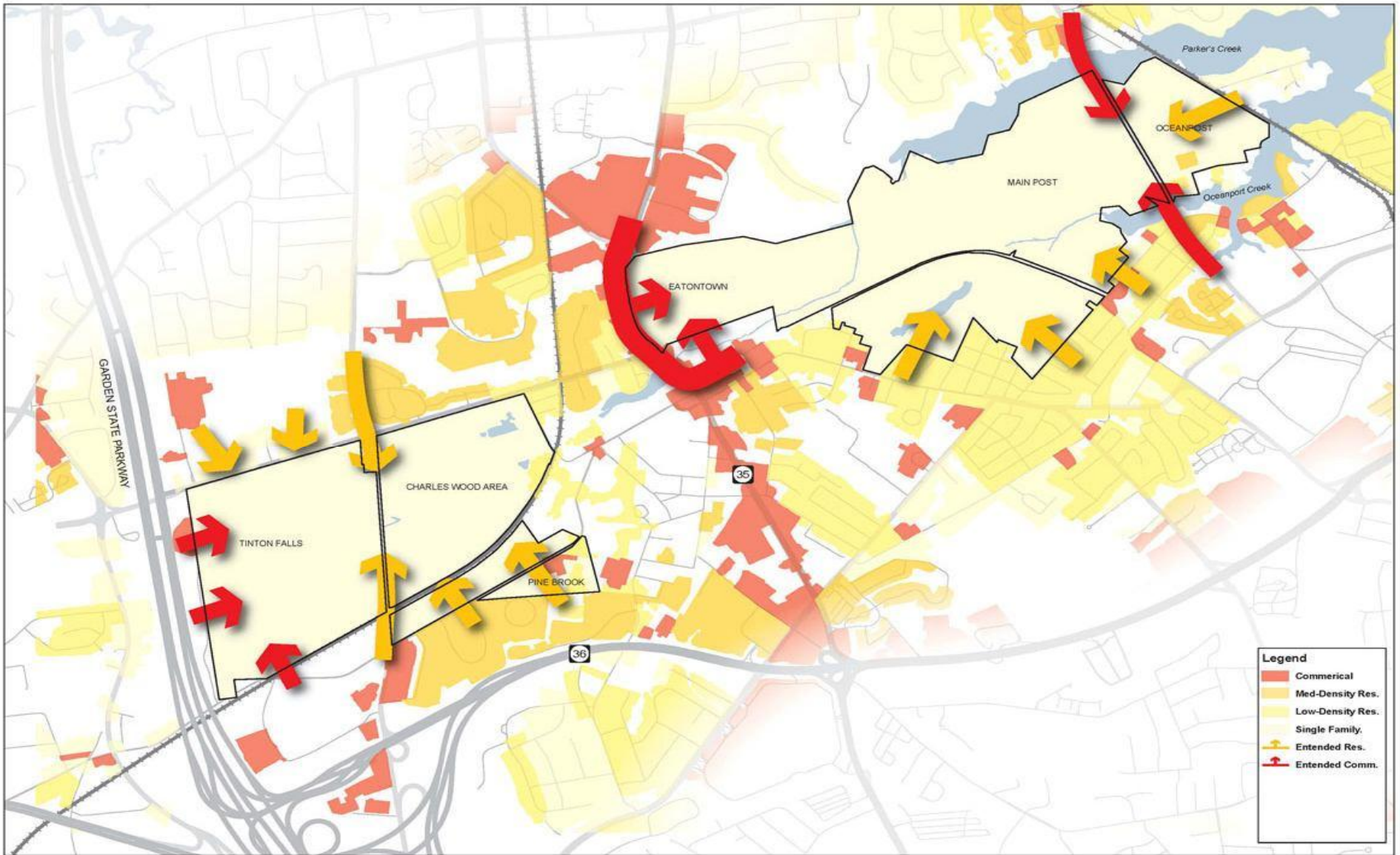
FORT MONMOUTH CONCEPT DIAGRAM : BIKE AND PEDESTRIAN PATH

FMRPA
EDAW | AECOM
MARCH 2008

0 500 1,000 2,000
Feet

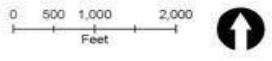
EDAW | AECOM Principle # 5: Utilize the Blue – Greenbelt as an armature for enhanced bicycle & pedestrian mobility throughout the Fort





FORT MONMOUTH CONCEPT DIAGRAM : BLUR BOUNDARY/ EXTEND LAND USE

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MARCH 2008

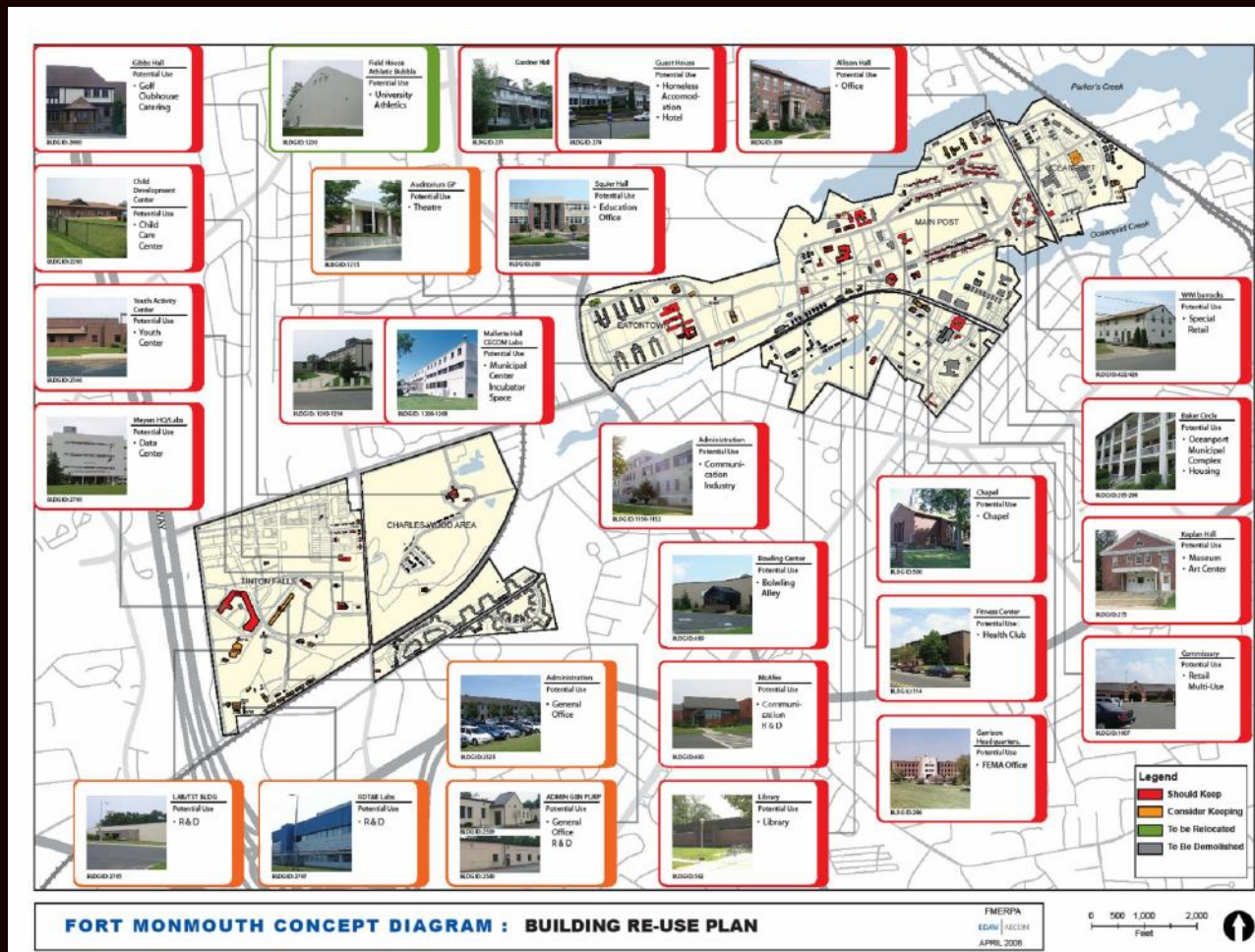


EDAW | AECOM **Principle # 6: Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities**



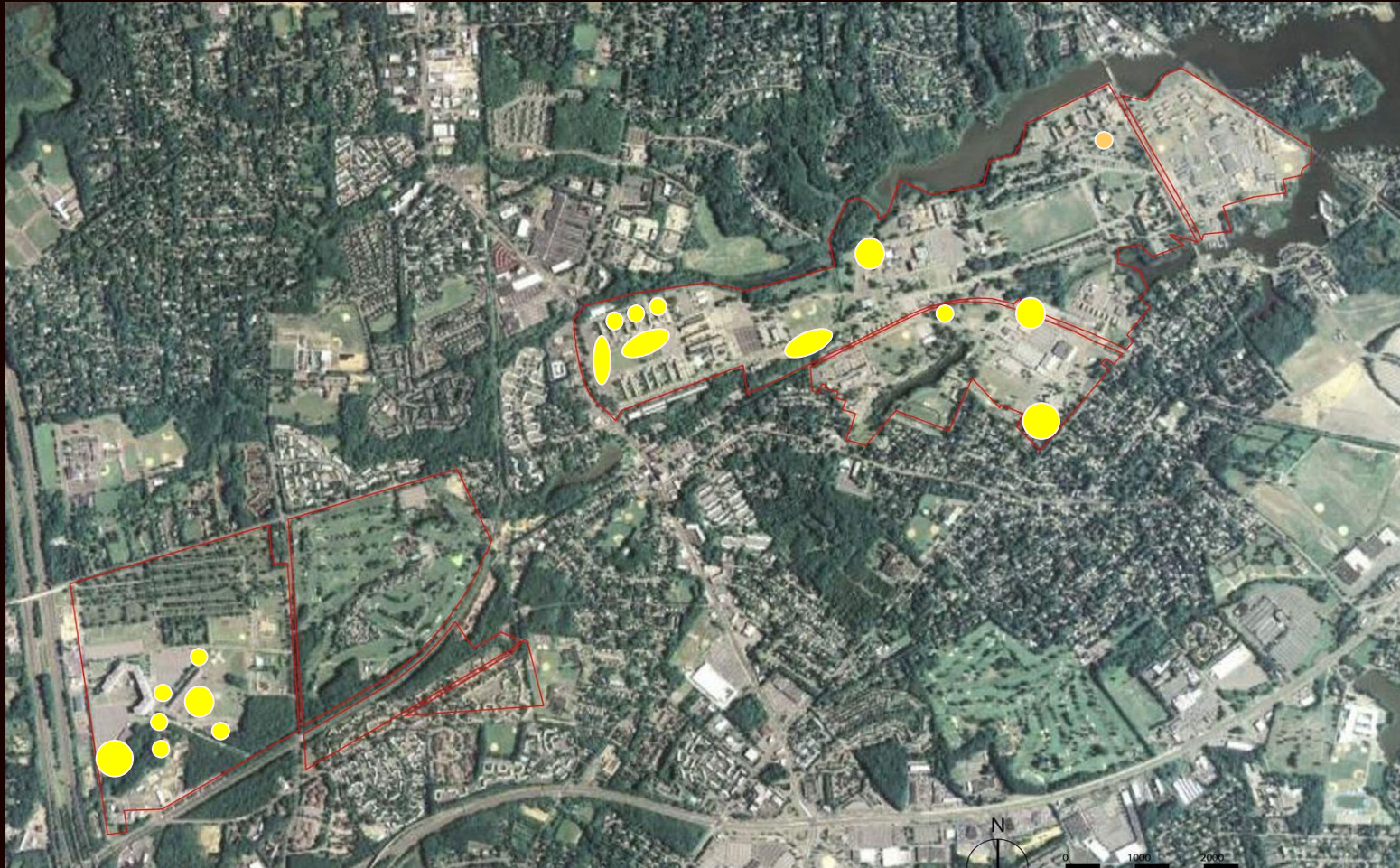
Building Reuse Summary

- 50 Non Residential Buildings, 2,085,922 GSF Adaptively Reused
- 98% of Historic Housing to be reused, 694,948 GSF

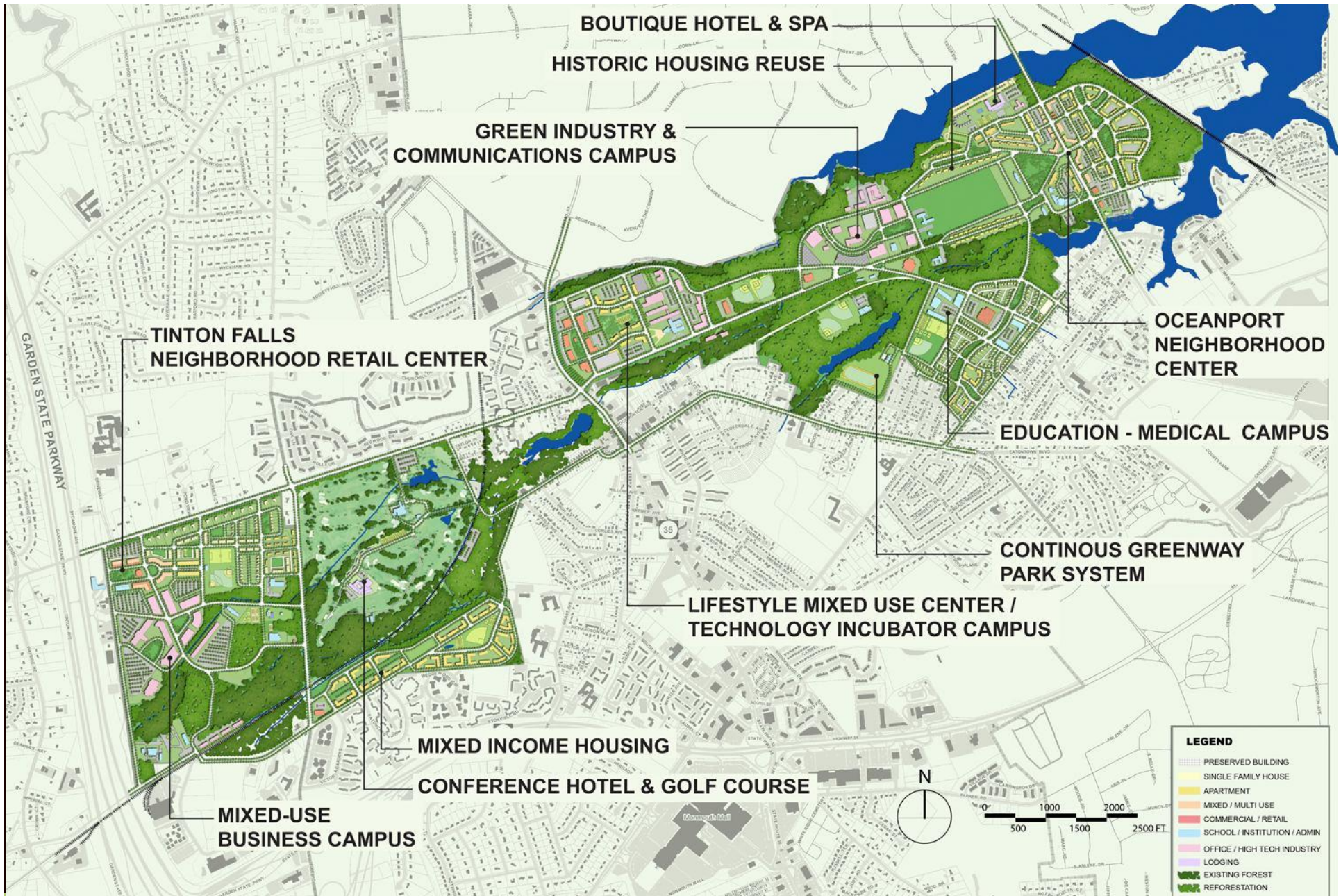


Alternative & Renewable Energy Industry

Geothermal Research & Development



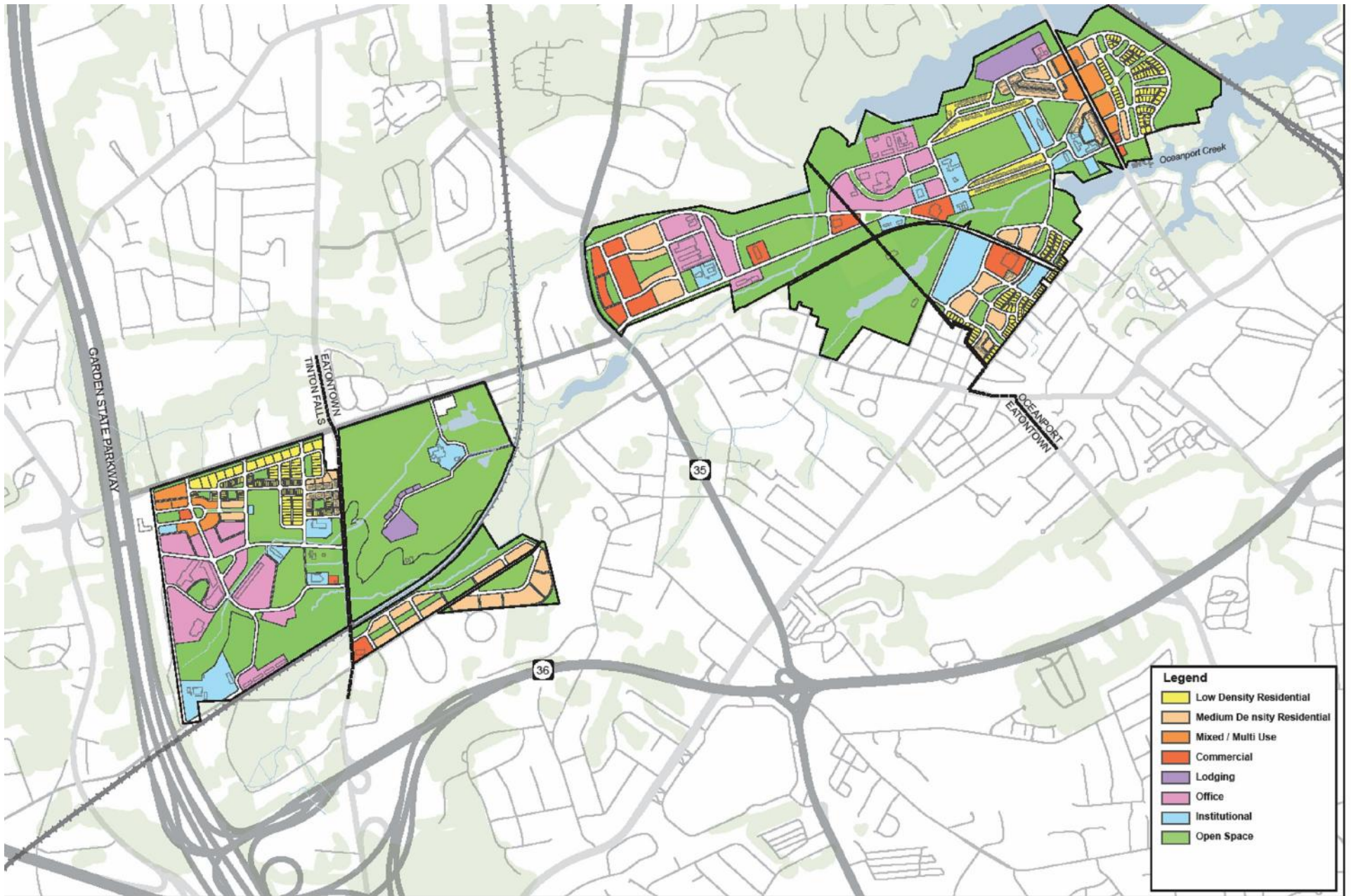
Source: Directorate of Public Works, Fort Monmouth

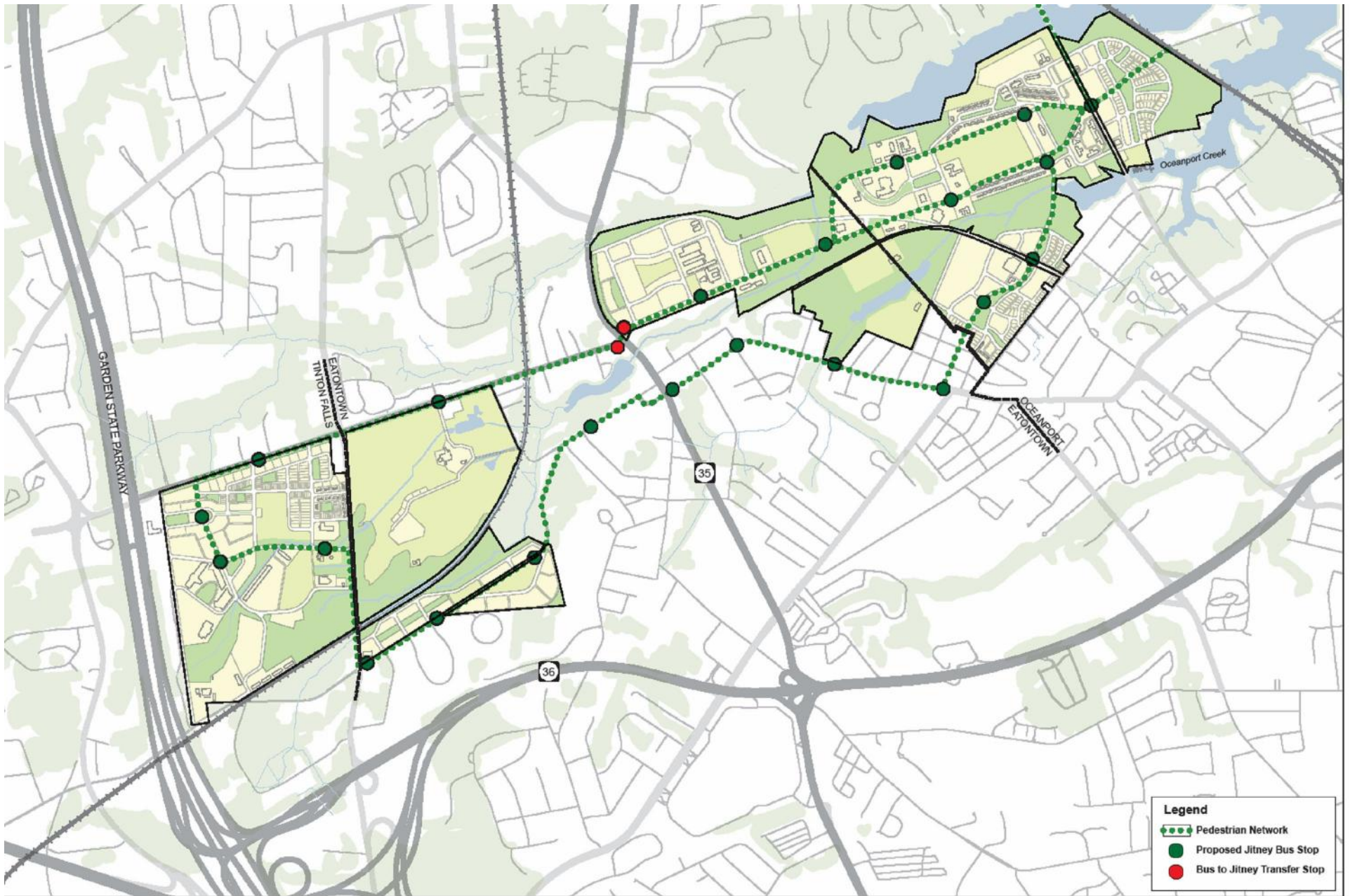


	Tinton Falls	Eatontown	Oceanport	Total
Office/R&D	670,000 SF	490,000 SF	423,500 SF	1,583,500 SF
Retail	80,000 SF	150,000 SF	90,300 SF	320,300 SF
Mixed Income Residential	288 DU	540 DU	700 DU	1,528 DU
Hotel		150 RM	75 RM	225 RM
Medical Office			80,000 SF	80,000 SF
Community / VA Healthcare Facility			60,000 SF	60,000 SF
Greenbelt Parks	115 AC	126 AC	229 AC	470 AC
Sun Eagles Golf Course		152 AC		152AC

Investment & Real Tax Value

Land Use	Units	Construction Cost	Real Tax Revenue
Commercial/Office	1,583,500 SF	\$454,000,000	\$13,617,000
Retail	320,300 SF	\$41,237,000	\$1,237,000
Housing	1,528 DU	\$447,000,000	\$13,410,000
Hospitality	225 RMS	\$11,250,000	\$338,000
Total Open Space	470 AC		
Total	4,000,000 SF	\$954,000,000	\$28,600,000





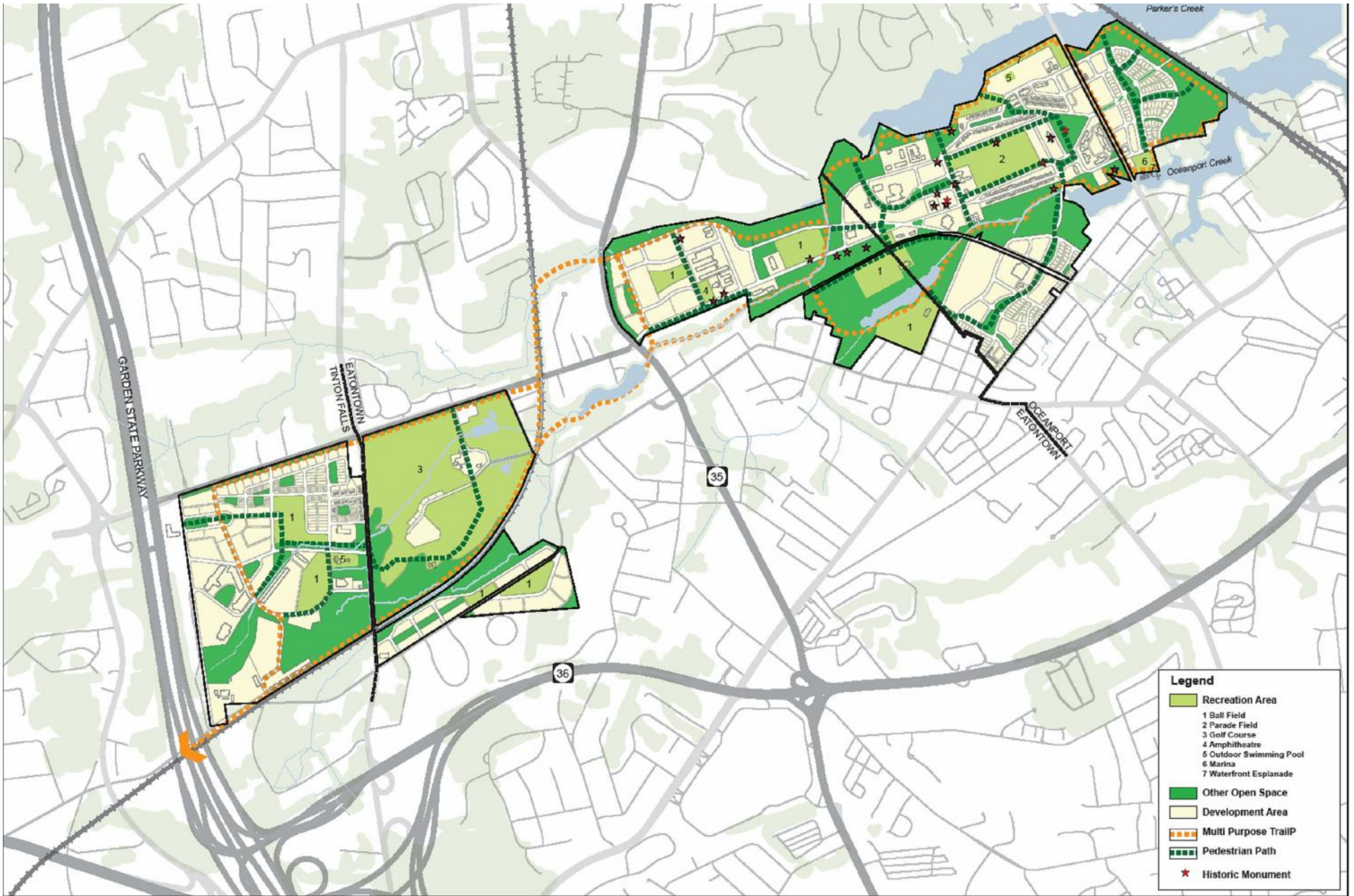
Legend

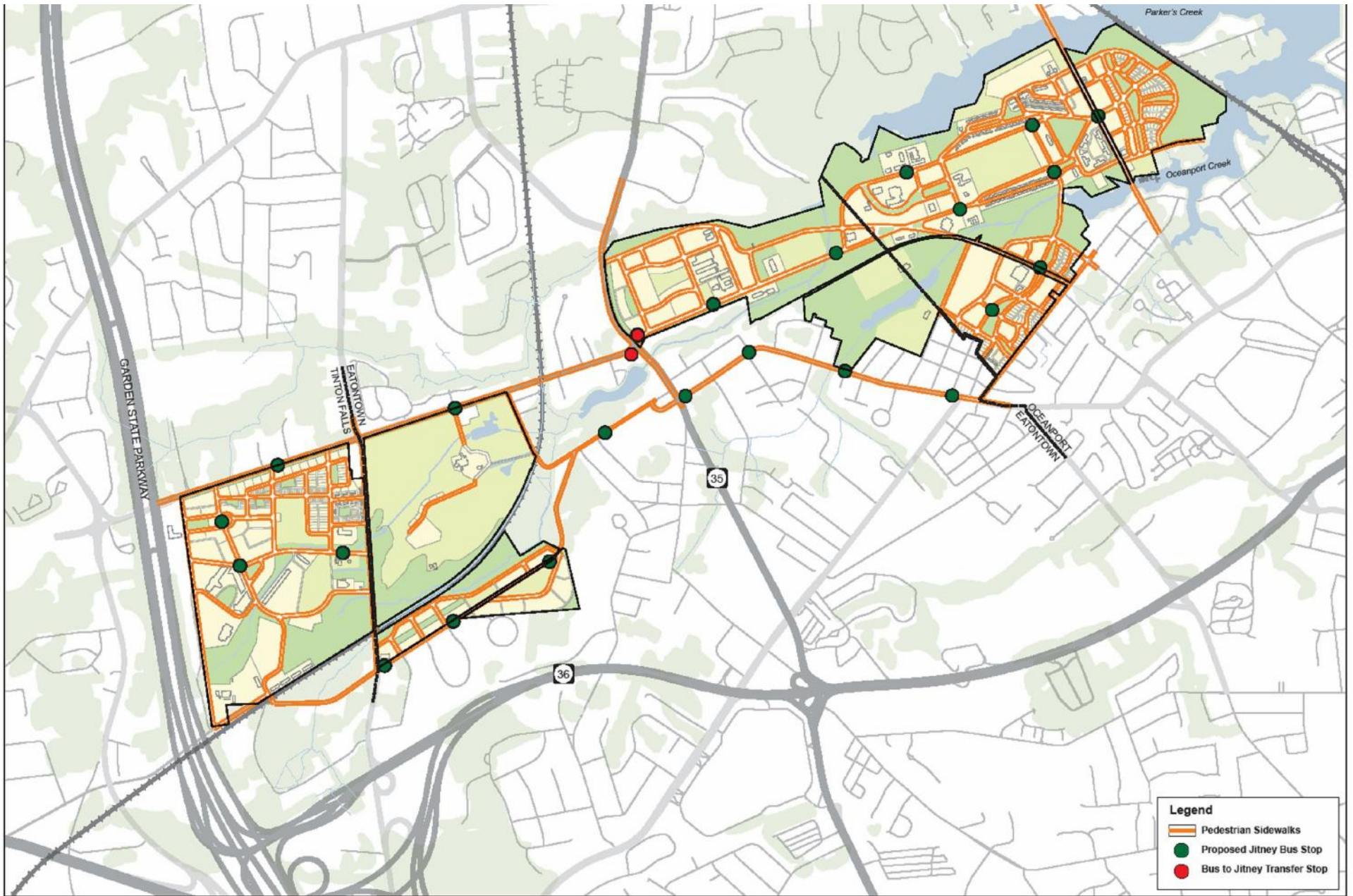
- Pedestrian Network
- Proposed Jitney Bus Stop
- Bus to Jitney Transfer Stop

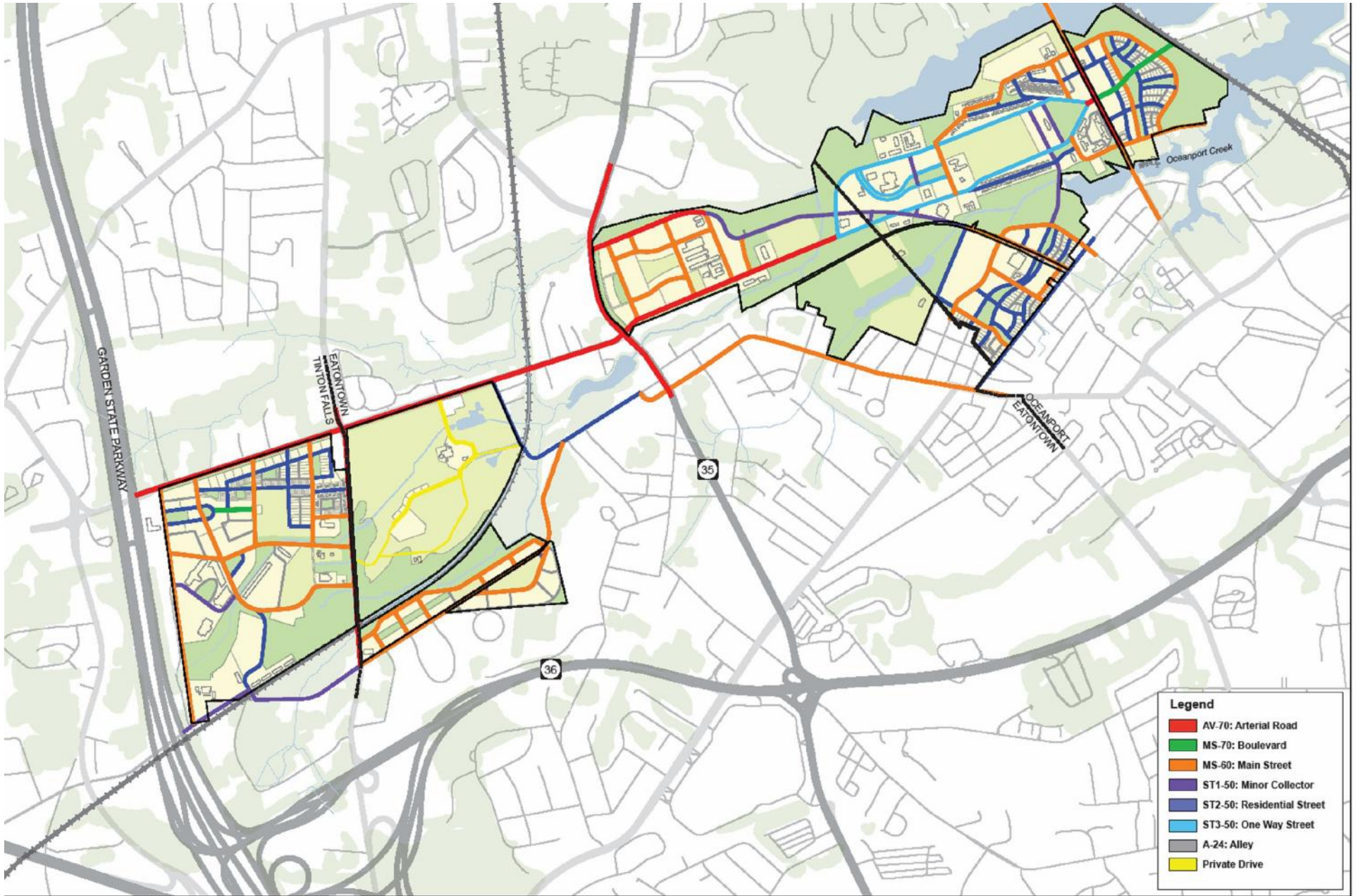
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Jitney Route & Stops (2028)

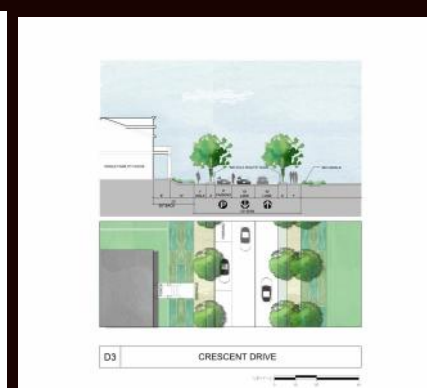
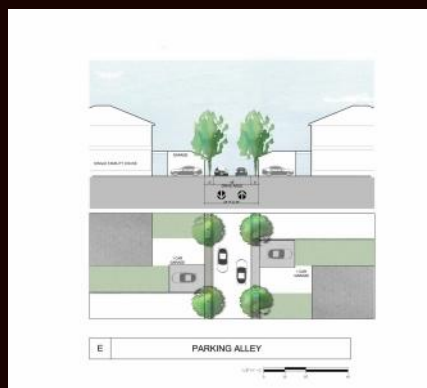
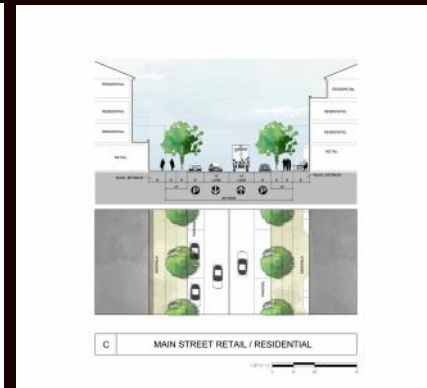
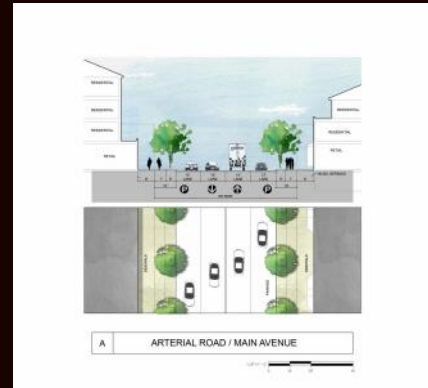


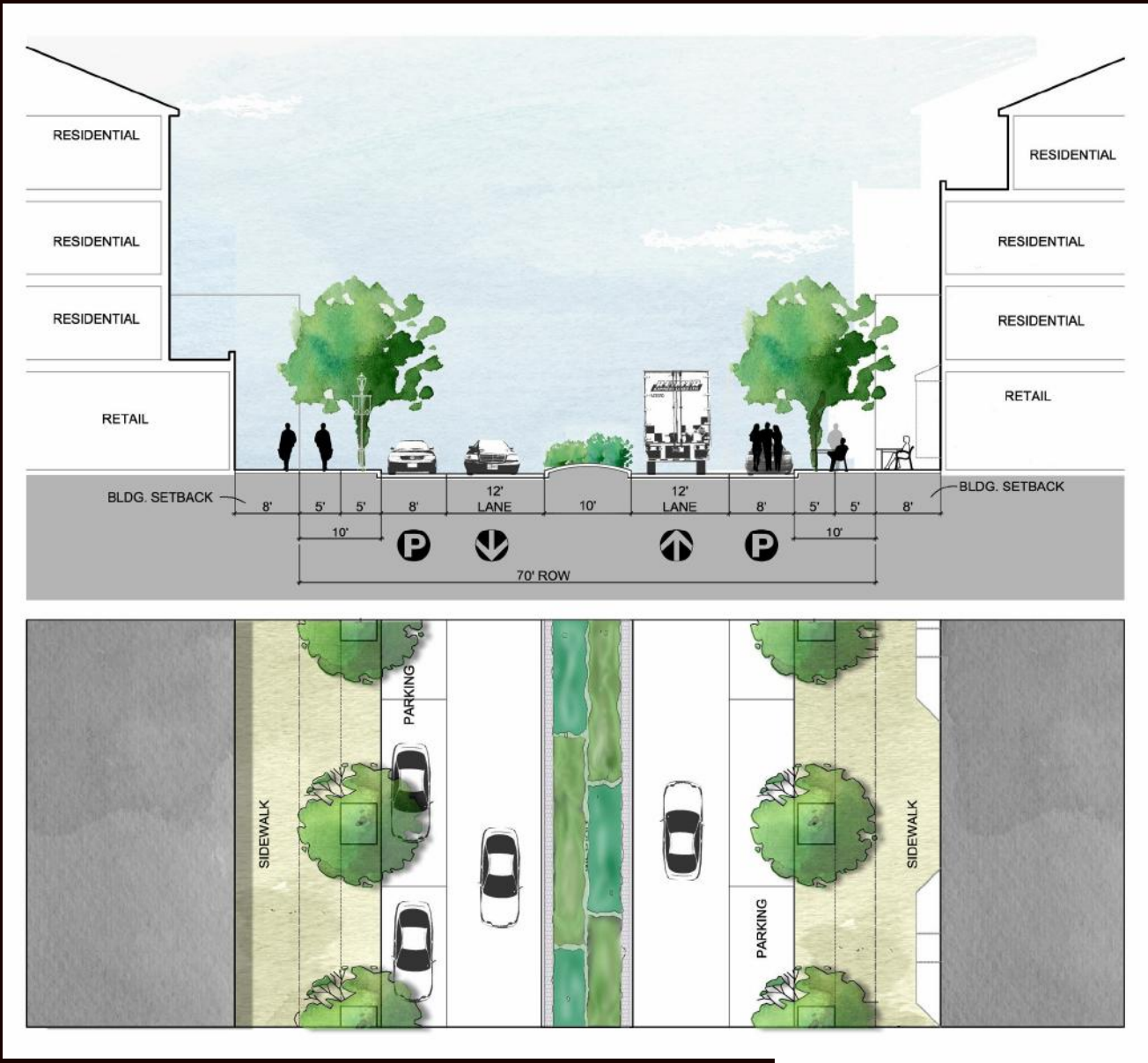






Street Typology Plan (2028)



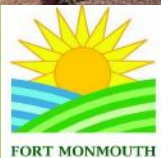


Boulevard Typology



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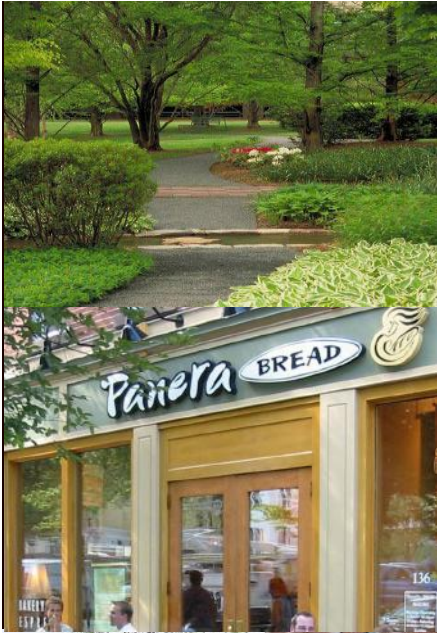
Mixed-Use Business & Town Center



FORT MONMOUTH



	Tinton Falls	Eatontown
Myers Data Center	445,000 SF	
Office / R&D	225,000 SF	
Admin. Office	87,000 SF	
Retail	80,000 SF	12,530 SF
Library	27,000 SF	
Childcare – Pot. NOI	19,600 SF	
Youth Center – Potential NOI	19,636 SF	
Hotel, Conf. Center		150 RM
Mixed Income Residential	288 DU	275 DU
Police Fire Training – Potential NOI	12,000 SF 1.5 Acres	
Suneagles Golf Course		152 Acres
Open Space	115 Acres	126 Acres



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Rt. 35 Lifestyle Center – Tech Incubator





	Eatontown
Lifestyle Town Center Retail	150,000 SF
CECOM Incubator	170,000 SF
CECOM Office	170,000 SF
Vail Hall Comm. Ctr.	36,483 SF
Municipal Building – Potential NOI	57,386 SF
Future Office/R&D	145,000 SF
Mixed Income Residential	300 DU
Open Space	126 Acres



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Green Industry Campus (GPV Park)



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	Oceanport	Eatontown
McAfee Center	97,000 SF	
Squier Hall	76,500 SF	
Photovoltaic R&D	150,000 SF	
Geothermal R&D	100,000 SF	
Bowling Center – Potential NOI		17,599 SF
Fitness Center – Potential NOI	32,259 SF	
Library – Potential NOI	10,650 SF	



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Education – Medical Campus



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	Oceanport
Potential New School (400)	100,000 SF
Neighborhood Convenience Retail	52,300 SF
Mixed Income Residential	159 DU
Medical Office / Healthcare	80,000 SF
Potential NOI	24,218 SF



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Historic Oceanport Neighborhood Center



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	Oceanport
Professional Office	10,000 SF
Main Street Retail	38,000 SF
Mixed Income Apartments	425 DU
Historic Housing	117 DU
Hotel & Spa	75 RM
Municipal Complex	50,000 SF
Open Space (Oceanport total acreage)	229 Acres

We Welcome Your Input

- ▶ Website:

<https://nj.gov/fmerpa/contact.shtml>

- ▶ Or direct email to:

askfmerpa@fmerpa.state.nj.us

- ▶ All feedback will be summarized and questions responded to, in a weekly posting to:

www.nj.gov/fmerpa