



Fort Monmouth Economic
Revitalization Planning Authority

**FORT MONMOUTH ECONOMIC REVITALIZATION
PLANNING AUTHORITY
FMERPA**

Briefing for:
***NJ - Professional Women in
Construction***

October 16, 2008

Rick Harrison, Deputy Director



THE PROCESS TO PLAN SUBMITTAL

- Public Hearings
 - Tinton Falls – 7/21/2008
 - Oceanport – 7/23/2008
 - Eatontown – 7/29/2008
 - Public Hearing on the LRA Application* – 8/15/2008
- FMERPA Approves LRA Application – September 3, 2008
- Governor Approved Minutes of the 9/3 Authority Meeting on 9/4
- Submitted to Federal Government (HUD & DOA) -September 4, 2008

*The LRA Application consists of the Reuse Plan and the Homeless Assistance Submission

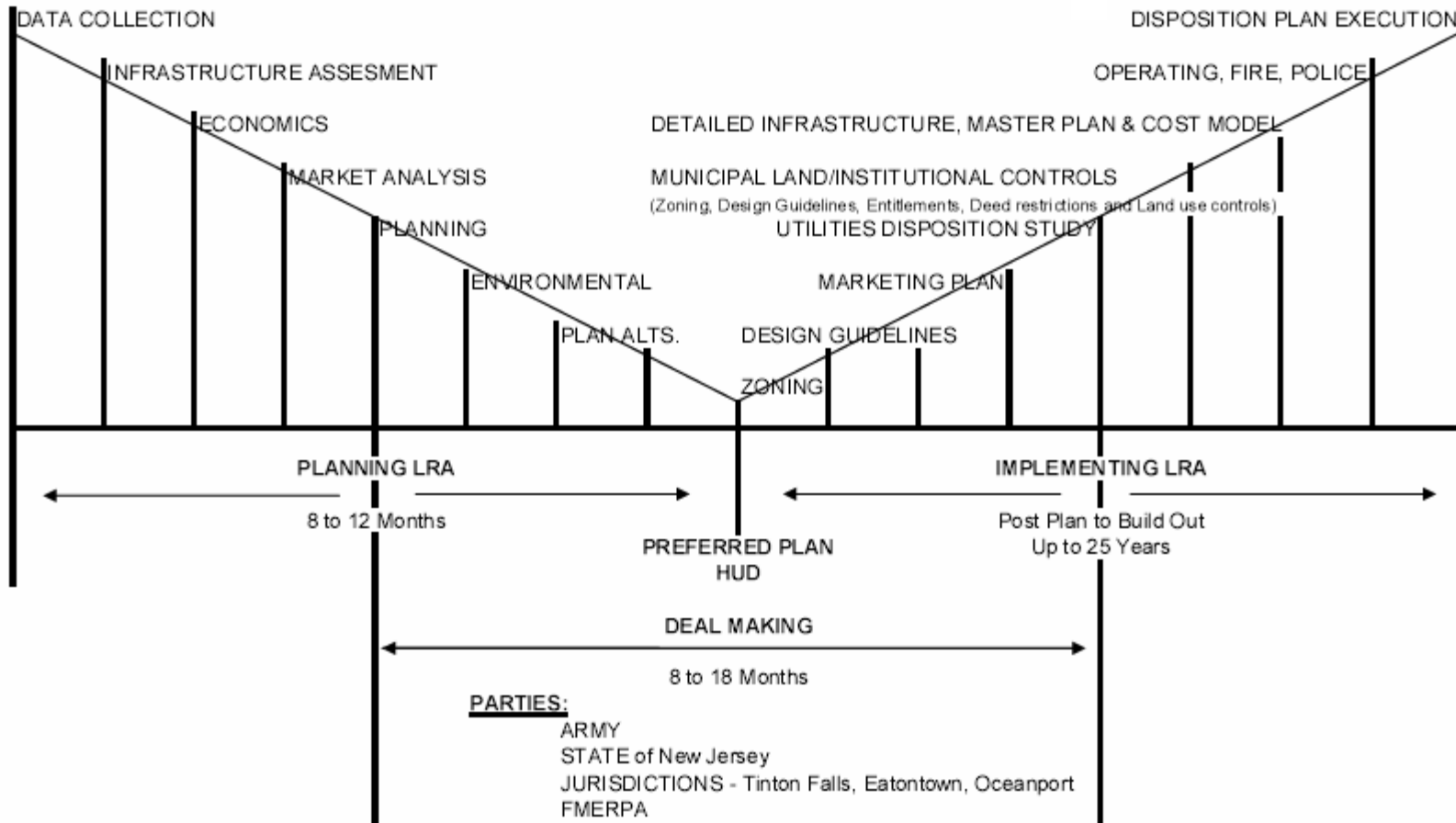


THE PROCESS POST PLAN SUBMITTAL

- HUD Approves LRA Application
- Develop and initiate business attraction and marketing strategies
- Develop disposition and conveyance strategy
- Develop and initiate personal property strategy
- Complete NEPA process on environmental, historic and cultural issues and concerns
- Develop and initiate workforce training
- Property transfers



PLAN TO IMPLEMENTATION





FORT MONMOUTH – THE CHALLENGES

How do we create “Added Value” to the region through the conversion of the Fort?

Questions to be asked and answered:

- How will new jobs be created?
- How will redevelopment improve transportation and traffic?
- What will be the infrastructure impact on schools, emergency services, tax base?
- What cost implications are there for communities in the region?
- How will more open space be created and made accessible to the public?



Additional Challenges and Goals

- Maintain and honor the history of the site and those who served there:
 - **Maintain and integrate into the development over 20 monuments plus markers and signage**
 - **Maintain Historic District**
 - **Reuse 136 Historically Eligible Buildings**





FORT MONMOUTH REDEVELOPMENT

Key Strategies to Accelerate Redevelopment

- **Identify target industries**
- **Establish business incubator space for start-up and small technology firms**
- **Establish inherent and creative incentives**
- **Designate experienced “Master Developer”**
- **Market existing assets**
 - People
 - Infrastructure
 - location
- **Create branding strategy and promote nationally/internationally**
- **Create expedited “one-stop” permitting shop**



20-YEAR DEVELOPMENT PROGRAM

| | Tinton Falls | Eatontown | Oceanport | Total |
|-------------------------------------|--------------------------|-----------------------------|----------------------------|--------------------------|
| Office/R&D | 839,817 SF | 521,605 SF | 737,119 SF | 2,098,541 SF |
| Retail | 81,335 SF | 220,459 SF | 146,550 SF | 448,334 SF |
| Mixed Income Residential | 288 DU | 577 DU | 740 DU | 1,605 DU 2,407,500 SF |
| Hotel | | 150 RM | 75 RM | 225 RM 310,000 SF |
| Health / Med Office | | | 80,000SF / | 80,000 SF |
| Community / Civic Facilities | 88,416 SF | 76,469 SF | 299,709 SF | 464,594 SF |
| Greenbelt Parks / Ballfields | 77AC/22AC Total 99 AC | 125AC/107AC Total 232 AC | 145AC/28AC Total 173 AC | 504 AC |
| Suneagles Golf | | 157 AC | | 157 AC |
| Total | | | | 5,788,979 SF |





HOUSING DEVELOPMENT

- Reuse of 177 (Historic) housing units
- No McMansions
 - Mixed income
 - Small lot single family
 - Rental units
 - Garden Apartments
 - Town homes
- Homeless Accommodation – HUD Requirement
- Affordable/COAH Requirements
 - New Rules not Settled
 - FMERPA requested recognition of job/economic impact
 - Working with NJ Council On Affordable Housing toward a Memorandum of Agreement as to what the obligation would be
 - Will consider accommodating additional obligations of Eatontown, Oceanport, Tinton Falls



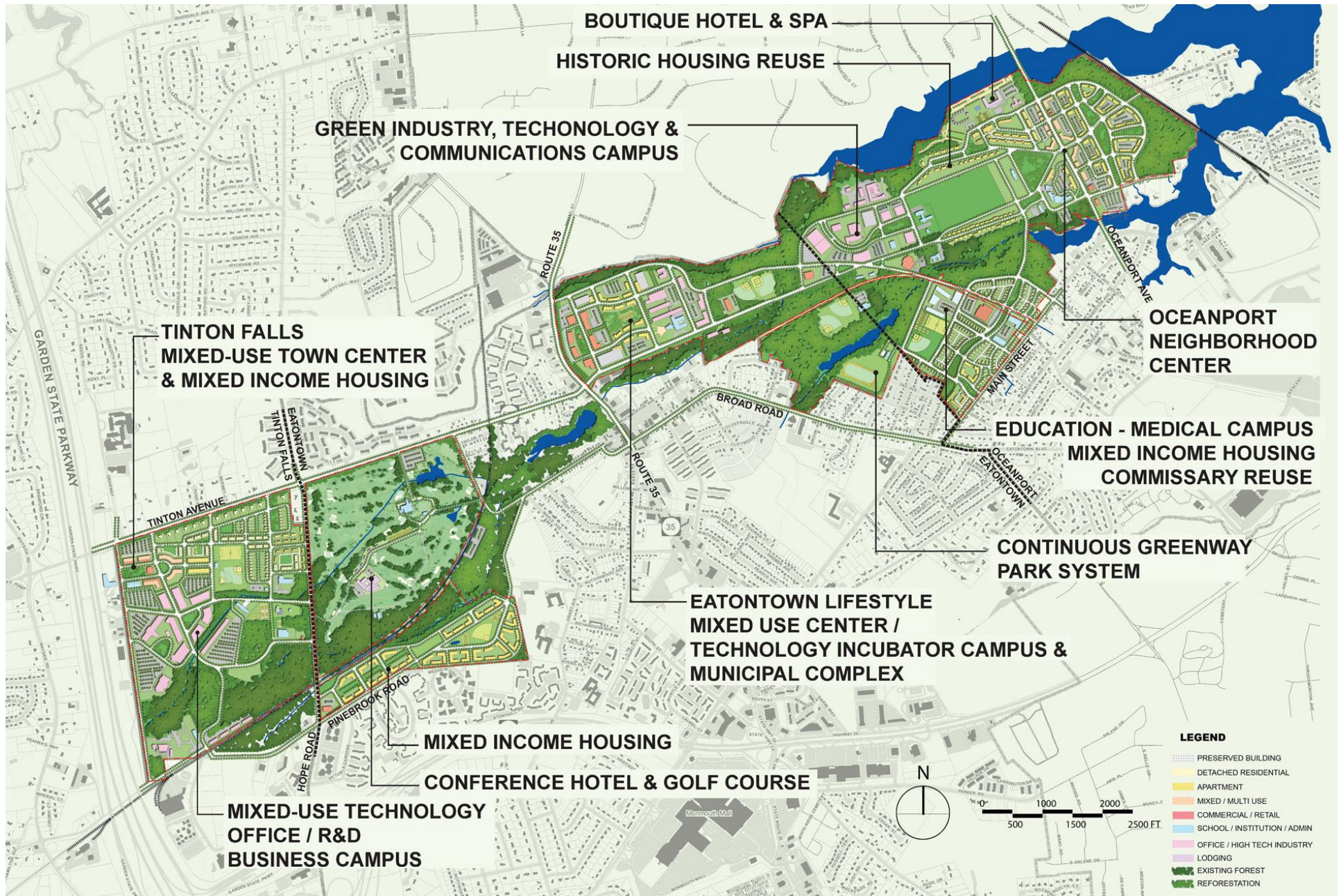
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JOBS AND CONSTRUCTION COST

| Plan Option | Construction Cost | Construction Jobs | Permanent Jobs |
|-------------------------|-------------------|-------------------|----------------|
| Prospective Job Seekers | | | 3,043 |
| Reuse Plan | \$962,237,000 | 8,635 | 5,044+ |

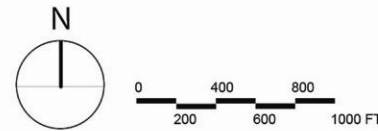


Reuse Plan in 2028 (20 – year plan)





1. Large Lot Detached Housing
2. Small Lot Detached Housing
3. Townhouse
4. Apartment
5. Hemphill Housing
6. Firehouse
7. Mixed-use Town Center,
Bandshell & Town Green
8. Library
9. Child Care
10. Municipal Use
11. Teen Center
12. Myers Center Reuse
13. Mixed-Use Technology
Business Campus
14. Fire & Police Training Center
15. Fabrication Shops
16. Gas Station
17. Pool
18. Field House & Ball Fields
19. Wetland Preservation Park
20. Pulse Power Building R / D
21. Existing Tinton Falls Municipal
Building
22. Geothermal Wells



Mixed Use Business Center Program





1. Suneagles Golf Course
Main Entrance & Parking
2. Gibbs Hall - Clubhouse & Catering
3. Conference Center & Hotel
4. Restaurant
5. Ball Fields
6. Convenience Retail
7. Mixed Income Housing
8. Community Center & Pool
9. Wetland Preservation Park



Eatontown West Program Summary





- 1. Lifestyle Town Center
- 2. Mixed-Income Apartments
- 3. Parking Structure
- 4. Incubator & Professional Services
- 5. Eatontown Municipal Building
- 6. Office Space
- 7. Auditorium / Theatre
- 8. Bowling Center
- 9. Cell Tower
- 10. Amphi-theatre
- 11. Ball Fields
- 12. Wetland Preservation Park
- 13. Office / R & D Space
- 14. Local Bus to Jitney Transfer Station
- 15. Geothermal Field



Rt. 35 Lifestyle Center – Tech Incubator





- 1. McAfee Center Reuse / Communication R & D
- 2. Office Educational Reuse
- 3. Library
- 4. Chapel
- 5. Counseling Center
- 6. Fitness Center

- 7. Educational Reuse
- 8. Green Industry Campus
- 9. Lane Hall Community Center
- 10. Parking Structure
- 11. Geothermal Wells
- 12. Wetland Preservation Park



Green Industry & Technology Campus





- 1. Small Lot Detached Housing
- 2. Mixed-Income Apartments
- 3. New School
- 4. Retail Center
- 5. Medical Center & Medical Offices

- 6. Ball Fields
- 7. Wetland Preservation Park
- 8. Geothermal Wells
- 9. Cell Tower

Education – Medical Campus





1. WWI Barracks - Retail Reuse
2. Mixed-Income Apartments
3. Allision Hall Offices
4. Historic District Housing
5. Boutique Hotel & Spa
6. Parade Ground
7. Retail & Professional Office
8. Credit Union
9. Marina, Restaurant & Public Boat Ramp
10. Oceanport Municipal Complex & Mixed Income Apartments
11. FEMA Office
12. Museum / Art Center
13. Wetland Preservation Park
14. Waterfront Esplanade



Oceanport Neighborhood Program





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Tinton Falls Aerial Rendering





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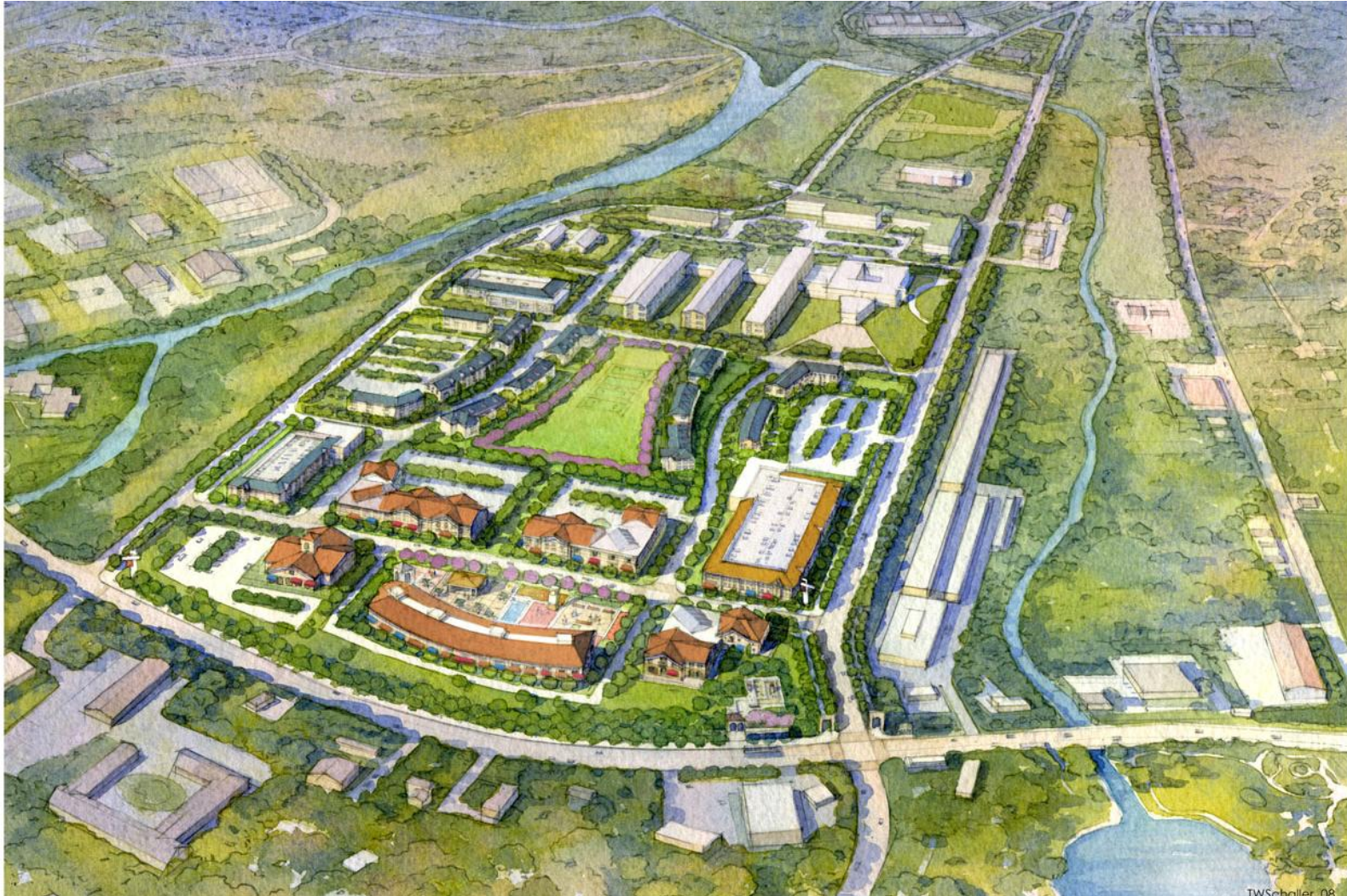
Tinton Falls Town Center Illustration





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Eatontown Aerial Rendering





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Eatontown Lifestyle Center Illustration





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Oceanport Aerial Rendering



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Oceanport Avenue Illustration



TWSchalle



A WIN - WIN - WIN REDEVELOPMENT STRATEGY

- Creates a Flexible High Technology Development Framework
- Is consistent with Municipal & State Plans
- Creates the potential for 5,400 permanent new jobs
- Proposes 3 new mixed use entertainment & civic centers
- Complies with workforce & affordable housing regulations
- Establishes a framework for positive fiscal impact
- Leverages Fort assets (People, Infrastructure, Location)
- Provides approximately 503 acres of new open space
- Preserves the Suneagles golf course and Marina
- Enhances mobility
- Protects and enhances ecological resources



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