



# Fort Monmouth Economic Revitalization Authority

Newsletter

Issue 32 - March 2015

## FMERA Board Approves Historic Preservation Design Guidelines



The FMERA Board this month approved the Historic Preservation Design Guidelines for the Fort Monmouth Historic Resources in the Boroughs of Eatontown and Oceanport, NJ (the Guidelines), which FMERA staff will use to make informed, consistent recommendations about proposed new construction and alterations to buildings and sites in the Fort's Historic District. The Guidelines include recommendations consistent with those utilized and promoted by the National Park Service to ensure uniformity in the process throughout the country.

When FMERA receives a proposal for new construction or

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### RFOTPS ISSUED FOR REDEVELOPMENT OF TWO AREAS IN OCEANPORT

FMERA issued two Requests for Offers to Purchase (RFOTPs) on March 13 for properties in the Oceanport section of the Fort.

An RFOTP calls for proposals for redevelopment of the former Nurses Quarters located next to the former Patterson Army Health Clinic. AcuteCare Management Services, LLC is currently in the process of transforming the

alterations in the Historic District, staff will make its recommendations based on the Guidelines, and then will present these recommendations to the Historic Preservation Staff Advisory Committee (HPAC). HPAC continues to be the exclusive historic preservation commission for all land matters and approvals within Fort Monmouth.



"We expect that anyone designing plans for redevelopment within the Fort Monmouth Historic District, be they property owners, architects, designers, builders or redevelopers, will use these guidelines to maintain the overall historic character of the area," FMERA Executive Director Bruce Steadman said.

The Fort Monmouth Historic District, which was listed on the National Register of Historic Places in 2014, is located on the Main Post of Fort Monmouth in Oceanport, which FMERA is set to acquire via a negotiated Phase 2 Economic Development Conveyance (EDC) Agreement with the Army. FMERA continues to work aggressively to complete negotiations on the Phase 2 EDC Agreement with the Army and receive a deed to the property. In addition to the Main Post Historic District, the Guidelines provide recommendations and information on Gibbs Hall, the historic club house on the Golf Course in Eatontown. This property was included in the Phase 1 EDC Agreement and was transferred to FMERA in June 2014.

former Clinic into a state-of-the-art facility. Totaling approximately 18,655-square-feet, the former Nurses Quarters were built in 1962 and include 24 residential units. The Fort's Reuse and Redevelopment Plan (Reuse Plan) envisions the building being used for residential purposes. The parcel on which the Nurses Quarters stand is a Phase 2 property and the sale of the parcel will be subject to a finalized Phase 2 Economic Development Conveyance Agreement with the Army. Responses to the RFOTP are due by noon on May 11.

FMERA also made an approximately 4.2-acre parcel of land containing the 16,420-square-foot former Community Center (known as the Dance Hall) in Oceanport available through an RFOTP issued on March 13. The Property (aka Building 552) includes Van Kirk Memorial Park in an approximately two-acre park to the south of the Dance Hall and is included in the Fort's Green Tech Campus development district, which is intended to accommodate office/research and institutional uses within a campus-like setting. The Dance Hall was planned for demolition and the property was envisioned as open space in the Reuse Plan. However, given the unique design features within the circa-1941 Community Center, the Property has potential for reuse as a community space, serving small entertainment and recreation uses as it once did when the Fort was in operation. Given its central location, surrounded by a future high-tech research park, historic Officer Housing, the Chapel and the Fitness Center, the Property could cater to the various uses in active development. Responses to the RFOTP are due by noon on June 10.



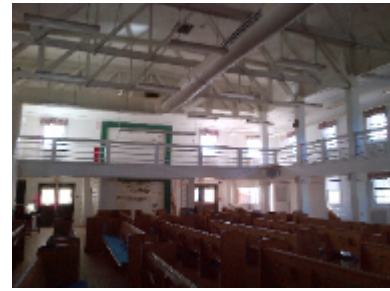
The preservation of the historic properties is required in accordance with the Programmatic Agreement between the Army and the State's Historic Preservation Officer, signed in October 2009, as well as the Land Use Rules for Fort Monmouth adopted in 2013. FMERA staff worked with its professional planning consultant Phillips Preiss Grygiel, LLC (PPG) to create the Guidelines. The HPAC held several meetings during the production of these Guidelines, to inform and advise FMERA staff and PPG on key issues related to historic preservation. The Committee reviewed and approved these Guidelines, and recommended Board approval.

Following the Governor's 10-day statutory period for review of board actions, a copy of the Guidelines will be available at <http://www.fortmonmouthredevelopment.com>.

## **AcuteCare Management Services Invests More than \$5 Million to Upgrade Healthcare Facility on Fort Monmouth**



AcuteCare Management Services, LLC (AcuteCare) is in the latter stages of transforming the former Patterson Army Health Clinic into a state-of-the-art healthcare facility. AcuteCare has made more than \$5 million in capital improvements to-date at the former Clinic off of Main Street in the Oceanport section of the Fort. This investment represents a major



Interior view of the Dance Hall

## **AUCTIONS HELD IN AUTUMN GENERATE \$855,776 IN SALES**

Five auctions held on Fort Monmouth in October and December 2014 resulted in a total of \$855,776 in sales. The Auctioneers Group ran the auctions to sell off personal property contained within the Phase 1 Economic Development Conveyance parcels on Fort Monmouth. Auctioned-off items included the 20,000-square-foot sports dome as well as the contents of several buildings, such as the nearly 70,000-square-foot, four-story Myer Center, the FBI Building and former cadet prep school.

"We are extremely pleased with the results of these inaugural auctions and look forward to reinvesting \$382,571 - FMERA's net proceeds from the sales - into the Fort's redevelopment, in accordance with federal requirements," Direct of Facilities Planning Rick Harrison said.

Additional auctions of Phase 1 property are expected to start up later this spring.

milestone within the Redevelopment Agreement between AcuteCare and FMERA, completed several months ahead of schedule. Stay tuned for exciting announcements from AcuteCare in the weeks and months ahead.

*Interior renovations of the former Clinic:*



### **HISTORICAL PHOTO**

The historic Senior Officer Family Housing, circa 1932. These homes, and the additional historic resources in Fort Monmouth's Historic District, are all included in the recently approved Fort Monmouth Historic Preservation Design Guidelines. See the article above for more information.

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