

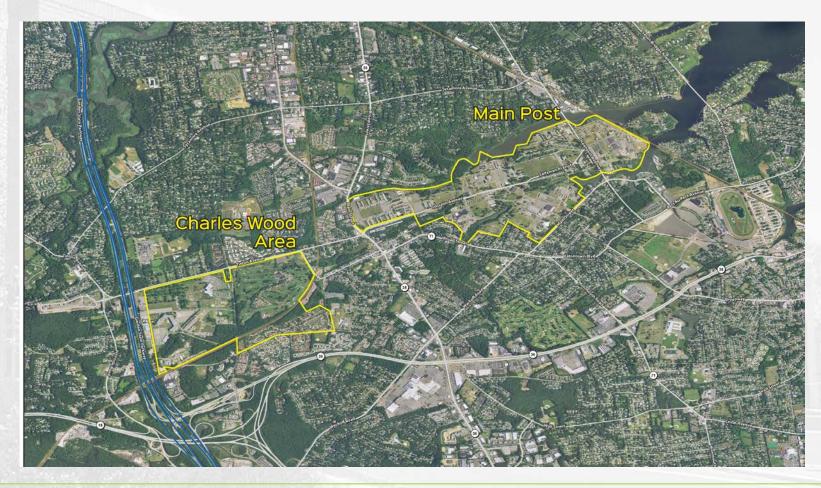
DISCOVER + INNOVATE + TRANSFORM

The 400 Area An Oceanport Transit-Oriented Development

Image from: "From Fort to Village: A Vision for Oceanport's Fort Monmouth

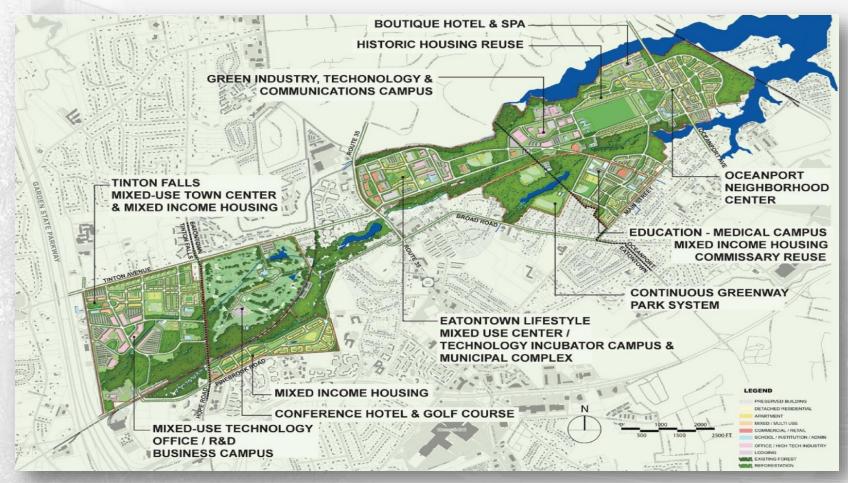


Welcome to Fort Monmouth





20-Year Development Plan





Fort Monmouth Reuse & Redevelopment Plan

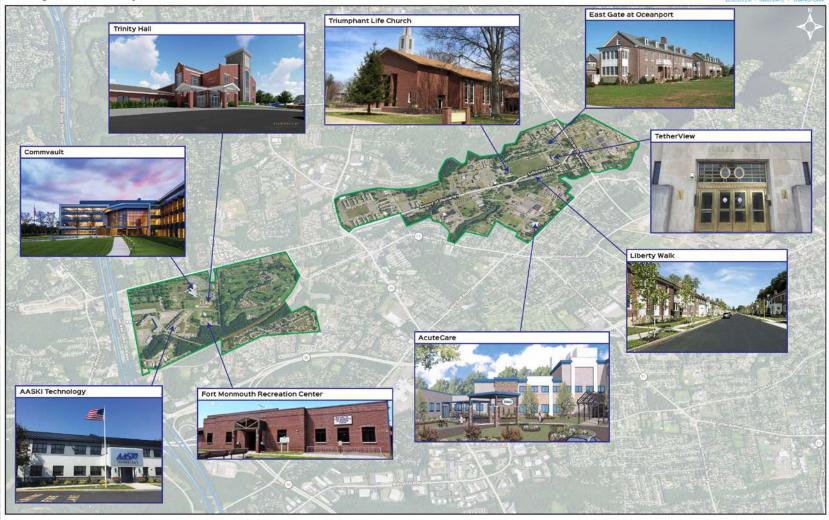
- 20-year plan
- Buildout by Use:
 - 1,585 housing units (over 4,000 new residents)
 - 300,000 sf non-profit, civic, government & educational uses
 - 500,000 sf retail
 - 2,000,000 sf office, research & other commercial
- Employment at Buildout: 10,000 permanent jobs
- Total Investment: \$1.5 billion



Development Summary

Projects Completed

FORT MONMOUTH





Development Summary

Projects In Development

FORT MONMOUTH

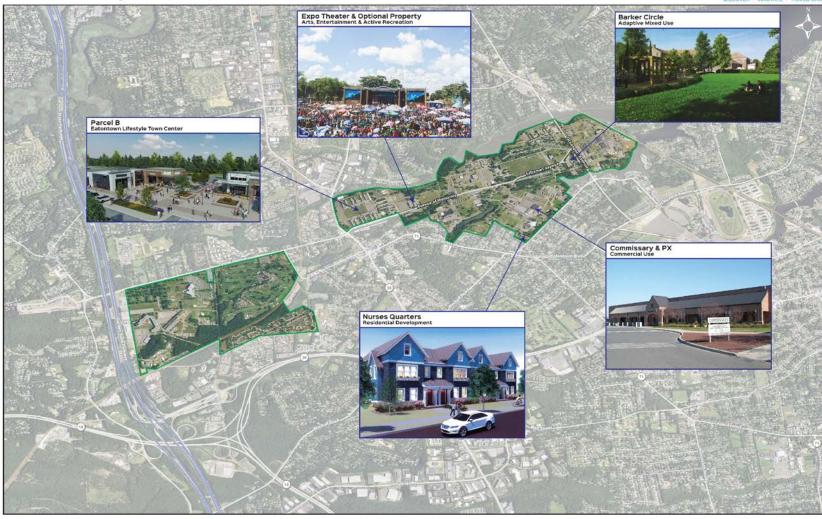




Development Summary

Planned Projects

FORT MONMOUTH





Tinton Falls Commercial Parcel





PURCHASING PROPERTY AT FORT MONMOUTH



Process & Proposal Evaluations

Fort Monmouth Economic Revitalization Authority (FMERA) Request for Offers to Purchase Fort Monmouth -- 400 Area RFOTP

Potential Purcesser: ______R

Sample Score Sheet	Score 0-10 x	<u>Weight</u> =	Criterion Score
1. Purchase price		30	
 Estimated jobs to be created at or relocated to the parcel – the focus is on permanent jobs 		5	
 Purchase term including due diligence period and time needed to obtain approvals as well as payment for such period 		15	
4. Proposed project capital investment		20	
 Potential Purchaser(s) financial capability to meet the proposed terms of purchase and project completion 		15	
6. Prior experience with the Potential Purchaser		5	
7. Impact to host municipality		10	
Bonus Scoring			
Proposal includes commitment to develop a transit- oriented development and sustainability inclusive of all or a majority of the characteristics laid out in Section 1.3 of the RFOTP		10	
Grand Total			



400 Area

available through the RFOTP process late early 2020





What is a TOD?

A transit-oriented development (TOD) is a residential, commercial or mixed-use development project that has been designed to take advantage of nearby transit and includes features that encourage walking, biking and transit ridership.



400 Area Overview

- Located in Main Post, Oceanport
- 79.8 +/- acres
- Up to 234 residential units permitted, 20% of which must be affordable
- Up to 200,000 SF of complementary commercial space
- Targeted for redevelopment as a mixed-use transitoriented development
- Includes several Army-owned carve-out parcels





Image from: "From Fort to Village: A Vision for Oceanport's Fort Monmouth



TOD Design Elements

- A pedestrian-oriented development concept that incorporates smart design principles and creates a town center
- Ease of walking or biking to the transit station is a top priority
- Wide sidewalks, ample lighting, lush landscaping
- Focus on placemaking sense of place, aesthetically pleasing building design, features parks / plazas / seating





TOD Design Elements

- Complementary mix of uses including housing, offices, shops, markets, restaurants, salons, services, coffee shops, and boutiques
- Consists of retail on the first floor and residential use of the upper floors, mix of housing types
- Carefully located, designed and managed parking
- Arts, culture, and entertainment must be present



Oceanport Village Center – The Vision



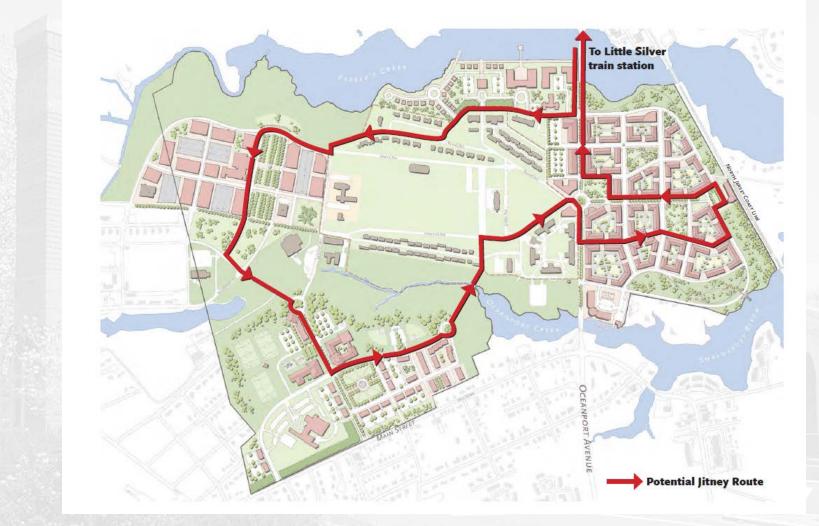
- Attractive mixed-use, walkable, small-scale transitoriented village
 - Create a "Main Street" featuring plazas surrounded with shops, restaurants, & housing along with waterfront access
 - 2-3 story buildings with preserved open space and/or wetlands preservation parks



- Create lively streets with community and cultural amenities
- Designed to be attractive to younger singles and couples without children, as well as older adults looking for smaller housing units
- Establish jitney service to connect various development centers as well as link to NJ Transit rail system.









Why Fort Monmouth?

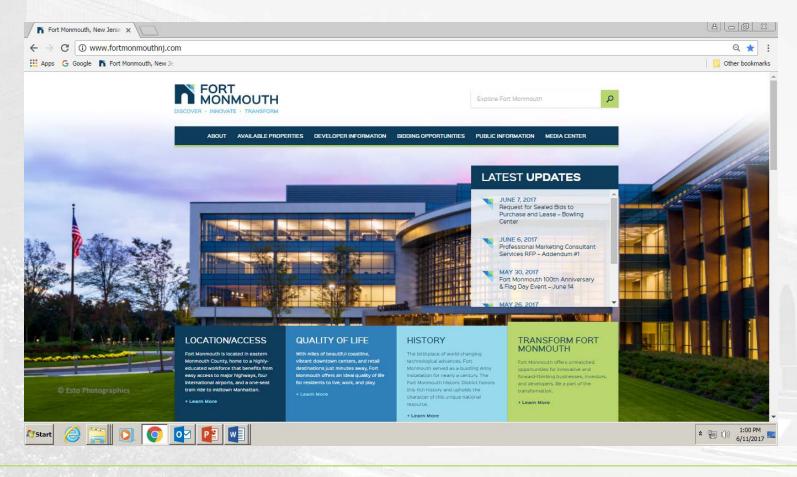
- A live, work, play master plan
- Existing community of small businesses & entrepreneurs
- Central location / public transportation access
- Corporate & Institutional Anchors Commvault, RWJBH, Universities
- Established amenities & residential communities
- Affluent, highly-educated workforce



FEEDBACK FORUM: Q&A and Discussion



For more information, visit us online at www.fortmonmouthnj.com





DISCOVER
INNOVATE
TRANSFORM

Thank you! Questions? Comments?

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