

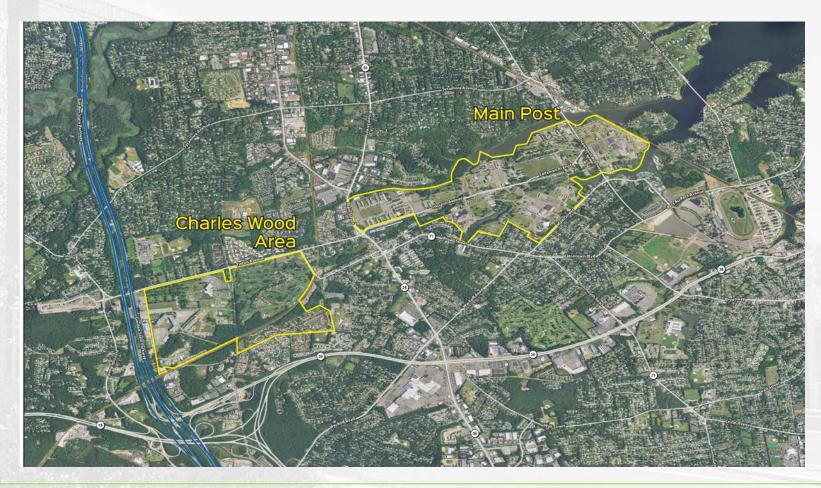
DISCOVER + INNOVATE + TRANSFORM

## The 400 Area An Oceanport Transit-Oriented Development

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

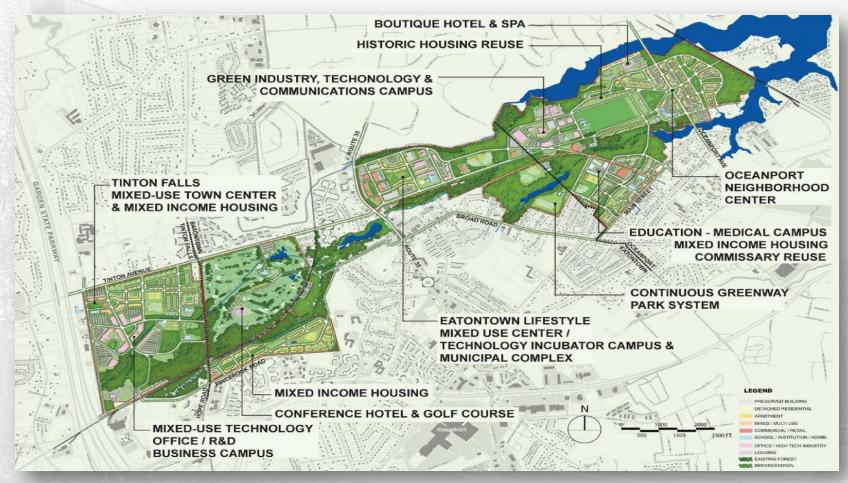


#### Welcome to Fort Monmouth





#### 20-Year Development Plan





## Fort Monmouth Reuse & Redevelopment Plan

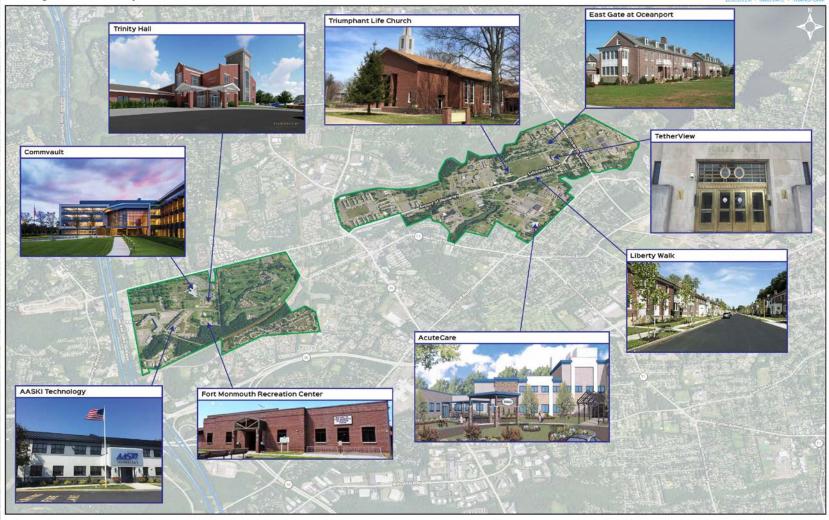
- 20-year plan
- Buildout by Use:
  - 1,585 housing units (over 4,000 new residents)
  - 300,000 sf non-profit, civic, government & educational uses
  - 500,000 sf retail
  - 2,000,000 sf office, research & other commercial
- Employment at Buildout: 10,000 permanent jobs
- Total Investment: \$1.5 billion



#### **Development Summary**

#### **Projects Completed**

FORT MONMOUTH





#### **Development Summary**

#### **Projects In Development**

FORT MONMOUTH

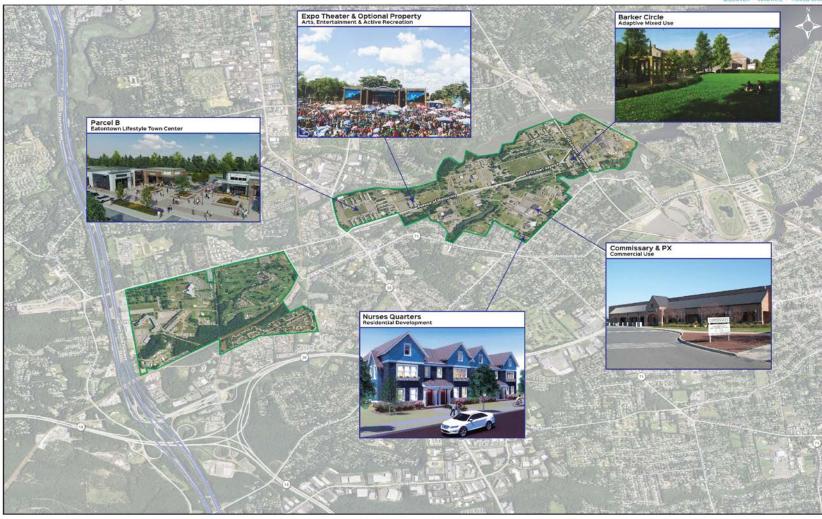




#### **Development Summary**

#### **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	
<ol> <li>Estimated jobs to be created at or relocated to the parcel – the focus is on permanent jobs</li> </ol>		5	
<ol> <li>Purchase term including due diligence period and time needed to obtain approvals as well as payment for such period</li> </ol>		15	
4. Proposed project capital investment		20	
<ol> <li>Potential Purchaser(s) financial capability to meet the proposed terms of purchase and project completion</li> </ol>		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**



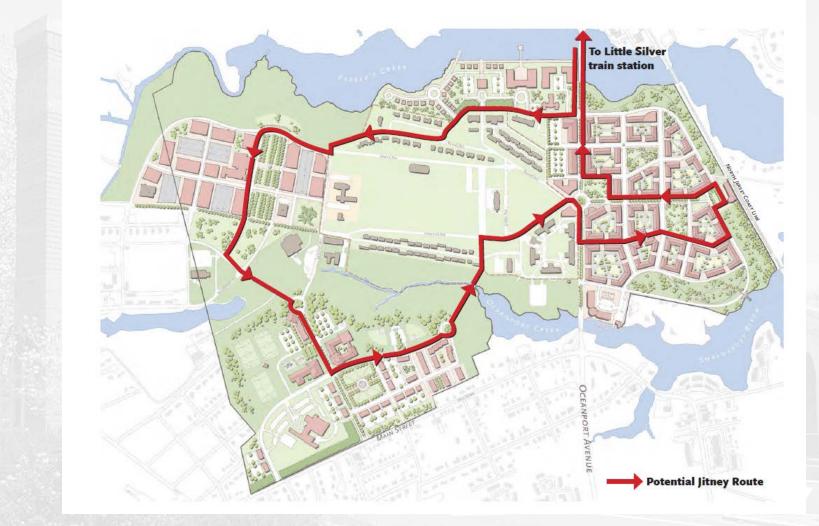
- Attractive mixed-use, walkable, small-scale transitoriented village
  - Create a "Main Street" featuring plazas surrounded with shops, restaurants, & housing along with waterfront access
  - 2-3 story buildings with preserved open space and/or wetlands preservation parks



- 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?

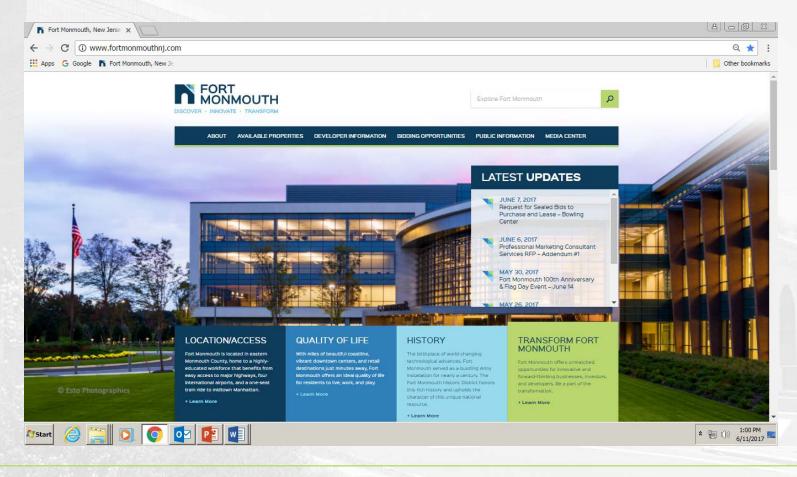
- A live, work, play master plan
- Existing community of small businesses & entrepreneurs
- Central location / public transportation access
- Corporate & Institutional Anchors Commvault, RWJBH, Universities
- Established amenities & residential communities
- Affluent, highly-educated workforce



# FEEDBACK FORUM: Q&A and Discussion



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





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TRANSFORM

# Thank you! Questions? Comments?

#### Kara Kopach

Director of Real Estate Development 732-720-6342 kkopach@njeda.com

#### Sarah Giberson

Senior Marketing & Development Officer 732-720-6354 sgiberson@njeda.com



