

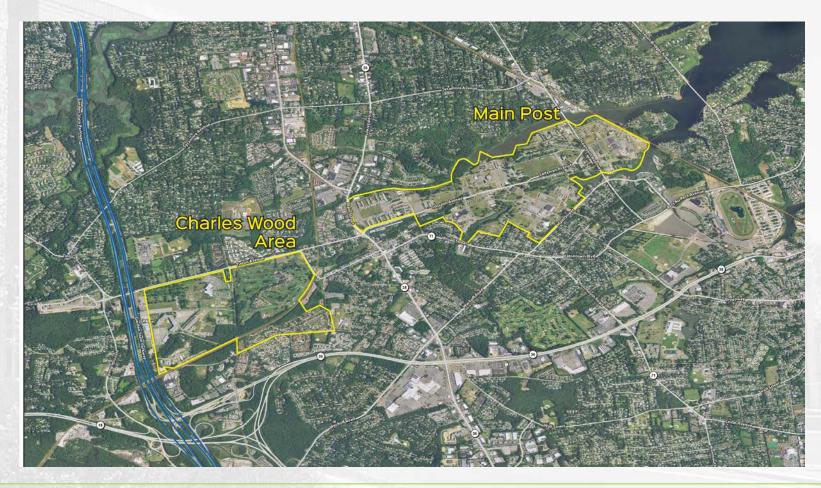
DISCOVER + INNOVATE + TRANSFORM

The 400 Area An Oceanport Transit-Oriented Development

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

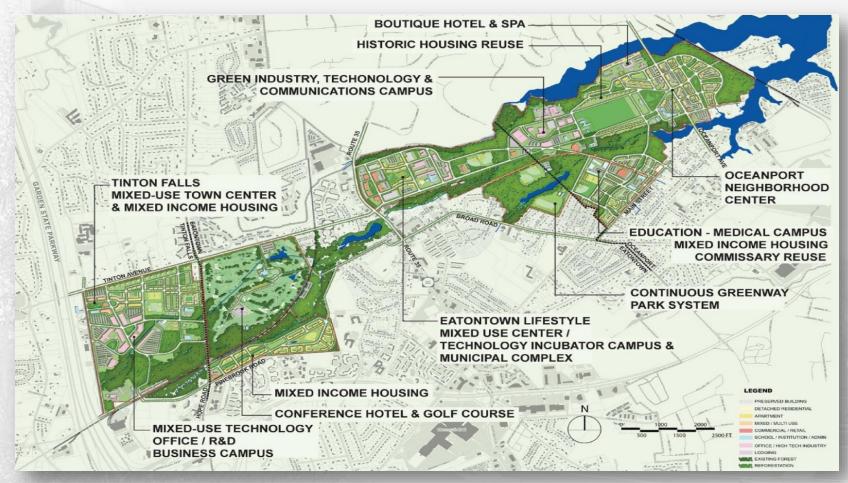


Welcome to Fort Monmouth





20-Year Development Plan





Fort Monmouth Reuse & Redevelopment Plan

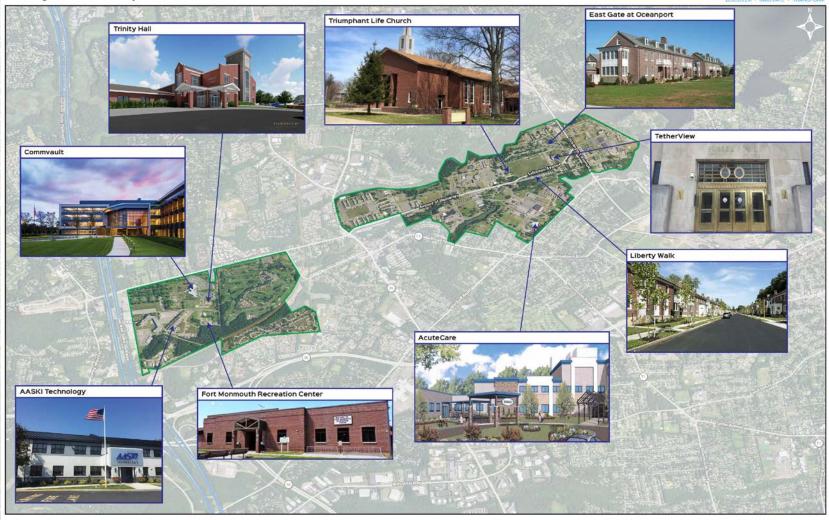
- 20-year plan
- Buildout by Use:
 - 1,585 housing units (over 4,000 new residents)
 - 300,000 sf non-profit, civic, government & educational uses
 - 500,000 sf retail
 - 2,000,000 sf office, research & other commercial
- Employment at Buildout: 10,000 permanent jobs
- Total Investment: \$1.5 billion



Development Summary

Projects Completed

FORT MONMOUTH





Development Summary

Projects In Development

FORT MONMOUTH

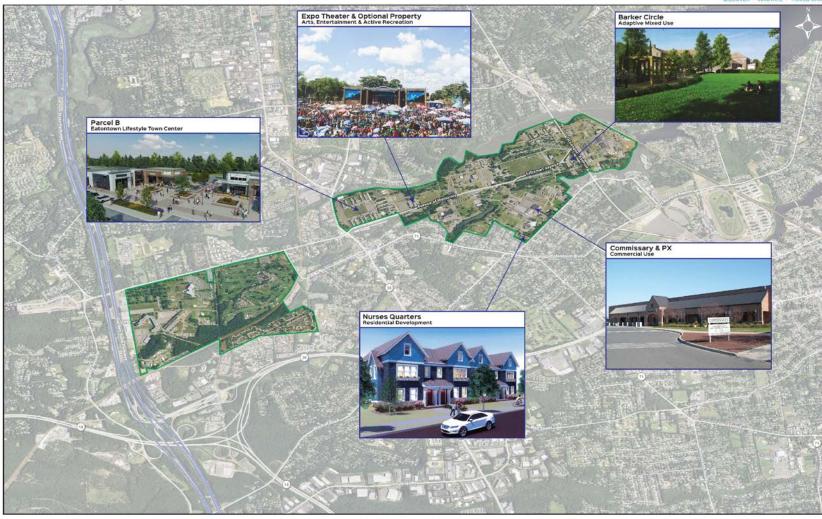




Development Summary

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



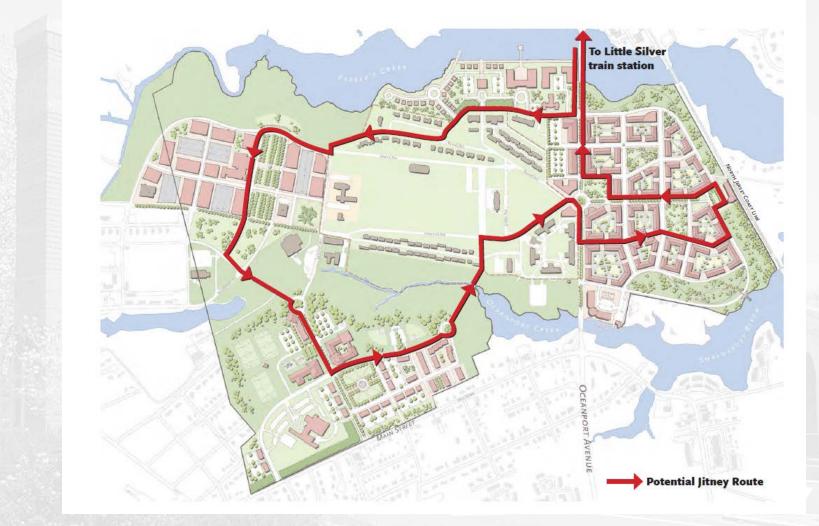
- Attractive mixed-use, walkable, small-scale transitoriented village
 - Create a "Main Street" featuring plazas surrounded with shops, restaurants, & housing along with waterfront access
 - 2-3 story buildings with preserved open space and/or wetlands preservation parks



- 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?

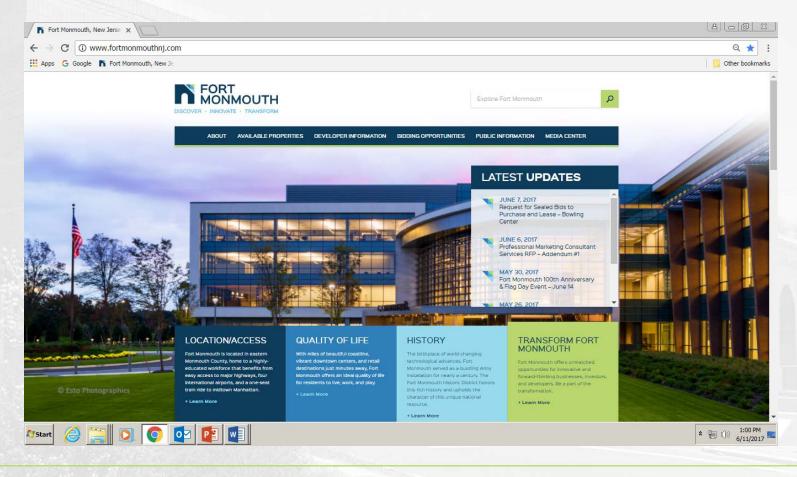
- A live, work, play master plan
- Existing community of small businesses & entrepreneurs
- Central location / public transportation access
- Corporate & Institutional Anchors Commvault, RWJBH, Universities
- Established amenities & residential communities
- Affluent, highly-educated workforce



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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