



Fort Monmouth Reuse and Redevelopment Plan Final Plan

Prepared for:
Fort Monmouth Economic Revitalization Planning Authority

Prepared by:
EDAW, Inc.

22 August, 2008

(Incorporates Technical Corrections Adopted by FMERPA Board on October 15, 2008)

August 22, 2008

Mr. Frank C. Cosentino, Executive Director
Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way, Suite C
Eatontown, New Jersey 07724

Dear Mr. Cosentino,

On April 28, 2006 the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) was formed to develop a reuse and redevelopment plan that meets State, Monmouth County, community, societal, and land owner needs and create a flexible framework for sustainable redevelopment of the post. During the ensuing months, FMERPA and its consulting team has coalesced the Reuse Plan around a vision for a Sustainable Technology Community at Fort Monmouth.

The vision presented herein first and foremost sets a framework for the attraction of technology driven companies that will provide the greatest opportunity for the replacement of highly skilled jobs left behind by the mission's move to Aberdeen, Maryland. Attracting these companies who specialize in biotechnology, nanotechnology, stem cell research, information technology, communication technology, and renewable/alternative energy research and development will require a multifaceted strategy. The emerging technology economy will seek sustainable environments with diverse housing to meet their workforce needs; a location capable of delivering support infrastructure; competitive business operational costs; a location supported by university research; and the provision of a high quality of life.

The framework presented herein proposes the development of a technology community that provides an integrated lifestyle where residents can choose to work, live, learn, and take their leisure at Fort Monmouth. The plan proposes the development of five mixed-use development clusters set within a greenbelt network of nearly 500-acres. Sustainability is promoted through the adaptive reuse of existing buildings, the protection of ecological resources, the provision of mobility options, and the recommendation that renewable and alternative energy fuel the redevelopment of Fort Monmouth.

This report documents the redevelopment planning work undertaken to date by EDAW, Inc. and our consulting team. We view the plan as a "living and learning" document that has grown more comprehensive and garnered broader support from project stakeholders with each presentation and review. We look forward to working with the Fort Monmouth Economic Revitalization Planning Authority (FMERPA), the communities of Tinton Falls, Eatontown, and Oceanport, Monmouth County, the State, and many more interested stakeholders in shaping the future of one of the State of New Jersey's most valuable economic resources.

Sincerely,



Timothy N. Delorm, ASLA
Vice President
EDAW|AECOM

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1.0 INTRODUCTION



1.0 Introduction to the Plan

1.1 Introduction

Fort Monmouth is located near the eastern shore of New Jersey, within the Coastal Region of Monmouth County. With its location between Manhattan, New York (to the north) and Philadelphia, Pennsylvania (to the southwest), Fort Monmouth is afforded easy access to two major metropolitan areas as well as the State's capital, Trenton, New Jersey (to the west). The installation occupies approximately 1,127 acres of land and is contained within three municipalities, the Boroughs of Tinton Falls, Eatontown, and Oceanport, and is located adjacent to the Boroughs of Shrewsbury and Little Silver.

Fort Monmouth has been a significant presence in Monmouth County, New Jersey since its establishment in 1917. Prior to this time, the site was home to Monmouth Park Race Track from 1870 to 1917. After being abandoned due to New Jersey's ban on horse betting, the Army began leasing the land from a private owner in 1917 and purchased the land in 1919. The original name of Fort Monmouth was Camp Little Silver in 1917, then renamed Camp Alfred Vail. The Fort was originally established as a temporary facility for training the 1st and 2nd Reserve Signal Battalions, in anticipation of the United States' involvement in World War I. The Chief Signal Officer authorized the purchase of Camp Alfred Vail in 1919 when the Signal Corps School relocated to Camp Vail from Fort Leavenworth that year. In 1925, the installation was granted permanent status and renamed Fort Monmouth, in honor of the soldiers of the American Revolution who died in the Battle of Monmouth.

The primary mission of Fort Monmouth is to provide command, administrative, and logistical support for Headquarters, United States Army, Communications - Electronics Command (CECOM). CECOM is a major subordinate command of the United States Army Material Command (AMC) and is the host activity. Fort Monmouth currently serves as the center for the development of the Army's Command and Control, Communications, Computers, Intelligence, Sensors and Reconnaissance (C4ISR) systems, the primary tenants of the Fort. Much of the Army's research and development of high-tech systems is done at Fort Monmouth, thus various specialized technical facilities are located throughout the Fort. Additional tenant



activities that occur on the Fort include the performance of research, development, procurement, and production of electronic material for use by the United States Armed Forces. Other missions include the provision of administrative training and logistical and related support necessary to transition selected reserve component units into the active force structure in the event of a national emergency.

Fort Monmouth is separated into two distinct areas, the Main Post (637 acres) and Charles Wood (489 acres). The Main Post is contained within the Boroughs of Oceanport (419 acres) and Eatontown (219 acres), and the Charles Wood Area is contained within the Boroughs of Tinton Falls (254 acres) and Eatontown (235 acres). The Fort's acreage by borough is summarized below:

Tinton Falls	454 acres
Eatontown	419 acres
Oceanport	254 acres
Total	1,127 acres

There are a total of 434 buildings and 663 housing units located on Fort Monmouth. An additional 251 lodging units and 71 dormitory rooms (United States Military Academy Preparatory) are located at Fort Monmouth.

The Main Post currently contains a variety of uses within approximately five million square feet of building space. The major land uses identified on Fort Monmouth include seven major use groups: Administration/Research Development, Test, and Evaluation (Admin/RDT&E); Commercial; Housing; Medical; Open Space/Natural Areas; Public Works/Supply/Utilities; and Recreation/Community Facilities. The facilities at Fort Monmouth serve the families and service members at Fort Monmouth as well as those from Naval Weapons Station Earle in Colts Neck, NJ and the Coast Guard at Sandy Hook, NJ with the commissary, Post Exchange, and Patterson Army Health Clinic. Additional information and associated graphics are provided in the Technical Memoranda: Existing Conditions (September 2007).

1.2 From "Fort Monmouth" to A "Reuse Area"

The Fort Monmouth military installation is scheduled to be closed as a result of the 2005 Base Realignment and Closure (BRAC) decision and the land would be disposed of in coordination with the Local Redevelopment Authority, Fort Monmouth Economic

Revitalization Planning Authority (FMERPA), and its adopted zoning, as of September 15, 2011. FMERPA was created in response to this BRAC decision and for the purpose of preparing for the Fort's closure and planning for its reuse.

The Fort Monmouth Reuse and Redevelopment Plan (the Plan) was the second written piece produced as part of the planning effort, following the Technical Memoranda: Existing Conditions (September 2007). The Technical Memoranda described the current conditions of the Reuse Area and adjacent communities. The Memoranda were prepared for the purpose of informing the planning team and FMERPA of the opportunities and challenges associated with the reuse of the property. Understanding the existing conditions of Fort Monmouth is a critical first step in laying the framework for planning the reuse components.

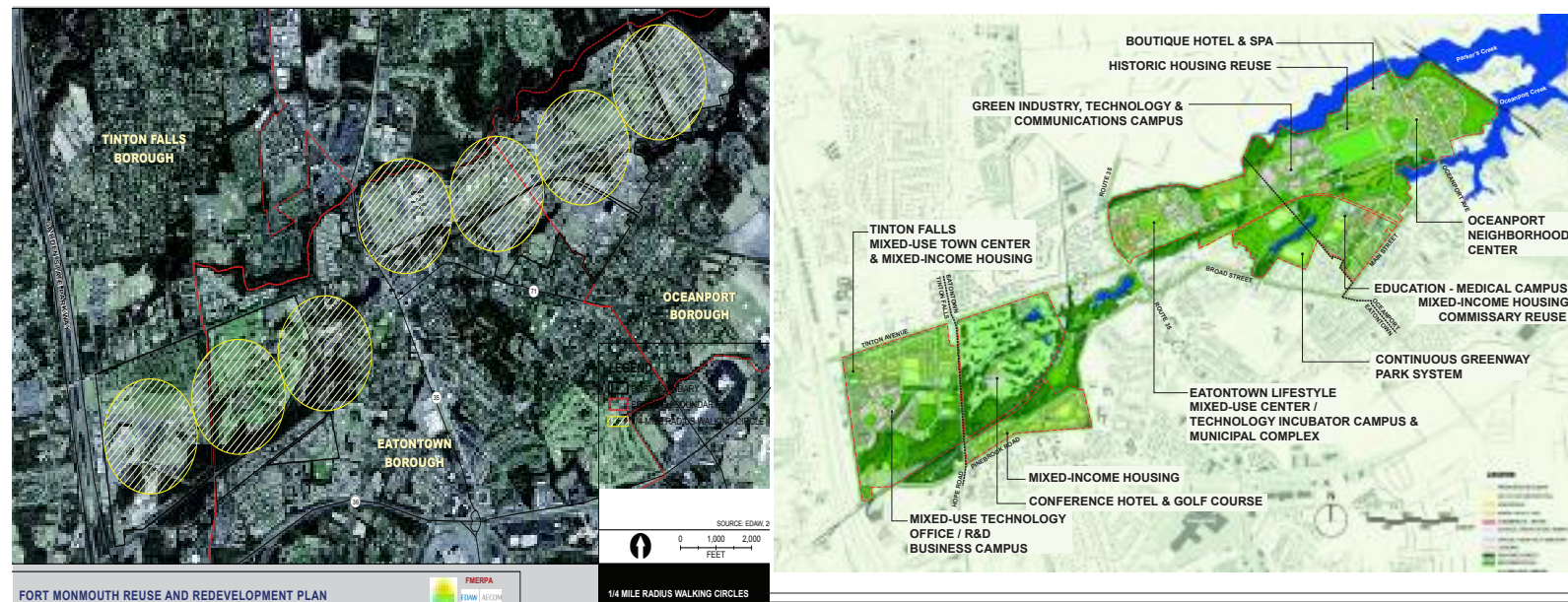
This Plan begins by summarizing the Planning Methodology and Community Outreach Process, previously discussed in the Technical Memoranda (September 2007). The planning process began in May 2007, with the community and stakeholder engagement process beginning simultaneously.

A major piece of any plan is the Land Use Elements. The analysis of Land Use Elements sets a baseline for the remaining pieces of the Plan; Chapter 3 of this document illustrates and describes this component. A second significant piece outlined in Chapter 3 is the proposed circulation and access plan. In order to function properly, a community must accommodate and manage economic growth and vitality with proper access and circulation plans. Chapter 3: Land Use and Circulation Plan discusses the plan for land use and facilities plan as well as the transportation and circulation plan that supports it.

Additional detail on the redevelopment of Fort Monmouth is provided in Chapter 4: Key Area Plans and Sustainability. Redevelopment of the site includes a variety of uses such as reuse of existing facilities for high-tech office, research and development functions, and mixed-use and mixed-income communities that would take advantage of, and expand upon, the historic character of particular areas of the Fort.

An Infrastructure Plan is provided in Chapter 5 and identifies the potential need for improvements necessary to support the redevelopment of the site. Environmental Remediation Guidelines and Historic Preservation Guidelines are presented in Chapter 6 and 7, respectively. Chapter 8 identifies fiscal impacts and economic opportunities that help support and explain the rationale for the proposed redevelopment program.

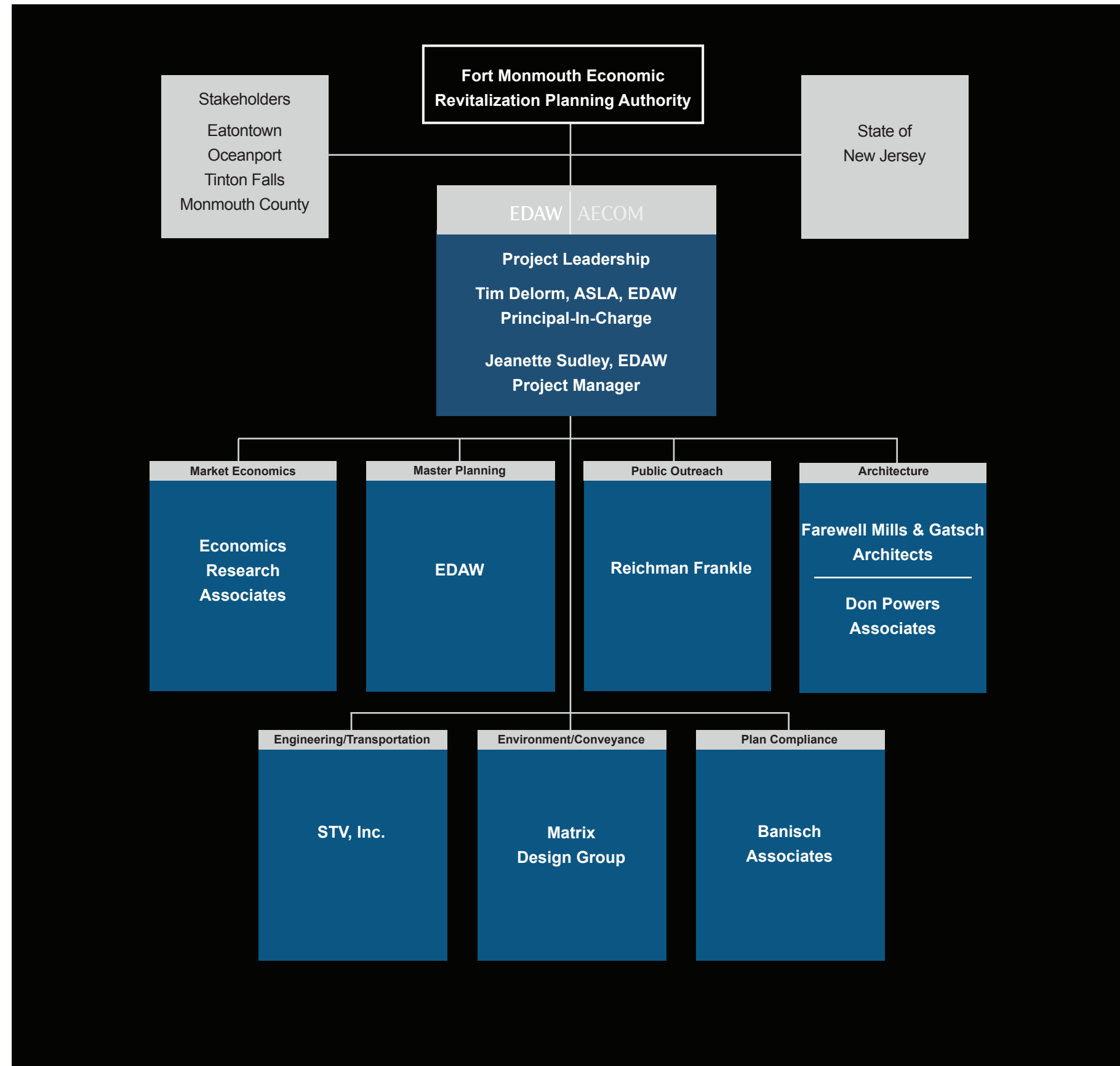
Chapter 9: Zoning and Land Use Impacts identifies existing policies that have helped guide the planning process as well as provides zoning approach recommendations. A housing strategy is also presented in this chapter, an important part of which is the strategy for providing homeless and low income housing to meet the Council on Affordable Housing (COAH) requirements. Finally, the suggested Next Steps are presented in Chapter 10.



Walking Circles - a consideration in the planning analysis and process The 20 Year Plan

1.3 The Planning Team

This Plan was prepared by a multi-disciplinary team of professionals, including planners, landscape architects, architects, environmental scientists and engineers, economic analysts, cultural resource specialists, and transportation planners and engineers. Guidance was provided to the planning team by FMERPA, FMERPA's advisory committees, Monmouth County, Municipal representatives and members of the State of New Jersey's Interagency Team (IAT). Valuable input was obtained from Army representatives, the local municipalities, and the public.



The Planning Team

