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Final Draft Plan Presentation Fort Monmouth Reuse & Redevelopment Plan

Fort Monmouth Economic Revitalization
Planning Authority

July 23, 2008



Welcome & Purpose

- ▶ Introduction
- ▶ Purpose:
 - » **C.52:27I-14 Preparation of comprehensive conversion and revitalization plan for Fort Monmouth.**
 - c. Prior to the adoption of such plan by the authority, the authority shall hold at least three public hearings, one within each of the host communities of Eatontown, Oceanport and Tinton Falls.**
- ▶ Plan Presentation
- ▶ Q&A



Schedule: Key Dates

- ▶ **July 21: Tinton Falls Municipal Presentation @ 7:30pm**
- ▶ **July 23: Oceanport Municipal Presentation @ 6:30pm**
- ▶ **July 29 : Eatontown Municipal Presentation @ 6:30pm**
- ▶ **August 15: Public Hearing on LRA Application (Reuse Plan and Homeless Submission) @ 10 AM in Tinton Falls**
- ▶ **August 27 FMERPA Board Approves LRA Application**
- ▶ **September 8th: LRA Application Submission to HUD/DoD**

Mission: Create a Sustainable Technology Community that Promotes Governor Corzine's Economic Initiatives

Create a Framework Model for a Redevelopment & Reuse Plan that:

- ▶ Promotes the Technology Corridor Initiative
- ▶ Is consistent with State, County & Municipal planning policy
- ▶ Focuses on job replacement & employee training
- ▶ Is founded in market and economic analysis
- ▶ Addresses Homeless, COAH & Workforce housing needs
- ▶ Balances fiscal impacts associated with School Age Children generation
- ▶ Leverages Fort assets (People, Infrastructure, Location)
- ▶ Is a Green Community Model



Final Draft Plan

- Infrastructure Update
- Environmental Assessment
- Planning Principles
- Fort Monmouth Asset Reuse Strategy
- 20 -Year Plan Overview & Program
- Tinton Falls Reuse Area Overview

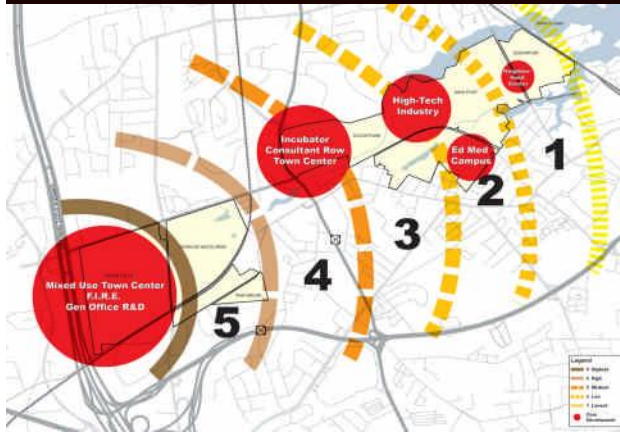


Infrastructure

- ▶ **Potable Water**
 - » Water is purchased from New Jersey American Water Company
 - » in fairly reliable condition;
 - » extensive replacement of water mains required to accommodate redevelopment
 - » Costs not borne by NJAW
- ▶ **Wastewater –**
 - » connected to Two Rivers Water Reclamation Authority (Authority) wastewater lift stations – Oceanport is a member town, Eatontown and Tinton Falls are customer towns
 - » self-imposed ban on new connections as of July 2007
 - » adequate plant capacity, requires new pump station (\$25 - \$35 million)
 - » **Further investigation of existing on-site wastewater pipes condition is warranted and underway. System condition RFP being formulated**
- ▶ **Stormwater –**
 - » various outfall locations

Environmental

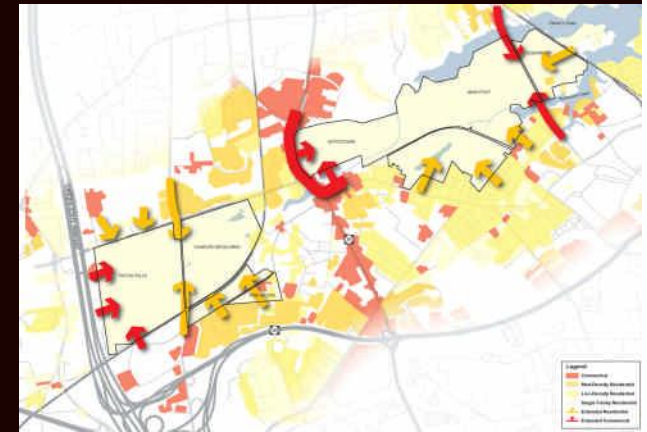
- ▶ **Environmental investigation & remediation ongoing beyond plan submittal**
- ▶ **DoD working with NJDEP on ultimate remediation requirements**
- ▶ **DoD responsible for cleanup post development start if unknown issues arise**
- ▶ **None of the proposed land uses are constrained by environmental conditions as currently known**
- ▶ **DoD responsible for cleanup**
 - » **DoD contracts cleanup**
 - » **LRA takes oversight of clean up (not responsibility)**
 - » **Developer performs cleanup & takes responsibility**



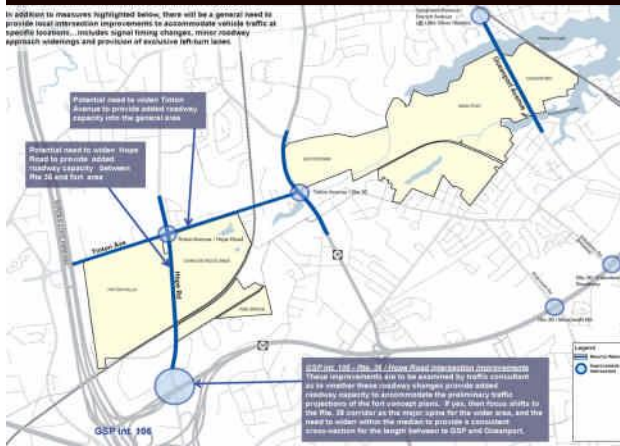
1. Decrease density west to east



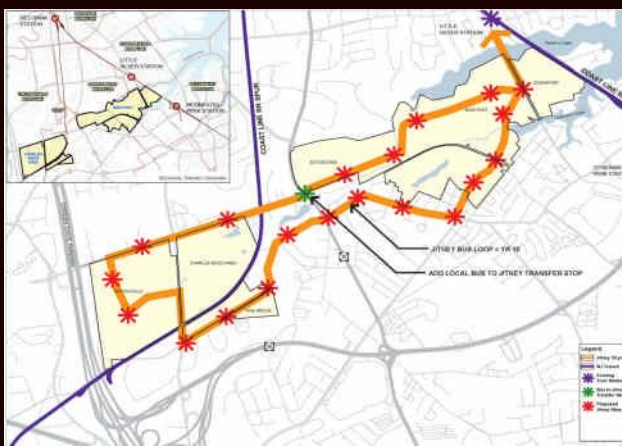
2. Create Blue-Greenbelt



3. Extend compatible land uses



4. Improve traffic conditions

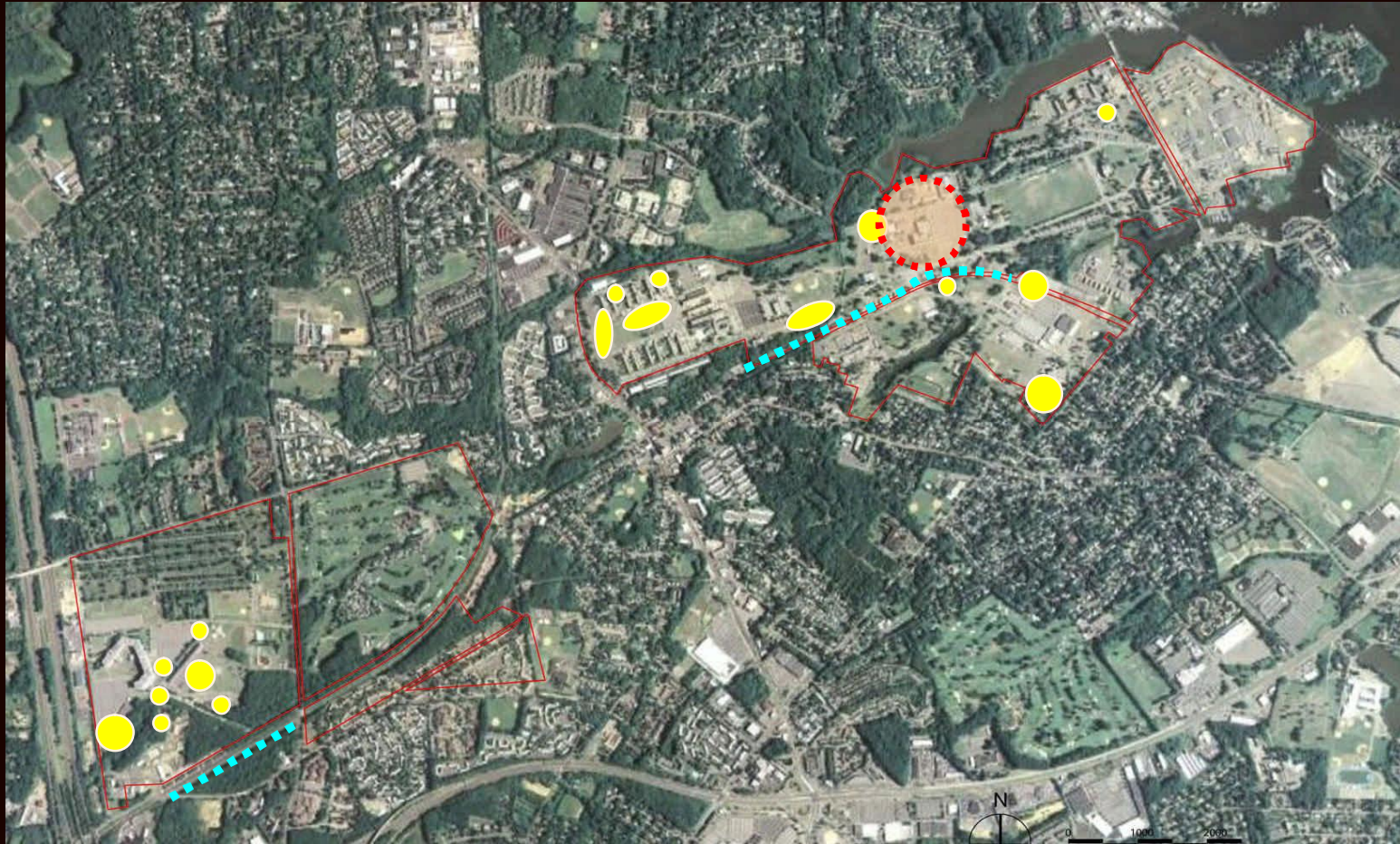


5. Jitney link to regional-local transit



6. Capitalize on fort assets

Wind, Solar, Methane and Geothermal Research & Development



Source: Directorate of Public Works, Fort Monmouth

● Geothermal

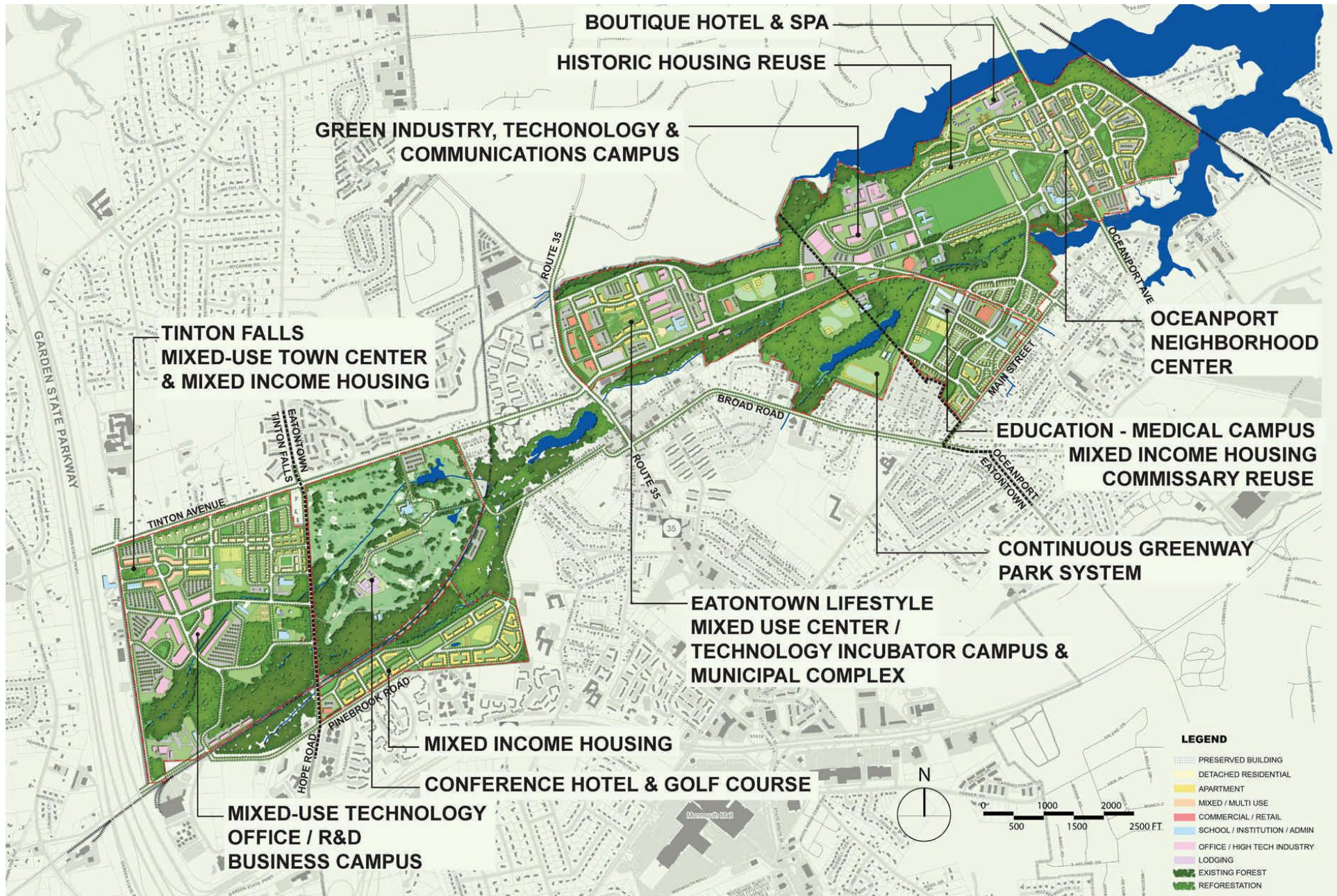
⚙ Solar Panel

⋯ Wind Corridor

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Alternative & Renewable Energy





	Tinton Falls	Eatontown	Oceanport	Total
Office/R&D	890,000 SF	571,000 SF	637,000 SF	2,078,000 SF
Retail	81,000 SF	166,000 SF	161,500 SF	408,500 SF
Mixed Income Residential	288 DU	577 DU	712 DU	1,577 DU 2,583,000 SF
Hotel		120 RM	75 RM	195 RM 310,000 SF
Medical Office			20,000 SF	20,000 SF
Community / VA Healthcare Facility	88,000 SF	113,500 SF	367,000 SF	569,332 SF
Greenbelt Parks /Ballfields	77AC/22AC Total 99 AC	125AC/107AC Total 232 AC	145AC/28AC Total 173 AC	504 AC
Suneagles Golf		152 AC		152 AC
Total				5,969,492 SF



- 1. McAfee Center Reuse / Communication R & D
- 2. Office Educational Reuse
- 3. Library
- 4. Chapel
- 5. Counseling Center
- 6. Fitness Center

- 7. Educational Reuse
- 8. Green Industry Campus
- 9. Lane Hall Community Center
- 10. Parking Structure
- 11. Geothermal Wells
- 12. Wetland Preservation Park



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Green Industry & Technology Campus



FORT MONMOUTH



	Oceanport (Green Industry)
McAfee Center (1)	97,000 SF
Squier Hall (2)	76,500 SF
Photovoltaic R&D (8)	150,000 SF
Geothermal R&D (8)	100,000 SF
Subtotal	423,500 SF
Fitness Center (6)	32,259 SF
Chapel (4)	16,372 SF
Counseling Center	2,832 SF
Lane Hall Community Center (9)	12,100 SF
Library (7)	10,650 SF



- 1. Small Lot Detached Housing
- 2. Mixed-Income Apartments
- 3. New School
- 4. Retail Center
- 5. Medical Center & Medical Offices

- 6. Ball Fields
- 7. Wetland Preservation Park
- 8. Geothermal Wells
- 9. Cell Tower

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Education – Medical Campus





	Oceanport (Medical Center)
Potential New School (400 Student) (3)	100,000 SF
Neighborhood Convenience Retail (4)	53,700 SF
Small Lot Detached Residential (1)	159 DU
Mixed-Income Apartment (2)	84 DU
Medical Office / Healthcare (5)	80,000 SF

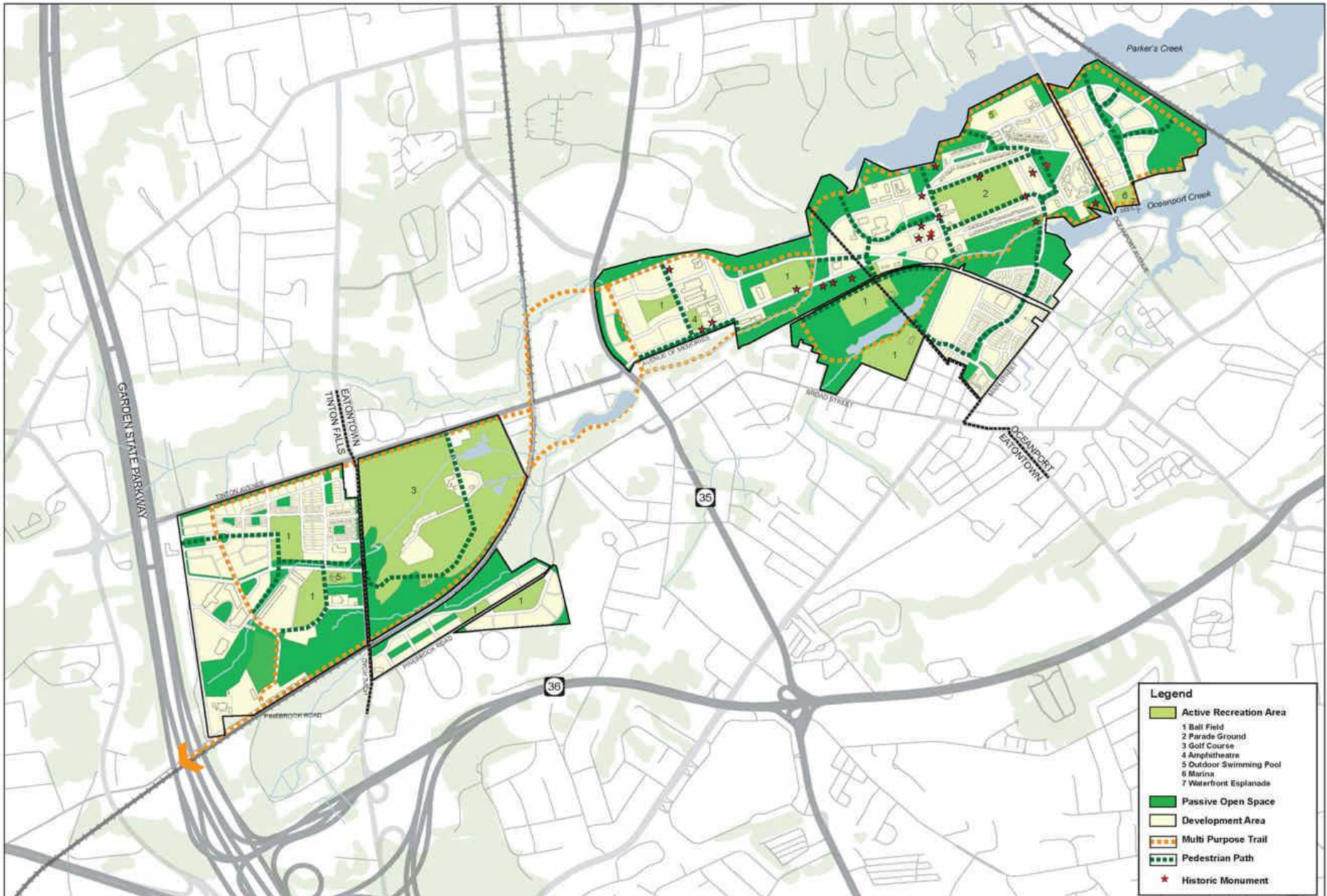


1. WWI Barracks - Retail Reuse
2. Mixed-Income Apartments
3. Allision Hall Offices
4. Historic District Housing
5. Boutique Hotel & Spa
6. Parade Ground
7. Retail & Professional Office
8. Credit Union
9. Marina, Restaurant & Public Boat Ramp
10. Oceanport Municipal Complex & Mixed Income Apartments
11. FEMA Office
12. Museum / Art Center
13. Wetland Preservation Park
14. Waterfront Esplanade





	Oceanport (Oceanport Avenue)
Professional Office (7)	10,000 SF
Main Street Retail (1/7/8)	38,000 SF
Mixed Income Apartments (2)	464 DU
Historic Housing (4)	108 DU
Hotel & Spa (5)	75 RM
Municipal Complex (10)	50,000 SF
Open Space (Oceanport total acreage)	173 Acres



Market Analysis

- ▶ **Market Analysis for Office, Industrial/Flex, Retail, Hotel, Residential**
 - » **Was Completed**
 - » **Examined existing conditions, demographic and employment trends and projections**
 - » **Reviewed real estate market conditions**
 - » **Interviewed local specialists and developers**
 - » **Assessed competitive landscape**
 - » **Developed recommendations**

Source: Economic Research Associates

Economic Revitalization & Community Impacts

- ▶ **Economics Research Associates was engaged to enhance the economic revitalization strategy & conduct a community impacts analysis**
- ▶ **The economic revitalization strategy focused on developing recommendations to support Governor Corzine's vision for economic development**
 - » **Biotechnology**
 - » **Nanotechnology**
 - » **Information & Telecommunications**
 - » **Clean Energy**

Economic Revitalization Strategy - Process

- ▶ **Case studies of other BRAC and non-BRAC redevelopments with roughly similar conditions and infrastructure**
- ▶ **Extensive interviews with people involved in the core targeted industries in NJ**
- ▶ **Review of the economic development programs and direct applicability to Fort Monmouth**
- ▶ **A survey of the contractor community to outline the drivers of their business and opportunity for contractor retention**

Economic Revitalization Strategy - Goals

- ▶ **Identification of targeted sub-sectors within the core industry clusters**
- ▶ **Understand operational, infrastructure, and other needs of businesses within each sub-sector**
- ▶ **Ways to recruit and retain targeted clusters based on needs and opportunities**
- ▶ **Provide framework that NJ state economic developers can use to tailor programs in support of economic revitalization**

Community Impacts

► Overview

- » **Fiscal impact of the reversion of the Fort Monmouth Base to local taxing jurisdictions of Oceanport, Tinton Falls, Eatontown**
 - › **Municipal Operating Budgets**
 - › **Local District School Fund**
 - › **Regional High School Fund**
- » **Net Fiscal Impact:**
 - › **Fiscal Revenues: New real property, sales, and lodgings tax revenues resulting from residential units, office space, retail uses, and hotel development**
 - › **Fiscal Costs: Incremental cost of providing public services to the residents and employees living and working in the redeveloped Fort Monmouth project area**
 - › **Net Fiscal Impact: Total projected revenues net of public service costs**

Community Impacts

► Process

- » Analyze the development program
- » Develop assumptions regarding population and employment growth
- » Develop assumptions regarding market value and assessed value
- » Research current tax rates by jurisdiction
- » Review current municipal budget funds
- » Estimate incremental fiscal revenues and costs

Community Impacts

► Development Program Summary:

	Eatontown		Oceanport		Tinton Falls	
	10-Year Plan	20-Year Plan	10-Year Plan	20-Year Plan	10-Year Plan	20-Year Plan
Office and R&D Space (SF)	174,533	397,072	437,119	200,000	664,817	225,000
Retail Space (SF)	165,735	-	127,549	34,000	49,335	32,000
Hotel / Conference Center Space (SF)	254,400	-	-	70,000	-	-
Residential Units	275	302	287	418	288	-
Civic Uses Space (SF)	1,136	-	367,322	-	88,416	-

Source: EDAW; Economics Research Associates, 2008.

Public Official Input

- ▶ **ERA met with the Borough Administrator and/or Chief Financial Officer in each of the boroughs**
 - » **Eatontown:**
 - › **George Jackson, Administrator**
 - › **Lesley Connolly, Chief Financial Officer**
 - » **Oceanport:**
 - › **Kim Jungfer, Administrator**
 - » **Tinton Falls:**
 - › **Steve Pfeffer, Chief Financial Officer**
- ▶ **ERA also spoke with tax assessors and school administrators**

Mill Rates

- ▶ ERA's analysis relied in the following mill rates

Levies per \$100 in Assessed Value			
	Eatontown	Oceanport	Tinton Falls
District School Budget	0.569	0.522	0.644
Regional School Budget	0.333	0.238	0.369
Local Municipal Purposes	0.472	0.312	0.353

Source: EDAW; Economics Research Associates, 2008.

- ▶ **Note: Approved 2007 rates for 2008 were used for Eatontown and Oceanport. Proposed 2008 rates for 2009 were used for Tinton Falls due to the recent reassessment. All three jurisdictions are essentially at 100% of fair market value.**

Revenue Assumptions

- ▶ **Assessed values estimated using income approach for most commercial and apartment uses**
 - » **Relied on data from Costar for office and retail rents and REIS for apartment rents**
 - » **Income approach to market value (capitalized net operating income based on appropriate discount rates for each use)**
- ▶ **Comparables approach used for for-sale residential, golf course and gas station**
 - » **For-sale residential comparables determined using Hanley Wood data**
 - » **Assessment comparables from the County Tax Assessor database used for golf course and gas station**

Public Service Cost Assumptions

Analysis relied on a per capita marginal cost approach

Fiscal cost estimates required the following inputs:

- ▶ Estimates of the new residents and employees that would result from the proposed redevelopment
- ▶ Analysis of the fixed (staffing) and variable (materials) costs of the local jurisdictions General Fund operations.
- ▶ Ratio of total residential property assessed value to total commercial property assessed value as the basis for allocating public service costs to new residents and employees.

Public Service Cost Assumptions

Assumptions:

- » **Inputs derived from “Current Fund – Appropriations” (operating) budgets for FY2008, Budget Sheets 12 through Budget Sheet 17**
- » **Costs include:**
 - › **Fixed Costs**
 - ◆ **Salaries and Wages**
 - › **Variable Costs**
 - ◆ **Utilities, Equipment Repair and Maintenance, Machinery Supplies, and Motor Fuel**
 - › **Public service costs allocated on pro-rata basis to residential and commercial populations based on share of total assessed value**
 - › **One-time capital costs for acquisition, development, or renovation of public facilities will require further evaluation in the next phase of the planning process**

Public Service Cost Assumptions

School cost estimates required the following inputs:

- ▶ Estimates of the new housing units and public school children that would result from the proposed redevelopment
- ▶ Pupil generation factors based on data reported by *Quick Guide to New Jersey Residential and Demographic Multipliers* (Listokin, Bloustein School of Planning and Public Policy, November 2006).
- ▶ Estimates of the cost per public school child (net of State and Federal transfers) to both the local District School (elementary and middle schools) and the Regional High School District.
- ▶ One-time capital costs for renovation, expansion, or new construction of public school facilities will require further evaluation in the next phase of the planning process.

Public Service Cost Assumptions

Assumptions, continued:

- » Residential and commercial public service costs divided by total residents or employees in each jurisdiction to yield per capita public service cost factors

	Eatontown	Oceanport	Tinton Falls
Total Residents (2008)	14,156	5,864	16,909
Public Service Cost / Resident	\$366	\$365	\$265
Total Employees (2008)	13,702	2,508	6,857
Public Service Cost / Employee	\$204	\$284	\$218

Source: Boroughs of Eatontown, Oceanport, and Tinton Falls; ESRI Business Information Solutions, Inc.; Economics Research Associates, 2008.

Summary of Findings

Summary Net Fiscal Impacts (Revised)

	Municipal Use Fund		Local District K-8 School Fund		Regional 9-12 High School Fund	
	Year 10	Year 20	Year 10	Year 20	Year 10	Year 20
EATONTOWN					<i>Monmouth</i>	
Real Property Tax Revenues	\$980,000	\$1,987,000	\$1,182,000	\$2,395,000	\$692,000	\$1,402,000
Hotel Tax	\$324,000	\$324,000				
Estimated Public Service Costs	(\$580,000)	(\$1,136,000)	(\$97,000)	(\$246,000)	(\$32,000)	(\$113,000)
Net Fiscal Impact	\$724,000	\$1,175,000	\$1,085,000	\$2,149,000	\$660,000	\$1,289,000
OCEANPORT					<i>Shore</i>	
Real Property Tax Revenues	\$722,000	\$1,287,000	\$1,207,000	\$2,152,000	\$550,000	\$981,000
Hotel Tax	\$0	\$94,000				
Estimated Public Service Costs	(\$729,000)	(\$1,317,000)	(\$399,000)	(\$551,000)	(\$296,000)	(\$389,000)
Net Fiscal Impact	(\$7,000)	\$64,000	\$808,000	\$1,601,000	\$254,000	\$592,000
TINTON FALLS					<i>Monmouth</i>	
Real Property Tax Revenues	\$837,000	\$1,074,000	\$1,526,000	\$1,959,000	\$874,000	\$1,123,000
Estimated Public Service Costs	(\$406,000)	(\$469,000)	(\$294,000)	(\$294,000)	(\$139,000)	(\$139,000)
Net Fiscal Impact	\$431,000	\$605,000	\$1,232,000	\$1,665,000	\$735,000	\$984,000

Source: Economics Research Associates, 2008.

We Welcome Your Input

- ▶ Website:

<https://nj.gov/fmerpa/contact.shtml>

- ▶ Or direct email to:

askfmerpa@fmerpa.state.nj.us