



FORT
MONROE

Where Freedom Lives

SM

MASTER PLAN UPDATE

FORT MONROE AUTHORITY

S A S A K I



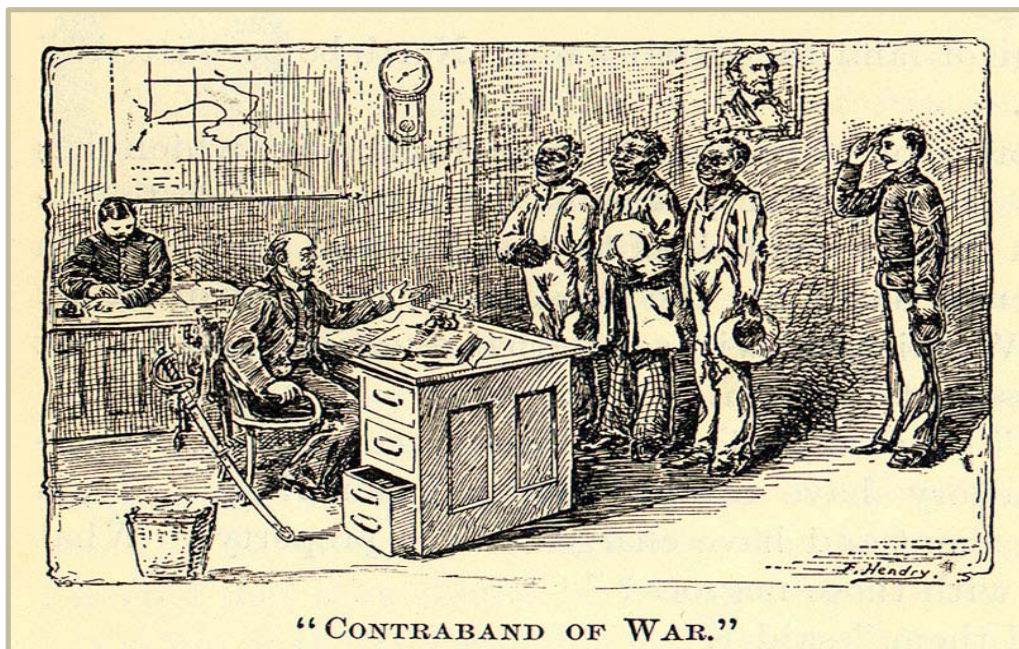
GUIDING PRINCIPLES

Preserve the Place

Tell the Story

Be Economically Sustainable

African-American History: The Contraband Story



- In May of 1861 three slaves rowed across the harbor to Fort Monroe
- Gen. Benjamin Butler refused to return slaves declaring them Contraband of War
- Butler’s decision accelerated the Emancipation Proclamation
- 13th Amendment to the Constitution abolished slavery

Live At Fort Monroe

- 🌿 176 homes (18 detached, 102 duplex units, 56 quad units)
- 🌿 Approximately 116 homes leased
- 🌿 Onsite leasing agency is available 7 days a week



Work At Fort Monroe



- 🌿 Paradise Ocean Club
- 🌿 Virginia State Police
- 🌿 Q - Design
- 🌿 Freedom Support Center
- 🌿 Marine Services Corp.
- 🌿 Hampton Police Department
- 🌿 Virginia Dept. of Fire Programs
- 🌿 1.5 million sq ft of commercial space with 91,000 sq ft leased

Amenities at Fort Monroe

- 3.2 Miles of beaches
- 8 Miles of waterfront
- 2.5 Miles of boardwalk
- Continental Park
- Casemate Museum
- The Historic Chamberlin



PLANNING PROCESS

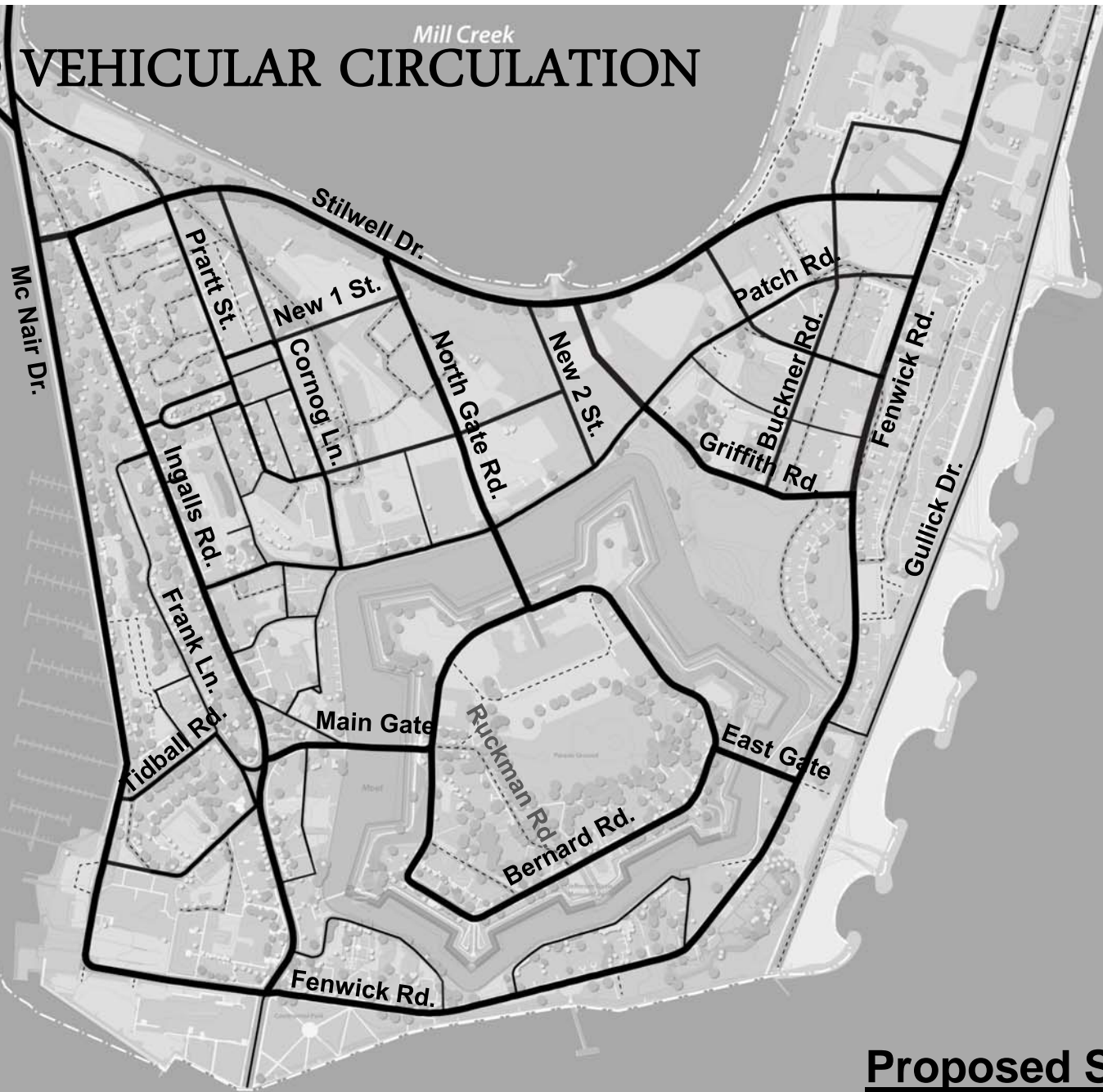
Jan-July Fort Monroe Immersion
Analysis, Principles & Concepts

Aug-Sep Draft Master Plan Alternatives
Community Meeting

Oct-Dec Preferred Alternative
Community Meeting

Planning Process Continues in 2013

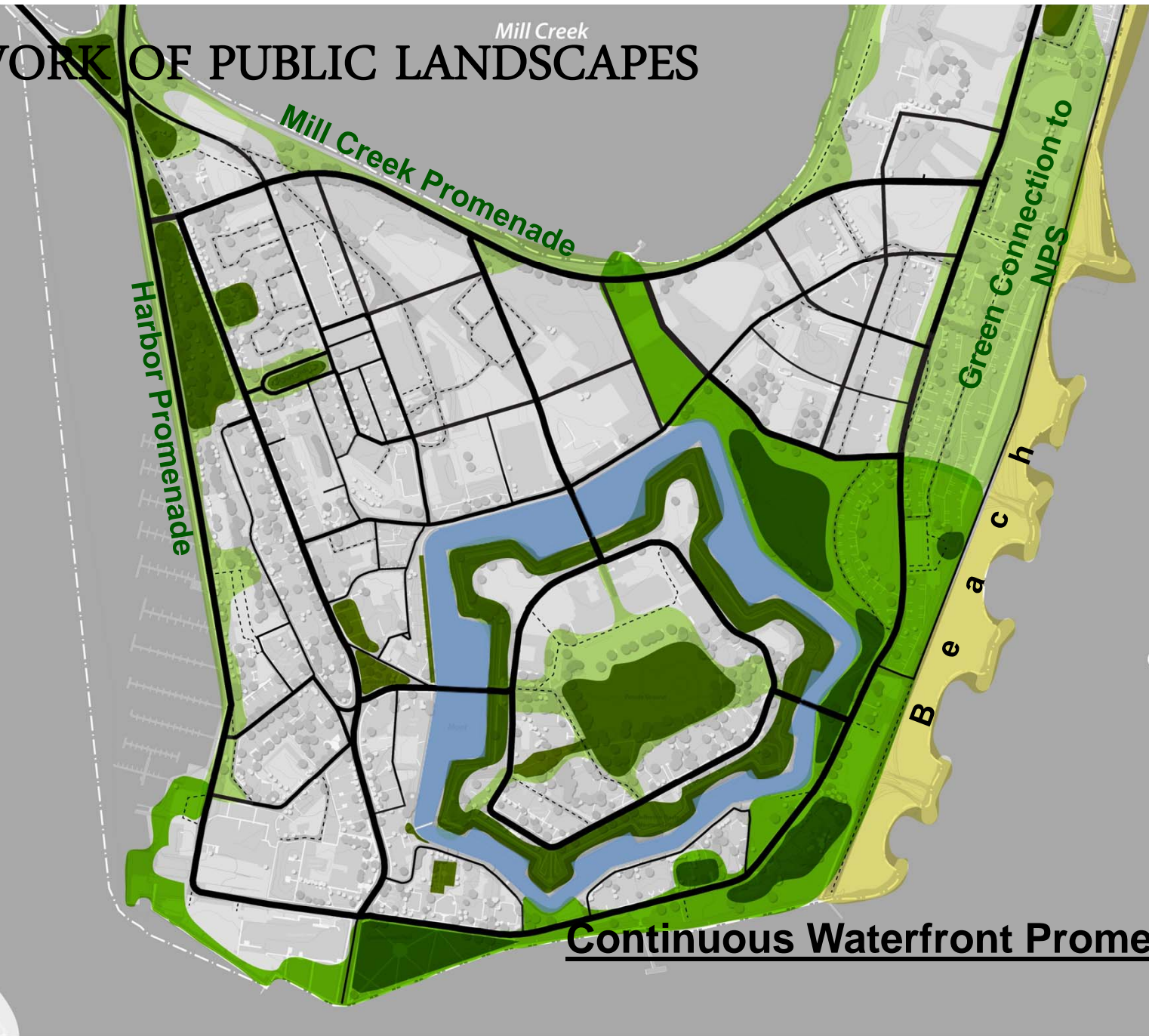
PROPOSED VEHICULAR CIRCULATION



+/- 11,300
linear feet

Proposed Street Network

NETWORK OF PUBLIC LANDSCAPES



Mill Creek

Mill Creek Promenade

Harbor Promenade

Green Connection to NPS

B e a c h

Chesapeake Bay

Continuous Waterfront Promenade, Park & Beach

NETWORK OF PUBLIC LANDSCAPES



New Waterfront "Moments"

FOUNDATIONAL DOCUMENTS

PRESERVATION CONSTRAINTS

*We are working within the preservation constraints endorsed by the **Virginia Department of Historic Resources**, the **National Park Service**, and others*

- Programmatic Agreement (PA)
- Memorandum of Understanding (MOU)
- Historic Preservation Manual & Design Standards (Draft)



MENU OF LAND/BUILDING USES

-  Residential Mixed Use
-  Employment Mixed Use
-  Retail/Restaurant
-  Institutional
-  Public Landscapes
-  Crescent Park
-  Community Facilities
-  Hospitality
-  Infrastructure
-  NPS
-  Not in Long Term Plan

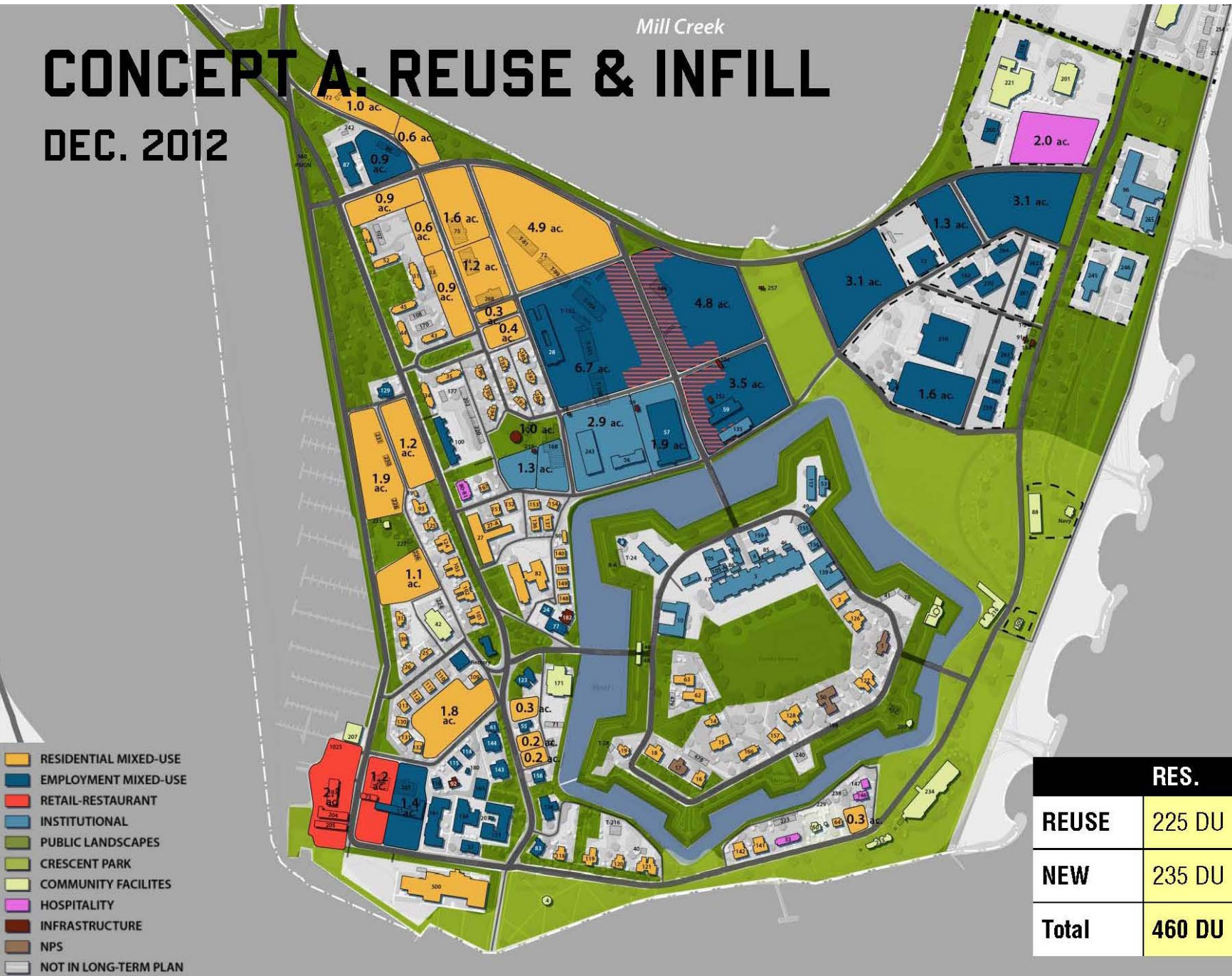
Mill Creek

Chesapeake Bay

Mill Creek

CONCEPT A: REUSE & INFILL

DEC. 2012



Chesapeake Bay

- RESIDENTIAL MIXED-USE
- EMPLOYMENT MIXED-USE
- RETAIL-RESTAURANT
- INSTITUTIONAL
- PUBLIC LANDSCAPES
- CRESCENT PARK
- COMMUNITY FACILITIES
- HOSPITALITY
- INFRASTRUCTURE
- NPS
- NOT IN LONG-TERM PLAN

	RES.	COMM/INST/MXD
REUSE	225 DU	1,000,000 SF
NEW	235 DU	400,000 SF
Total	460 DU	1,400,000 SF

Mill Creek

CONCEPT B: WHERRY PARK

DEC. 2012



Chesapeake Bay

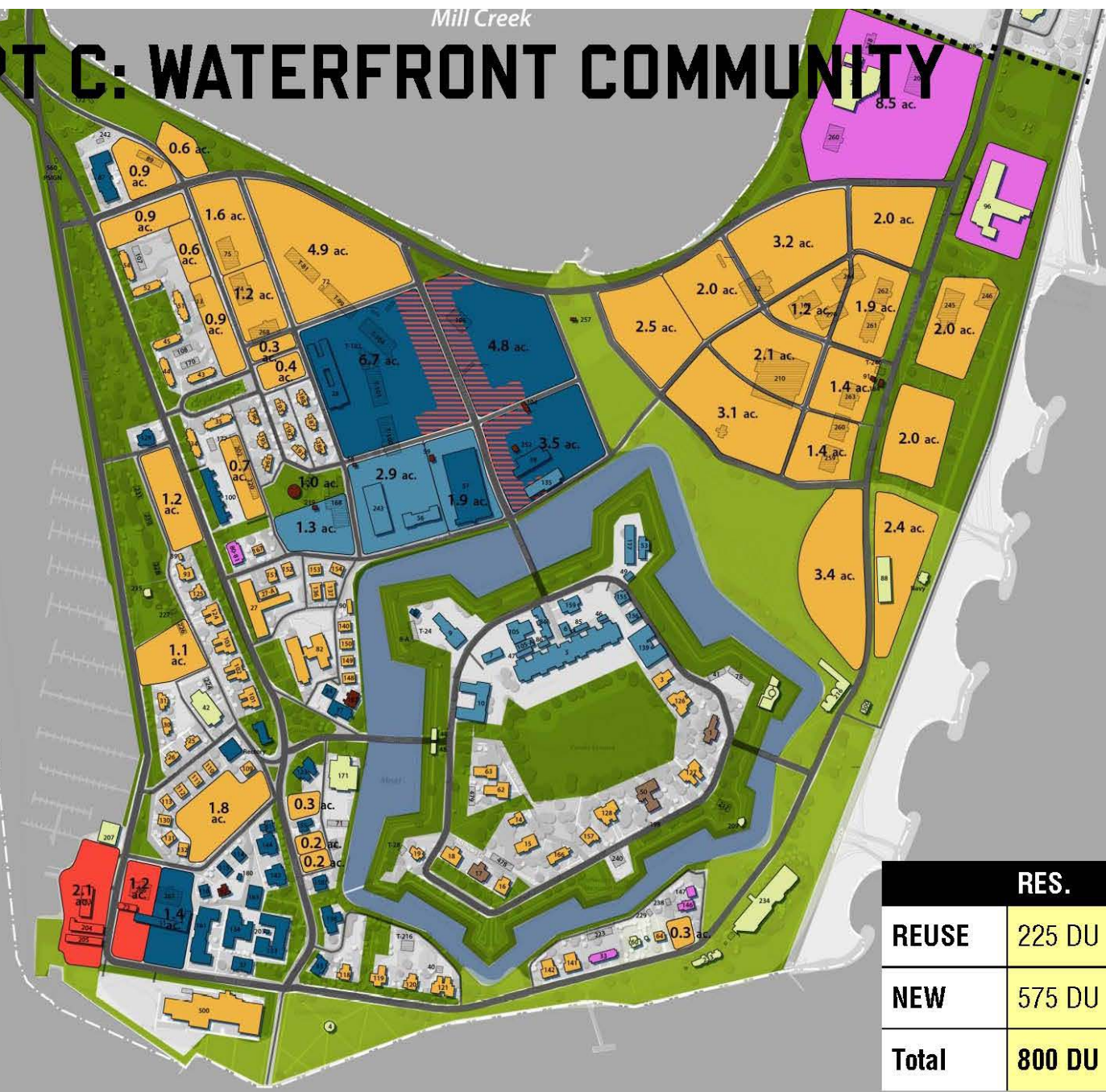
	RES.	COMM/INST/MXD
REUSE	225 DU	780,000 SF
NEW	215 DU	210,000 SF
Total	440 DU	990,000 SF

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Mill Creek

CONCEPT C: WATERFRONT COMMUNITY

DEC. 2012

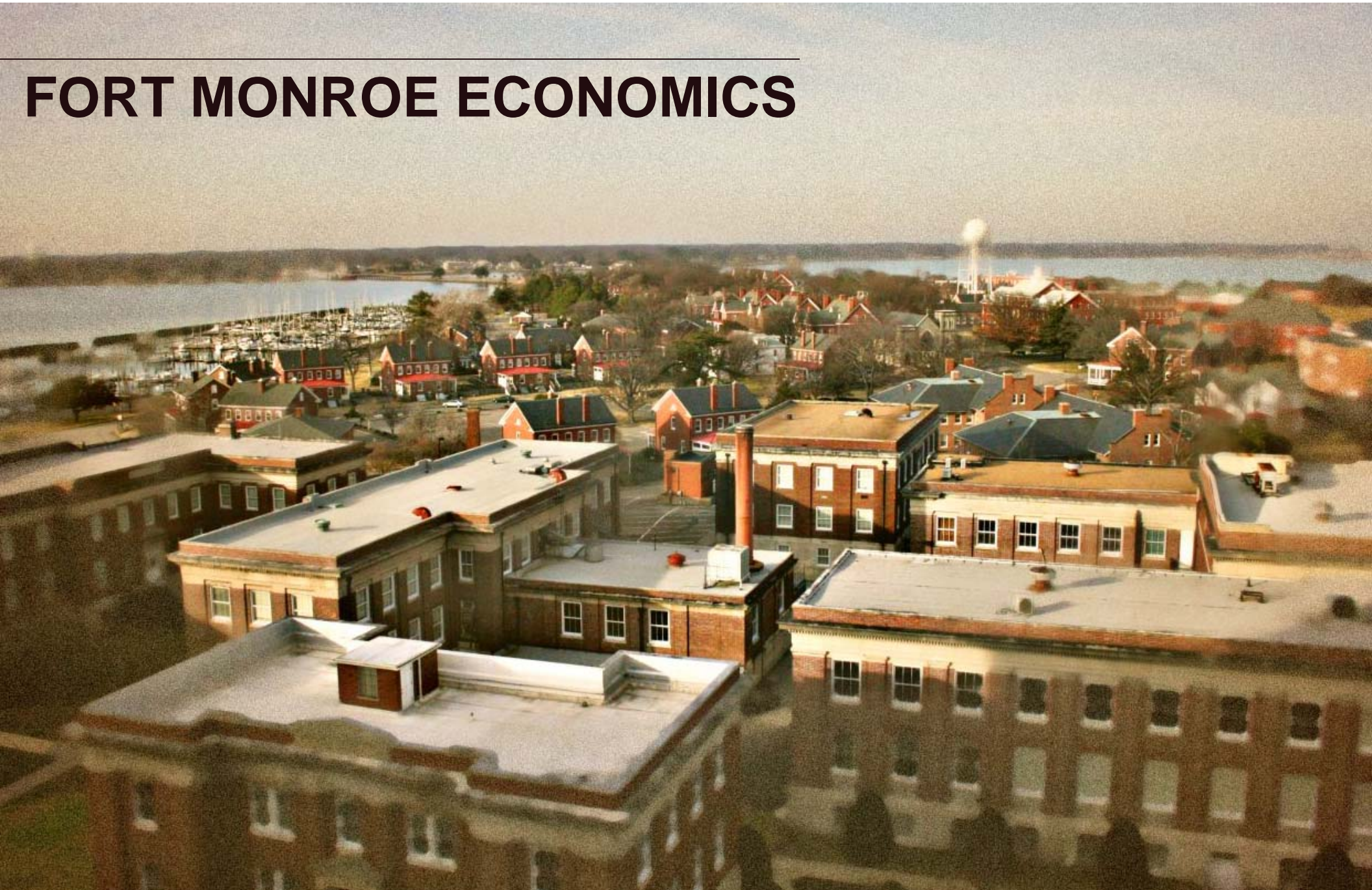


Chesapeake Bay

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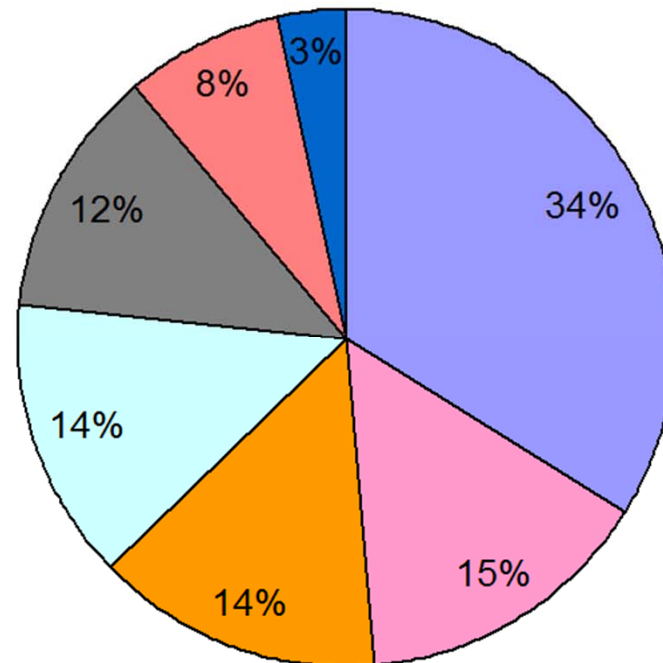
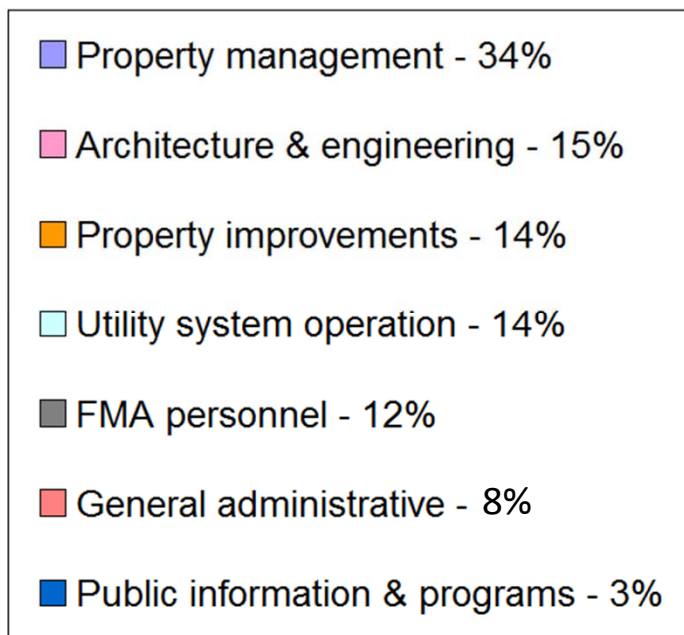
	RES.	COMM/INST/MXD
REUSE	225 DU	790,000 SF
NEW	575 DU	340,000 SF
Total	800 DU	1,130,000 SF

FORT MONROE ECONOMICS

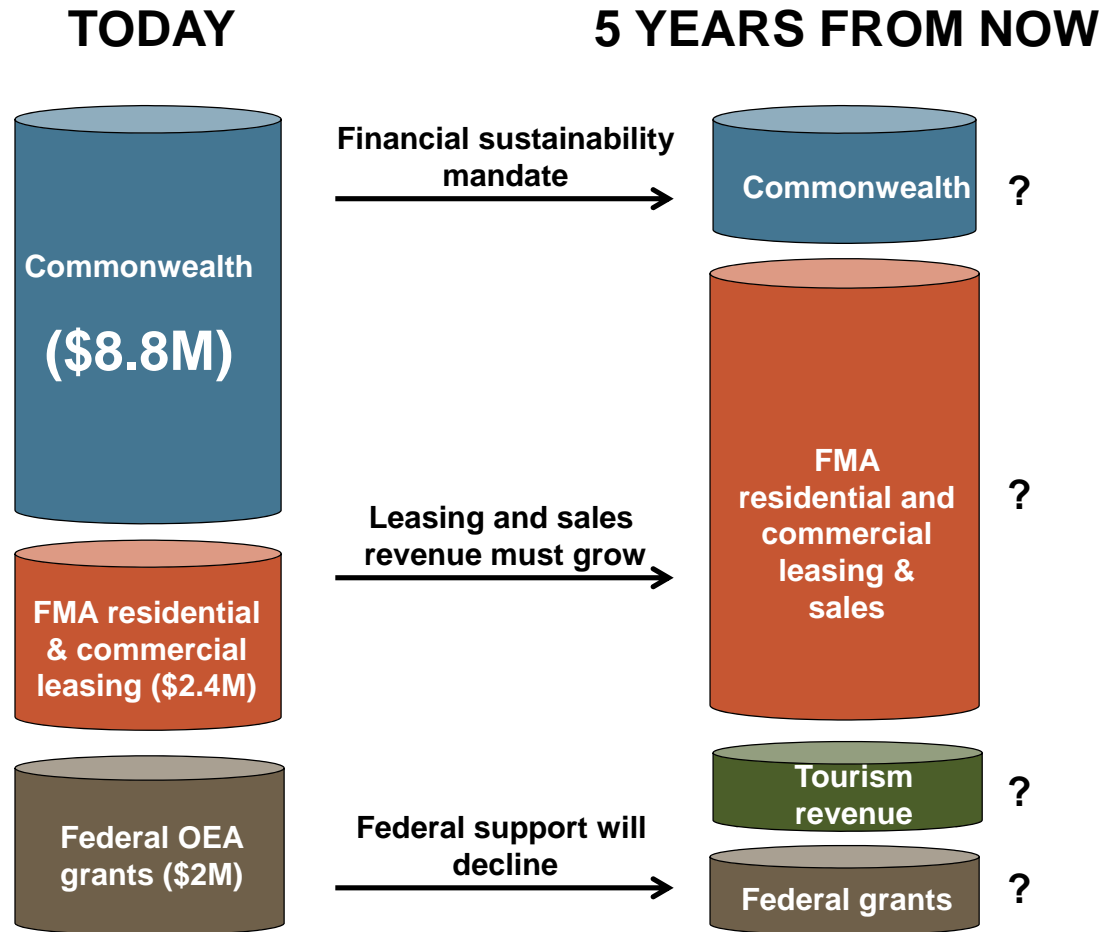


WHAT FORT MONROE COSTS TO OPERATE

- \$13.2 million adopted budget for fiscal year 2012-13
- Key cost components:

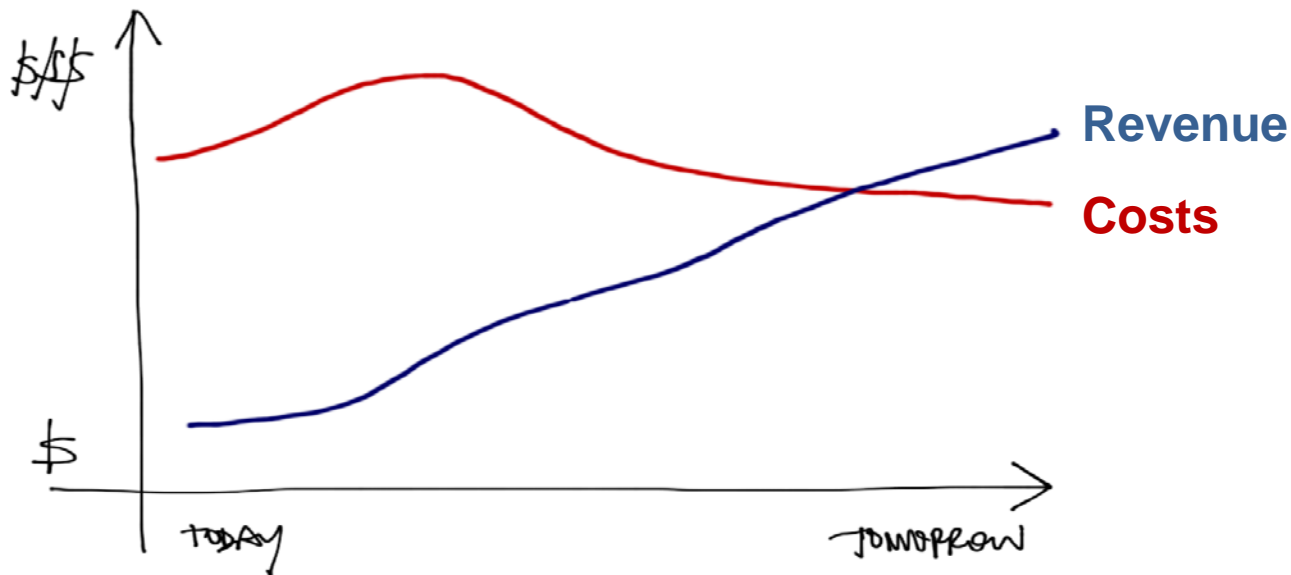


WHERE WILL REVENUE COME FROM?



THE ECONOMIC CHALLENGE

- The FMA must generate enough **revenues to cover its expenses**
- There are multiple **paths to financial sustainability**

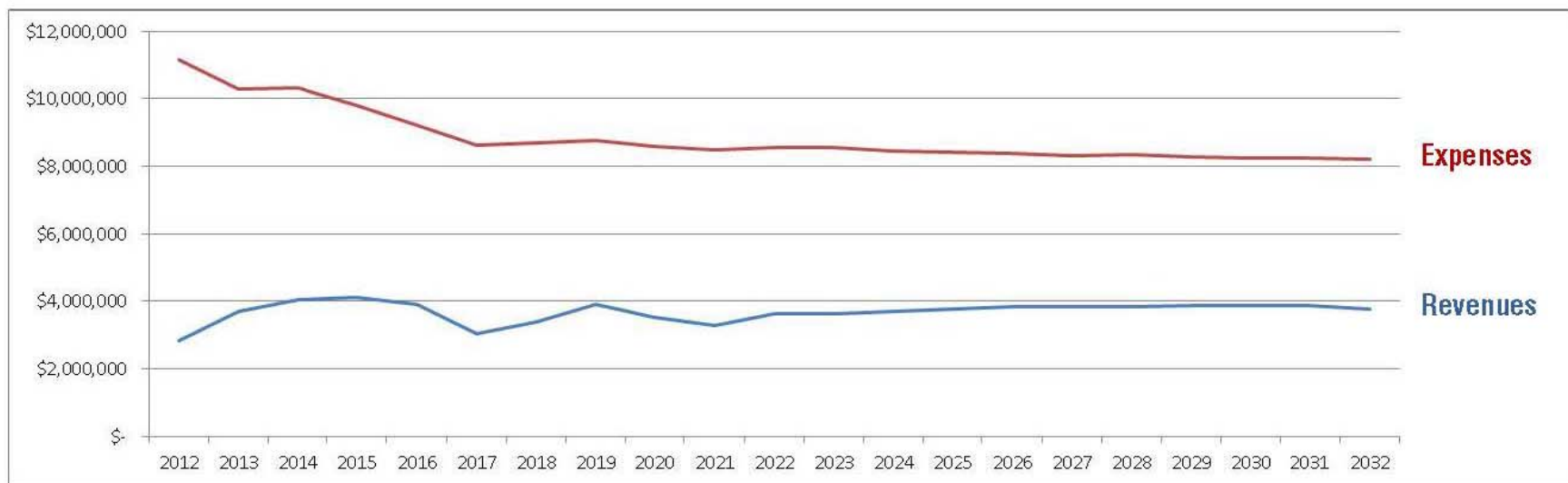


- It is clear that revenue will have to come primarily from existing buildings and appropriate new development

CONCEPT A: REUSE AND INFILL

FINANCIAL PERFORMANCE

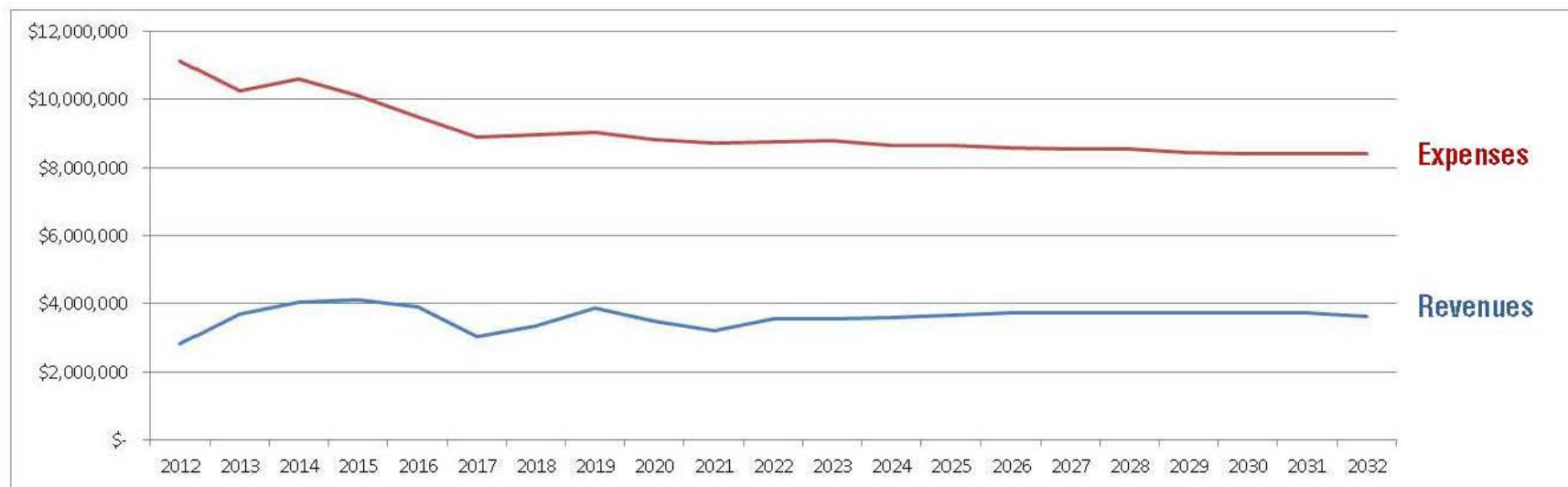
- Structural Deficit = **\$4.5 million** in 2027



CONCEPT B: WHERRY PARK

FINANCIAL PERFORMANCE

- Structural Deficit = **\$4.8 million** in 2027



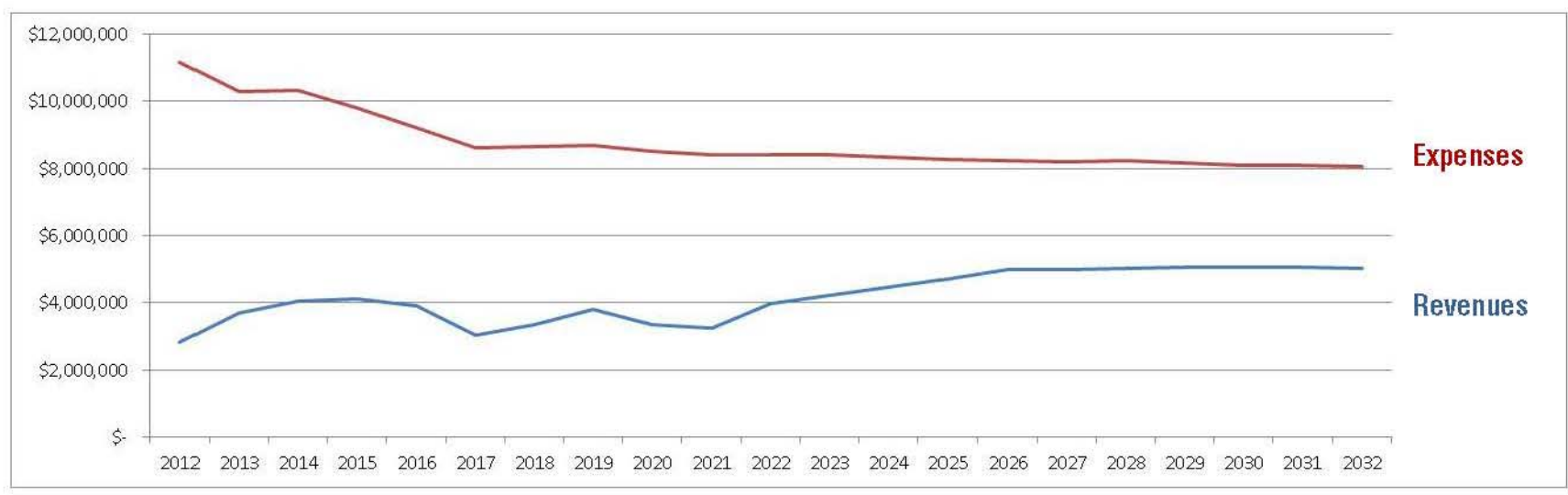
ADDITIONAL CAPITAL COSTS

- Building demolition / site work / landscape

CONCEPT C: WATERFRONT COMMUNITY

FINANCIAL PERFORMANCE

- Structural Deficit = **\$3.3 million** in 2027



NEXT STEPS

1. Compilation of Stakeholder Input
2. Assessment of Master Plan Alternatives
 - Economics
 - Land use
 - Cultural programming
3. Ongoing Coordination with City and NPS
4. December/January Community Workshop