



Implementation Update: 2010



The future of Fort Monroe

On September 15, 2011, the Fort Monroe FADA, “The Authority”, a political subdivision of the Commonwealth of Virginia, will assume management responsibility for Fort Monroe at Old Point Comfort and operate the 565-acre site for the benefit of the state and its citizens.

REAL ESTATE STRATEGY

The Authority will serve as the “Master Developer” of Fort Monroe, contracting with third party service providers, developers and operators to assist in transforming an active military installation into a vibrant small city. The Commonwealth will retain title to all property, and will execute short term leases in 2010 and long term leases in a program that will begin in

2014. Long-term lease agreements of 50 years or more will offer the advantage of national and state preservation investment tax credits for adaptive reuse and restoration of historic properties located at Fort Monroe.



HISTORIC PRESERVATION

A Programmatic Agreement (PA) to mitigate the negative impacts of the BRAC closure on historic buildings in the Fort Monroe National Historic Landmark District was signed in April 2009. The document includes actions to be taken by the U.S. Army prior to closure and by the Authority and Commonwealth now and after September 15, 2011.

The U.S. Army has initiated an update of National Historic Landmark data, completed the first draft of studies of historic view sheds and cultural landscapes, and conducted a study to locate the possible remains of a Contraband Cemetery.

The Authority has drafted design standards for historic buildings and new construction.

ECONOMIC IMPACT

The Authority will be responsible for the preservation, renovation and/or redevelopment of nearly 2 million square feet of existing buildings, plus facilities, grounds and features that make up the National Historic Landmark District. The Authority is also evaluating potential private sector partnerships for construction of a mixed use neighborhood in the North Gate section of Fort Monroe. Virginia’s initial \$29.3M investment will return an average annual rate of 14% to the Commonwealth with \$52.7M in revenue to the Commonwealth in the first 15 years following base closure.

TOURISM STRATEGY

Educational and recreational programs for the public will be an important part of Fort Monroe’s future use. The Authority will complete a draft educational and recreational plan in June 2010. Ideas call for a visitor’s center, organized educational and recreational programs, continued operation and enhancement of the 332 slip marina, and access to the three miles of beaches on the Chesapeake Bay. Nearly 40% of the 565 acres will remain open space and available for public enjoyment.



NATIONAL PARK SERVICE

The Fort Monroe FADA board voted unanimously to request that certain properties at Fort Monroe become a unit of the national parks system. An



Authority Task Force has been established to work with the NPS in drafting appropriate language leading to legislative establishment of a future NPS unit at Fort Monroe.

INTERPRETIVE MASTER PLAN

The Authority is preparing a plan to govern future public programs at Fort Monroe. The process is based on a model developed by the National Park Service.

Umbrella theme: (The history of Fort Monroe chronicles both stunning achievements and tremendous costs in the continuing struggle of Americans to achieve, define and maintain the ideals of **FREEDOM**.) Future programs will deal with the following major themes: The Natural Environment; Virginia Indians; The African American Experience; The Civil War; The Defense of the Nation and Old Point Comfort Resorts.

RECREATIONAL PROGRAMS

- Trails
- Beaches and Outdoor Activity
- Bay and Marsh Recreation
- Boat Launches
- Marina
- Fishing
- Kayaking and Canoeing

ECOTOURISM PROGRAMS

- Chesapeake Bay and Old Point Comfort ecology
- East Coast flyway (Birding)
- Climate change and coastal environments
- Indians at Old Point Comfort



ENVIRONMENTAL CONSIDERATIONS

Since 2006, the U.S. Army, Virginia Department of Environmental Quality and the Authority have been meeting to discuss and resolve environmental issues. The U.S. Army is responsible for cleanup of environmental contamination at Fort Monroe and has separate programs for remediation. The testing for and assessment of hazardous materials at Fort Monroe is well advanced. Investigations for possible munitions and explosives of concern have begun and initial results are excellent. Current estimates for costs of the clean up are much lower than initially forecast.



TRANSPORTATION & INFRASTRUCTURE

Work on transportation since 2008 involved getting VDOT to accept the road and bridge systems at the site.

Additional traffic and parking design work awaits another phase of planning. Much progress has been made on assessing the condition of the infrastructure systems, including water, sanitary sewer, natural gas, electrical, and storm water. Upgrades to these facilities, along with estimates to complete the flood protection designs prepared in 2005 by the Army Corp of Engineers are estimated to cost in



excess of \$96 million. The Authority is seeking grants, Congressional appropriations and other sources of capital funds to perform the needed expansions and upgrades. The Fort Monroe FADA plans to contract with the City of Hampton for many municipal services and will negotiate agreements with area utility providers for electricity, water and natural gas.



Planning a future for freedom's legacy

FOR MORE INFORMATION, PLEASE CONTACT:

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