



Building Inventory Report for
Fort Monroe Authority Board of Trustees Meeting
Bay Breeze Conference Center
April 19, 2017

The largest challenge facing the Fort Monroe Authority (FMA) is determining the use or reuse of the large and diverse portfolio of contributing and non-contributing buildings and structures at Fort Monroe. The figures presented in this report reflect the real estate inventory once all the buildings have transferred from the Army and with the FMA operating the seven buildings on the future Wherry parcel donation to the National Park Service.

The total inventory to be leased and/or managed by the FMA, based on the assumptions above, represents 245 buildings and structures totaling approximately 1,960,300 square feet. For comparison purposes, the NPS owns and manages 30 buildings and structures totaling approximately 187,000 square feet. Properties owned and operated by the NPS are not included in this report but a listing of the NPS-owned buildings and structures are included for reference (Page 13).

Residential (Pages 1-4)

- The current residential inventory consists of 15 single family homes, 52 duplex units, and 58 apartments totaling 177 units in 81 buildings encompassing approximately 417,850 square feet. Occupancy for the last several years has exceeded 90% of leasable units.
- The residential occupancy is supported by an inventory of 143 garage bays in 32 buildings totaling approximately 41,900 square feet.
- The Chamberlin currently maintains an inventory of 133 rental units within their approximately 197,450 square foot building. Occupancy in the Chamberlin has exceeded 90% since Harmony Services took over the operation of the facility.
- Given the strong demand for residential housing at Fort Monroe, the staff believes that opportunities exist for private developers to expand the housing inventory.
- Future housing opportunities include adaptive re-use of surplus office/industrial buildings as for-sale condominiums or rental apartments. The availability of state and federal historic rehabilitation tax credits provide a significant incentive for private developers to adaptively reuse contributing buildings for new uses.
- New infill construction in the Historic Village management zone may be appropriate provided the construction complies with the Design Standards and Programmatic Agreement. New construction may be appropriate in the North Gate provided the same conditions are met.

Retail (Page 5)

- Nine buildings representing approximately 91,950 square feet are occupied for this purpose. These nine buildings are 91.9% leased. The retail tenants are Oozlefinch Craft Brewery, Peninsula Metropolitan YMCA, Guest Services dba Old Point Comfort Marina, Deadrise Restaurant, Hampton Community Center, Mom's Tot Spot Child Development Center, and Old Point National Bank. Current employment is approximately 128 full- and part-time jobs.
- Two additional buildings representing 39,550 square feet are currently designated for retail uses, although both buildings are suitable for adaptive reuse. Both buildings are non-contributing, which allows for less restrictive reuse requirements but also eliminates the historic tax credit opportunities.
- As the residential and commercial occupancy increases, additional opportunities exist for restaurants, tourist-oriented retail, and possibly a boutique hotel and/or B&Bs. The staff has identified six buildings representing approximately 30,450 square feet in the marina area that may be appropriate for retail businesses.

Office/Flex (Pages 6-7)

- Twelve buildings representing approximately 78,500 square feet in this category are currently occupied. These twelve buildings are 85.2% leased. Current tenants Virginia State Police, Q-Design, Senex Law, Liberty Source, Old Point Comfort Yacht Club, City of Hampton Police Division, Just Floored, Marine Systems Corporation, Alternatives Inc., Virginia Department of Fire Programs, and Southeast Church of Christ. Current employment totals approximately 328 full- and part-time jobs.
- Nineteen additional buildings representing approximately 181,750 square feet have been identified as suitable for office/flex use. These buildings were identified based on factors such as adjacent parking and accessibility.
- Fifteen buildings representing approximately 535,950 square feet have been identified as surplus office inventory most appropriately used for adaptive reuse to other uses. These buildings were selected due to size, location and functional relation to other buildings in the category. In general these buildings are the TRADOC office group (5 buildings), the Inner Fort group (5 buildings), the Ingalls Road group (3 buildings), and the North Gate group (2 buildings). Additional functionally related industrial/storage buildings could be added to this category based on developer interest.

Special Use Facilities (Page 8)

- This category includes 17 buildings representing approximately 155,950 square feet. These buildings were built for a very specific function which is not likely to be continued at Fort Monroe. This category includes the four coastal batteries, three vacant casemates, the fire department building, the bowling alley, the MARS tower, the Navy Range building, three religious facilities, and the last Wherry Apartment duplex.

- Tenants occupy approximately 40,800 square feet in 5 buildings which represents 92.2% occupancy for those buildings.
- Some, or possibly many of these buildings will remain under the Authority's responsibility due to the cost of or restrictions on the ability to adaptively reuse these buildings.

FMA Use (Page 9)

- Seven buildings are utilized by the FMA for office space, the Casemate Museum, the future Visitor Center, and event rental facilities (Bandstand, Post Theater, and Commanding General's Residence). These building total approximately 81,474 square feet.

Other Inventory

- Industrial/Storage (Page 10) – Twenty-one buildings have been identified as industrial or storage buildings. These buildings represent approximately 132,550 square feet. The largest building in this category is the 48,150 square foot motor pool building which houses the public works contractor and their equipment. Tenants occupy only three of these buildings. As previously mentioned, some of these buildings could be converted to other uses including retail and residential.
- Infrastructure (Pages 11-12) – Twenty-nine buildings and structures representing approximately 11,400 square feet support the utility infrastructure including sanitary sewer pump/lift stations, backup generator buildings, the main telecommunication building, the electrical substation, and the natural gas service building. Some of these buildings may be transferred to the local/regional utility operators as part of the utility transfer but some of the buildings such as the main telecommunications building are likely to remain under the FMA's responsibility.

ATTACHED WITH THIS SUMMARY IS LIST OF BUILDINGS SORTED BY PROPOSED USE WHICH SUMMARIZES GROSS SQUARE FOOTAGE, COMMERCIAL SQUARE FOOTAGE OCCUPIED, COMMERCIAL TENANTS AND APPROXIMATE NUMBER OF FULL- AND PART-TIME EMPLOYEES.