

An aerial photograph of Fort Monroe, a large, star-shaped fortification situated on a peninsula. The fort's complex, multi-angled walls are clearly visible, enclosing a central area with various buildings, a large green field, and a winding waterway. The fort is surrounded by deep blue water, with sandy beaches and smaller islands visible in the distance. The overall scene is captured from a high angle, providing a comprehensive view of the fort's layout and its coastal environment.

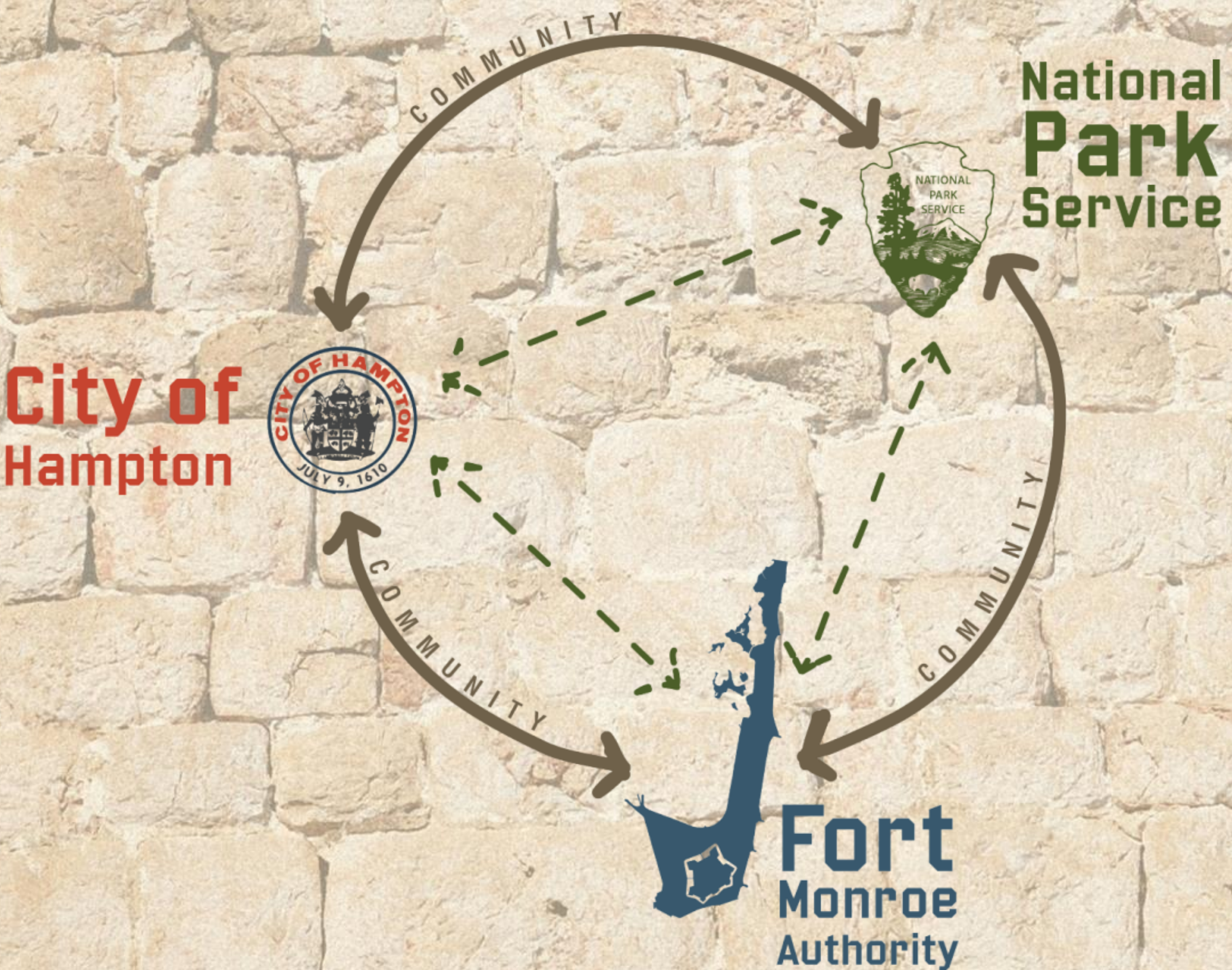
# FORT MONROE

## Master Plan

Community Workshop #2



# PLANNING PARTNERSHIP





























Old Point  
National  
Bank

24 Hour ATM





# BOWLING CENTER

INDOOR  
10-12 PM BOWLING  
13-15 PM BOWLING  
16-18 PM BOWLING  
19-21 PM BOWLING















# AGENDA

1. Summary of Community Input to Date
2. Master Plan Analysis Update
  - Real Estate Market Update
  - Cultural Assessment
  - Infrastructure Assessment
3. Planning Framework & Land Use Principles
4. Preliminary Building Reuse Ideas
5. Next Steps



# MEETING GOALS

**Engage**, inform, and learn from the community and other stakeholders

**Explore** ideas, principles, and goals for planning and design

**Build** consensus for moving toward a shared vision for the future of Fort Monroe





# GUIDING PRINCIPLES

Preserve the Place

Tell the Story

Be Economically Sustainable



# PLANNING PROCESS – PHASE 1

Jan-Feb	Fort Monroe Immersion
March	Community Meeting #1
April/May	Analysis & Land Use Concepts
June	Community Meeting #2
July	Draft Principles & Concepts
	Phase 2 Continues



# COMMUNITY INPUT TO DATE









# WORKGROUP QUESTIONS

Going forward...

1. What are your greatest aspirations for Fort Monroe?
2. What are your greatest concerns for Fort Monroe?
3. What other places/towns/neighborhoods do you like? Why? What doesn't work in those places?
4. In one sentence, describe your vision for Fort Monroe in...2, 5, and 10 years.



# COMMUNITY VISION FOR FORT MONROE

“Fort Monroe will be a dynamic, family oriented, 24/7 community that is nationally recognized, open to learning, and features a beautiful built environment.”



# COMMUNITY VISION FOR FORT MONROE

“Fort Monroe will complete the Historic Diamond which is a National Treasure that includes historic living, learning, working, and playing in a vibrant family-oriented atmosphere.”



# COMMUNITY VISION FOR FORT MONROE

“ To create a vibrant community embracing self-sustaining commercial uses and tourism while preserving our historic treasure. ”



# COMMUNITY VISION FOR FORT MONROE

“Fort Monroe will become synonymous with high quality adaptive reuse and a great place to visit/vacation while providing economic significance to the local area, making a name for Hampton Roads. Eventually, Fort Monroe will become a historic park, a resort, and a residential community that will stand on her own.”



# COMMUNITY VISION FOR FORT MONROE

“ 1-year:

2-5 years:

10 years:

a work in progress

a WOW destination

an example for the rest of the country ”



# FORT MONROE Master Plan

Welcome to the Fort Monroe Master Plan interactive website, sponsored by the Fort Monroe Authority. Please provide your ideas and vote on others to help us plan for the future of Fort Monroe. We're delighted to have you join us in this once-in-a-lifetime opportunity to ensure the historic, environmental, social, and economic sustainability of Fort Monroe and its surrounding neighborhoods.

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51

Send

Tweet

4

in Share

0

+1

2

email

Search Ideas



HELLO!

Select Language

Powered by Google Translate

PROJECT DETAILS

>> March Community Meeting Presentation

>> Fort Monroe Existing Conditions

LEADERBOARD

1 Adrian W

2820

## FEATURED IDEA SUBMISSION



### What kind of community would you like Fort Monroe to become?

Fort Monroe has the physical and natural qualities found in many great communities, with its historic buildings, landscapes, and waterfronts. What...

Submit Your Ideas



8 Days Remaining  
54 Ideas Submitted

## TOPICS

RANDOM

NEWEST

POPULAR



### Do you think the "Peninsula" is a great region?

MAR 23 - JUN 07, 2012 IDEA SUBMISSION

16

IDEAS



JOIN NOW



### How does Fort Monroe contribute to Hampton being recognized as a great city?

MAR 23 - JUN 07, 2012 IDEA SUBMISSION

13

IDEAS



JOIN NOW



[illegible]



**MONUMENT**  
**FORT**  
**GREAT**  
**HISTORIC**  
**PARK**  
**VISION**  
**HAMPTON**  
**FT**  
**NATIONAL**  
**MONROE**



# IDEA OVERVIEW

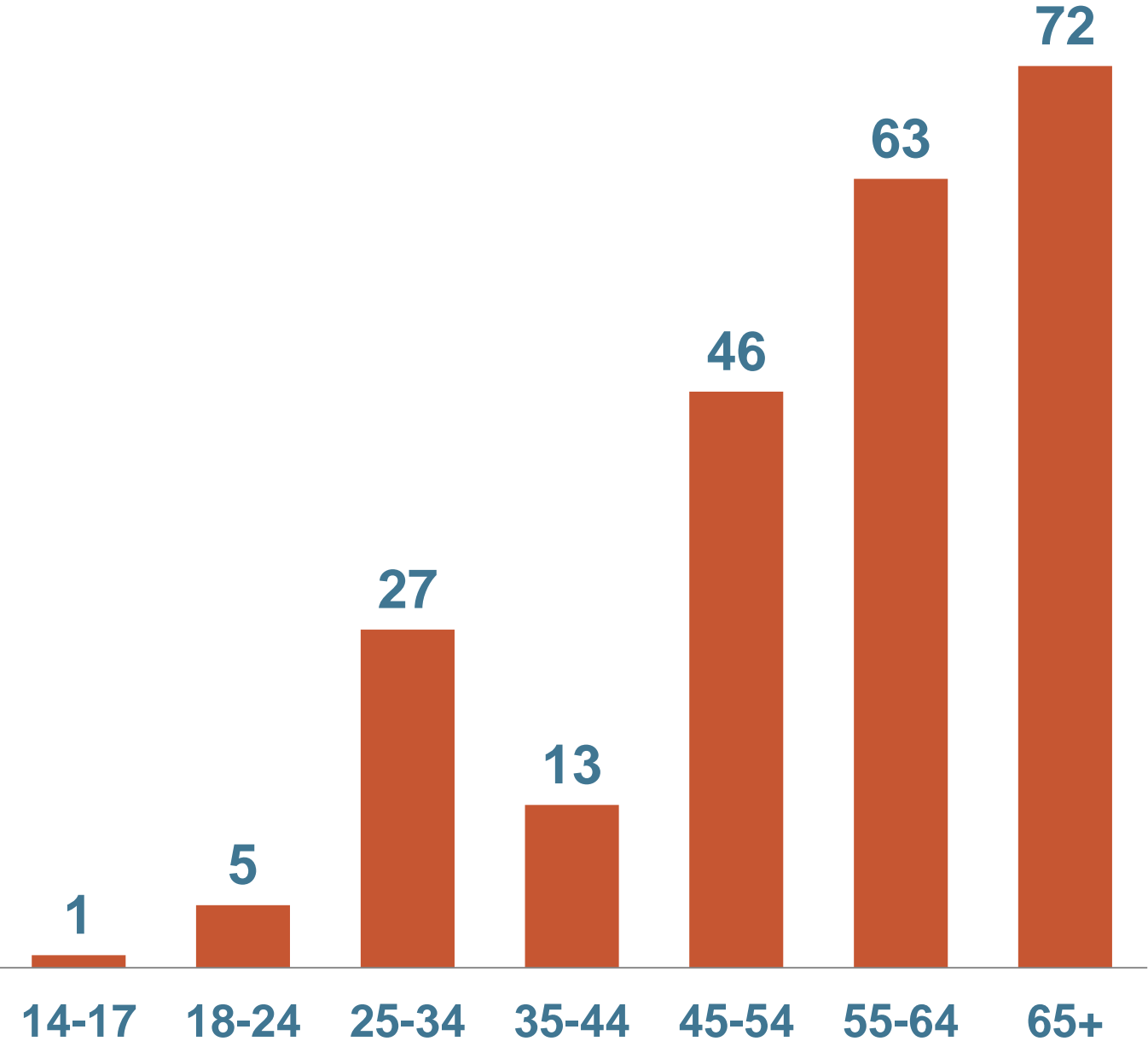
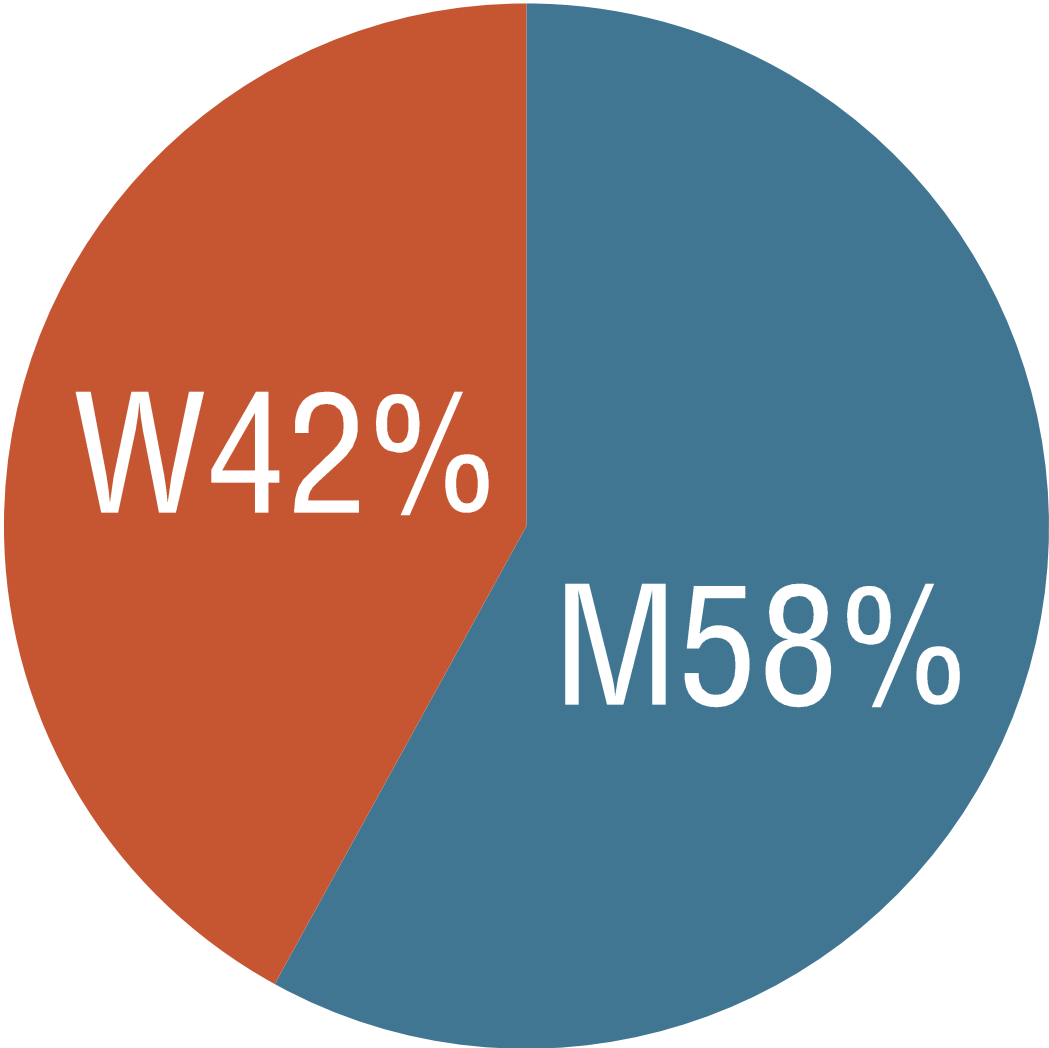
227 *participants*

183 *ideas*

625 *comments*



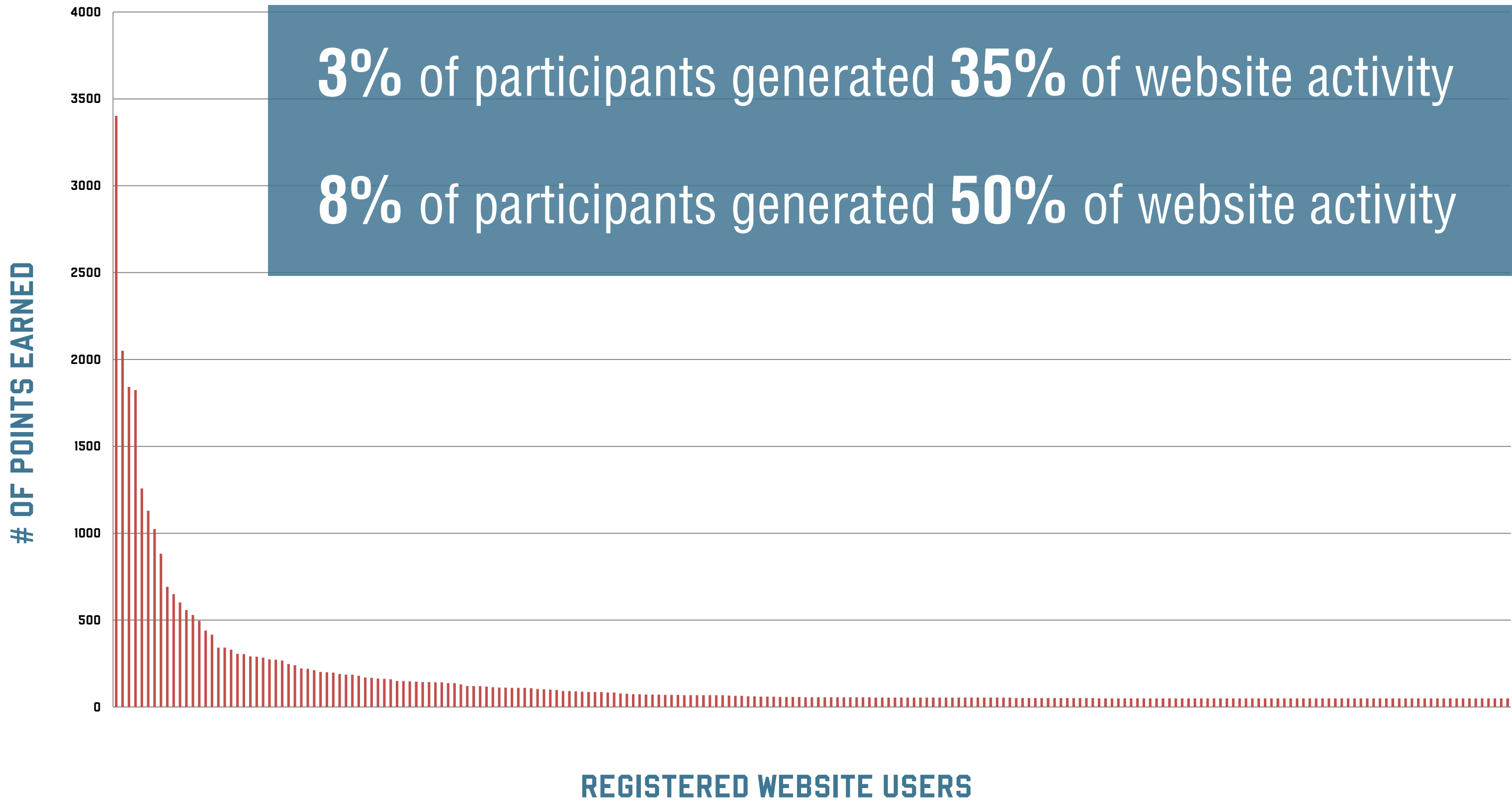
# WEBSITE PARTICIPANTS





# CONTRIBUTION BY PARTICIPANT

MARCH 23 THROUGH JUNE 7





# 5 MOST POPULAR IDEAS → ONE THEME

- Lets make a REAL national monument/park!
- Virginian-Pilot calls for including missing bayfront Wherry land
- Please Protect the Beautiful Beach from being developed & ruined
- Maintain Uniqueness of Fort Monroe
- Put all of the Fort in the National Monument



# 1. DO YOU THINK THE PENINSULA IS A GREAT REGION?

- Peninsula's **Historic Diamond**: the full story of America's founding
- Fort Monroe is not just the "Heart of Hampton Roads", but the "**Heart of USA**"... this is the birthplace of our nation.
- Topographically and ecologically, Hampton Roads is a great region. The Peninsula is the **historic center of that region**, beginning with Cape Comfort (Fort Monroe), where our history actually begins.
- A successful and **cooperatively managed** Fort Monroe will certainly add to the attractiveness of the Peninsula.
- The Peninsula could be greater with Ft. Monroe as **the gateway**.



## 2. HOW DOES FORT MONROE CONTRIBUTE TO HAMPTON BEING RECOGNIZED AS A GREAT CITY?

- Fort Monroe: *A Great part of a great city.*
- In the past, as an Army post, it was a bit forbidding to people because of the MP gate. *In the future it will be open to all and a welcome attraction to a great city.*
- In telling both its Colonial and Civil War stories, Fort Monroe will also be *telling the story of Hampton* and therefore increasing its long overdue recognition as a highly *significant American city.*
- A vibrant park at Fort Monroe should *support tourism development in Phoebus* - shops, B&Bs, vendors, plus the associated story of the working waterfront.



### 3. WHAT KIND OF COMMUNITY WOULD YOU LIKE FORT MONROE TO BECOME?

- A **vibrant community** of residences, businesses, and university extensions in the historic buildings
- Renovate Existing **Historical Structures**
- **Public Access** to Ft. Monroe
- Adam Goodheart's advice: "**Aim High!**"
- **Think tank**
- High tech jobs: TRADOC facility for a community of **technology companies** designed to create interactions among them to **foster innovation**
- A **living community**: Fort Monroe needs to have as many people as possible living there to generate the revenue needed to maintain the Fort.



### 3. WHAT KIND OF COMMUNITY WOULD YOU LIKE FORT MONROE TO BECOME?

- A Site for **Eternal Learning** and Celebration
- **Academics and creative arts** would abound, in study and presentation.
- Repurpose a group of adjacent buildings to form a **cluster style resort hotel**.
- **Ecotourism** in Wherry
- **State managed lands at Fort Monroe must ultimately pay their way**. But financial sustainability is not a goal attained in short term (it took 20 years at Presidio) or in just one way (not solely from revenue from land or building rents or, where permitted, sales).



## 4. HOW CAN WE ENSURE A PEDESTRIAN FRIENDLY STREET NETWORK?

- Strengthen off-street walks, trails and paths + curbs/sidewalks
- A Walker's Paradise
- Bikes! Bikepath to Buckroe!
- Quality Infill with Carefully Designed Parking Structures
- Shops
- Limit the cars



## 5. HOW CAN FORT MONROE ACCOMMODATE INSTITUTIONS THAT WOULD CONTRIBUTE TO QUALITY OF LIFE?

- Higher Education and Research
- STEAM Academy
- Science festival on Chesapeake Bay (like Cambridge Science Festival)
- Post Theatre & other sites for performance
- Casemate Museum and Expansion of Scope, and Fort Wool
- Medical Services on the Fort
- Accommodations on the Fort



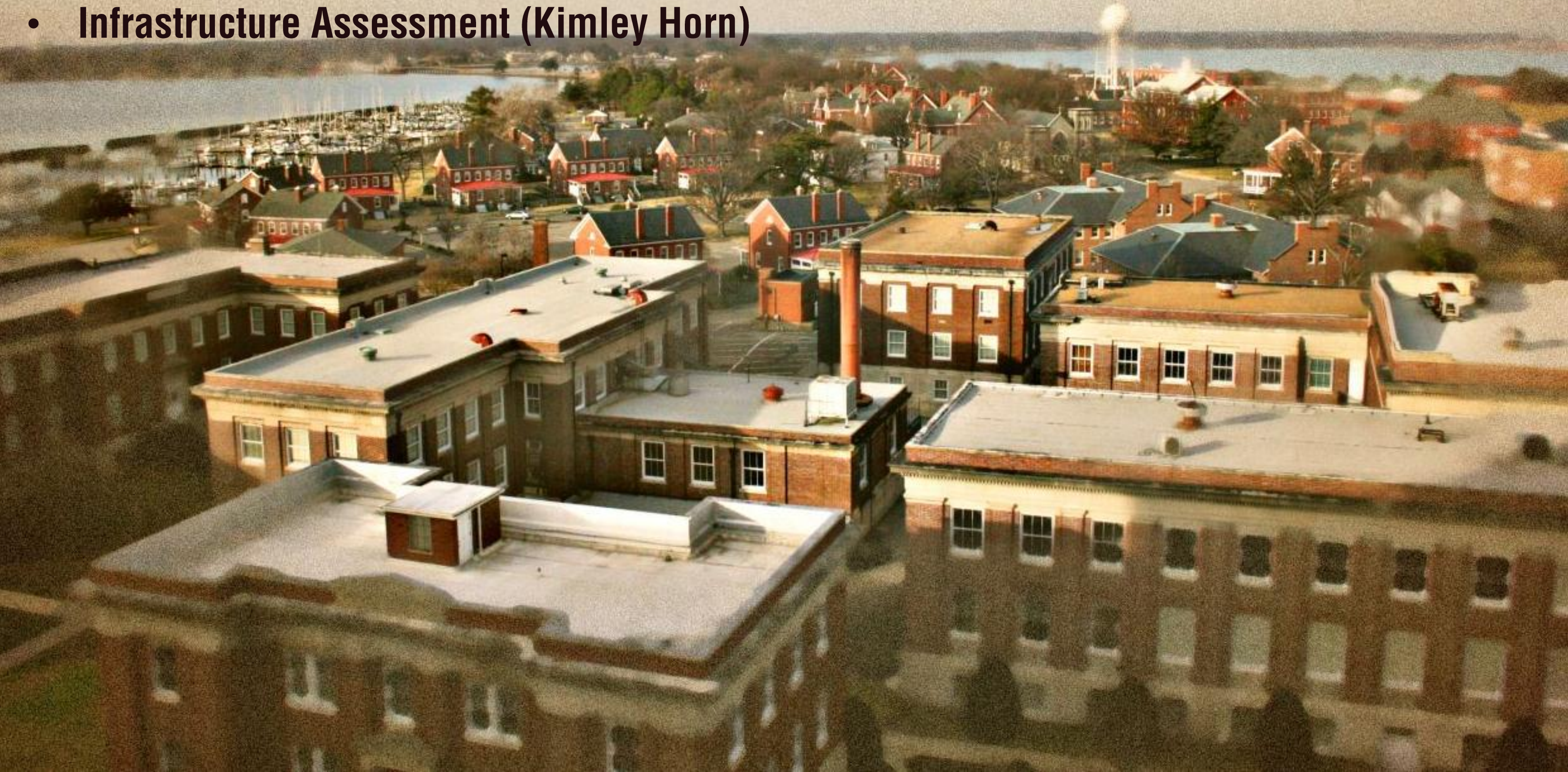
## 6. WHAT WOULD YOU LIKE TO SEE INCLUDED IN FORT MONROE NATIONAL MONUMENT?

- Vision for **Nature** at Fort Monroe
- **Recreation and History**
- **Restoration** of native coastal vegetation
- Stargazing and **astronomy**
- **Freedoms Fortress**, the Contraband Story
- Monument to honor the **arrival of the First Africans**
- Interpretive Walking Trails
- **Batteries** renovated (for visitors and possible commercial use).
- Facilities: **Visitor Center**
- A Cherished Location for **Weddings**



# MASTER PLAN ANALYSIS UPDATE

- Real Estate Market Update (HR&A Advisors)
- Cultural Assessment (Lord Cultural Resources)
- Infrastructure Assessment (Kimley Horn)





An aerial photograph of a coastal town. In the foreground, there are several large, multi-story brick buildings with flat roofs. The middle ground shows a dense residential area with smaller houses and a prominent church with a tall steeple. To the left, a marina is filled with numerous sailboats. In the background, a large body of water stretches to the horizon under a hazy sky.

# **REAL ESTATE MARKET UPDATE**



# OUR CHARGE

AS PART THE MASTER PLAN TEAM, HR&A IS TASKED WITH FOUR KEY ACTIVITIES

Review past plans and market studies

Assess shifts in the market from 2008 to today

Provide recommendations for updating the Reuse Plan to inform current master planning efforts

Coordinate master plan recommendations with concurrent plans for Phoebus and National Monument



# KEY CHANGES SINCE 2008

**325 Acres Declared National Monument**

**Macroeconomic and Regulatory Conditions**

**Emergence of Potential Institutional Users**



# DESIGNATION AS NATIONAL MONUMENT

- Increased public funding for site
- Increased heritage and recreational tourism
- Limitations on developable areas
- Coordination with National Park Service master plan efforts



# MACROECONOMIC & REGULATORY CHANGES

- Regional employment declined by 5% since 2007
- Potential reduction in federal spending- impact on regional defense industry
- Change in Commonwealth Law to allow limited fee transfer of land and buildings
- Creation of design standards



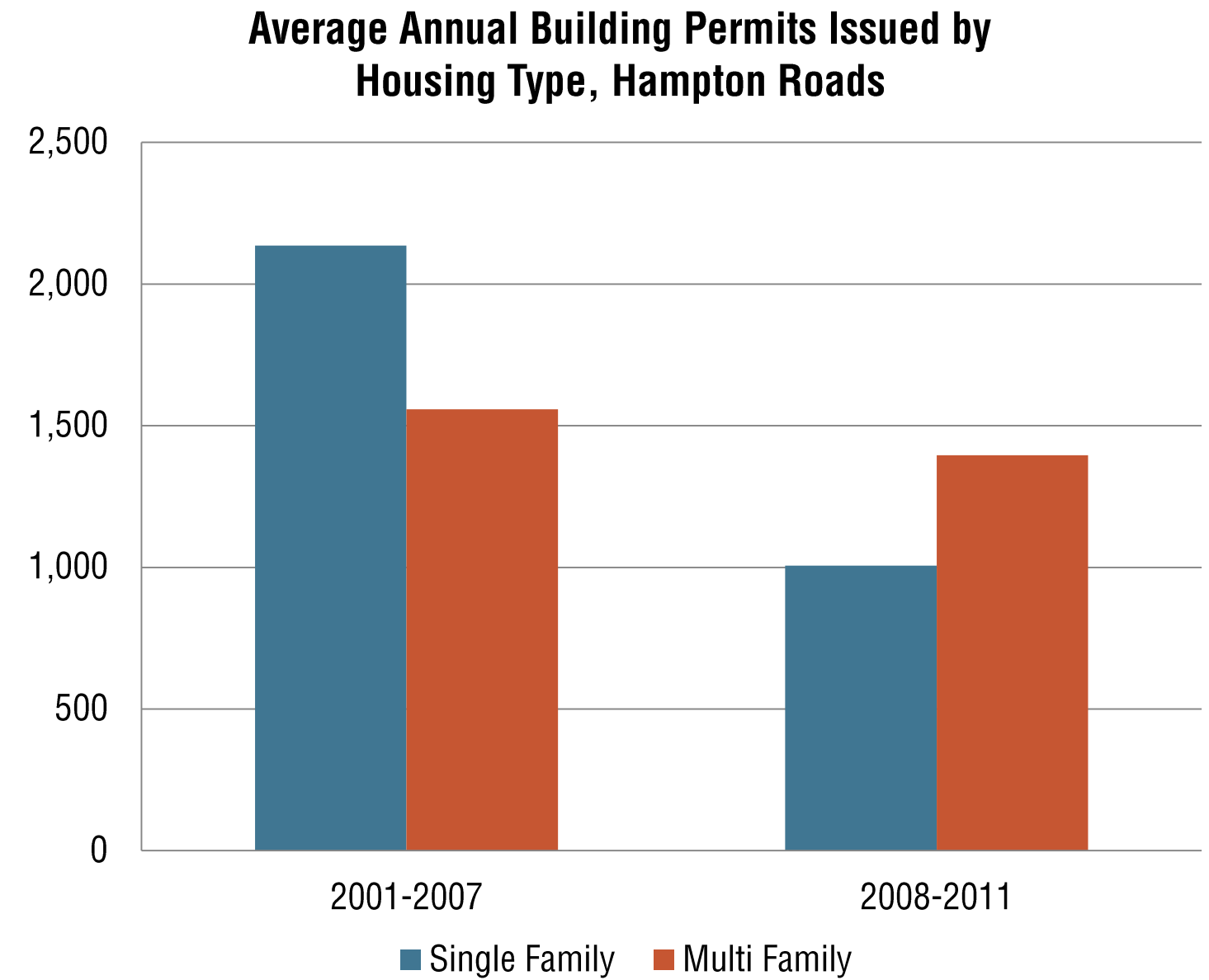
# EMERGENCE OF INSTITUTIONAL USERS

- Potential early implementation
- Support site branding
- Provide base of activity
- Unclear implementation timeline



# RESIDENTIAL

- 50% decline in single family permitting, 10% in multi-family permitting
- Increased average time on market from 28 to 101 days between 2005 and 2011
- Market activity concentrated at lower price points (\$100K-\$300K)



*Source: U.S. Department of Housing and Urban Development, ODU 2012 Market Review*



# RESIDENTIAL

## **Implications for Revised Plan:**

- More primary residences instead of second homes
- Shift from own to rent
- Balance price points and absorption

## **STEAM Academy proposal could:**

- Accelerate residential absorption for student and faculty housing
- Enhance Fort Monroe's brand and offer amenities for attracting market housing



# HOSPITALITY



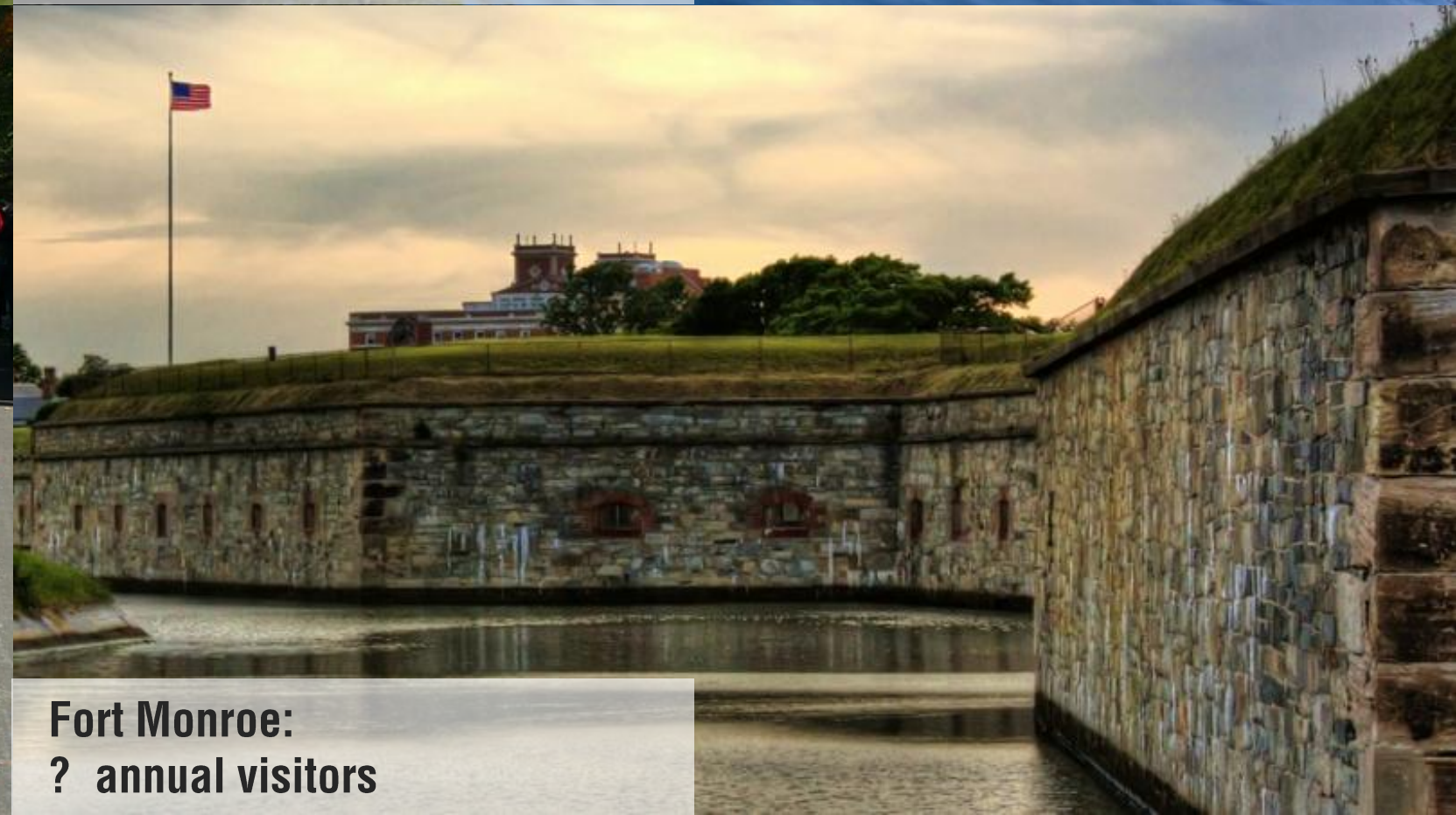
**Fort Sumter National Monument**  
328,000 annual visitors



**Lowell National Historic Park**  
550,000 annual visitors



**Historic Triangle:**  
3.4 million annual visitors



**Fort Monroe:**  
? annual visitors



# HOSPITALITY

**Regional visitation draw**

**Long term potential:  
+/- 150 rooms**

**1+ inn or  
bed & breakfast**

**Affiliated event space**



# COMMERCIAL: RETAIL

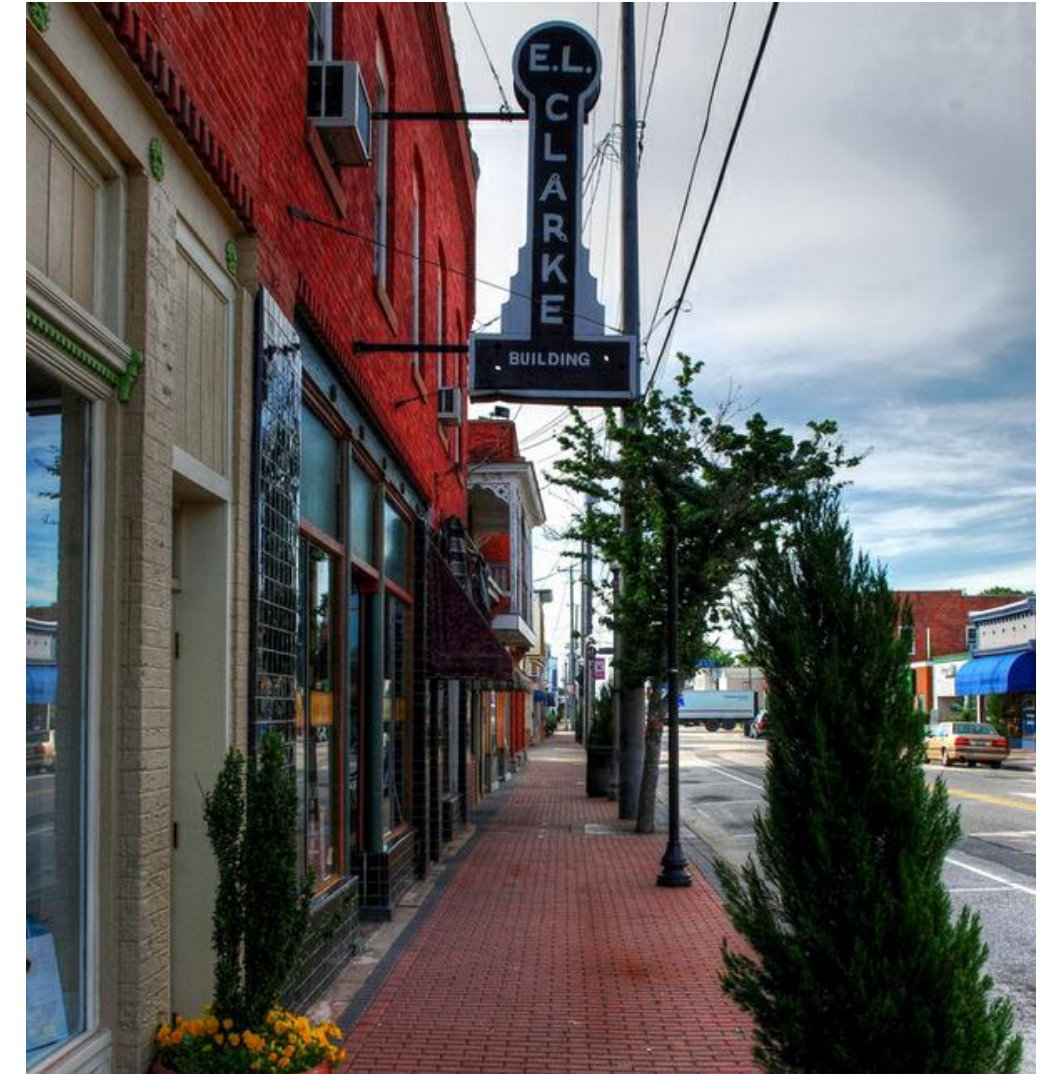
DEMAND FOR ON-SITE RETAIL WILL BE DRIVEN BY TOURIST USE AND LOCAL RESIDENTIAL NEEDS



**Destination Waterfront Dining**



**Service & Convenience Retail**



**Phoebus Connection**



# COMMERCIAL: OFFICE

- Challenging regional market with established office hubs
- Multi-tenant and small office users seeking unique location
- Potential institutional users



**Multi-tenant office reuse at Pease International Tradeport**



# ONGOING PROCESS

- Understand viability and assess appropriate location of STEAM Academy
- Collaborate with NPS to forecast potential visitation and implications for retail and lodging opportunities
- Refine master plan program and phasing strategy to develop financial stability for Fort Monroe Authority





An aerial photograph of a historic coastal town. In the foreground, several large, multi-story brick buildings with flat roofs are visible. The middle ground shows a dense cluster of smaller, colorful houses and buildings, some with red roofs. To the left, a harbor filled with numerous sailboats is visible. In the background, a large body of water stretches to the horizon under a hazy sky. A tall, thin tower or lighthouse is visible on the right side of the town.

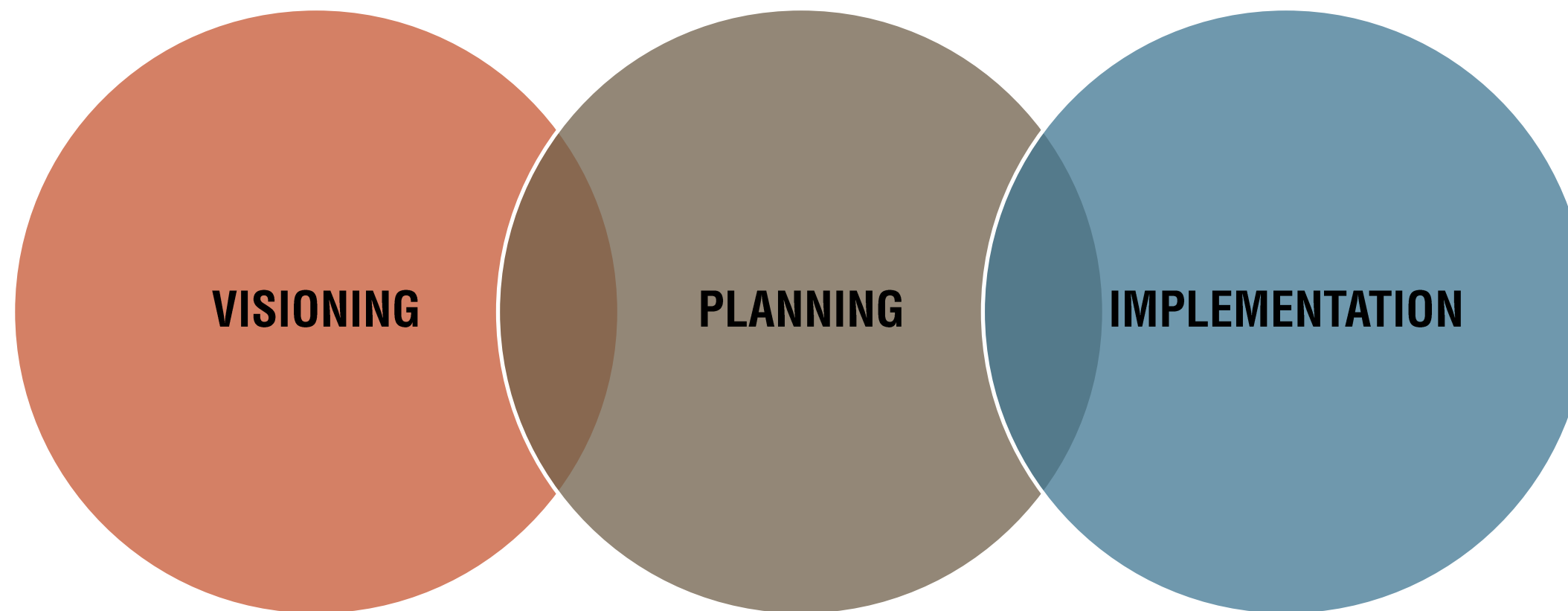
# **CULTURAL ASSESSMENT**



# WHO ARE WE?

## LORD CULTURAL RESOURCES

We create cultural capital — the value created by maximizing cultural resources



**Joy Bailey Bryant**  
Principal Consultant



**Priya Sircar**  
Consultant



# WHO ARE WE?

## OUR CLIENTS INCLUDE...

- Central Park Conservancy, New York
- National Museum of the U.S. Army
- Smithsonian Institutions:
  - Smithsonian Affiliations
  - National Museum of African American History and Culture
  - National Museum of the American Latino (for the National Park Service)
  - National Museum of American History
- Longwood Gardens
- Department of the Interior Museum, U.S. Department of the Interior
- National September 11th Memorial and Museum
- Fort York National Historic Site, Ontario



# WHAT ARE WE DOING?

## RESEARCH TO DATE

- Review of existing documents
  - Programmatic Agreement
  - Fort Monroe Draft Interpretive Master Plan – Technical Support Manual Vol. 1
  - Fort Monroe Museum Campus Interpretive Plan 2009
  - Letter to Senator Webb from National Park Service
  - Gateway to Freedom: Implementation proposal for a Digital Humanities Center at Fort Monroe
  - Fort Monroe Hampton, VA Reconnaissance Study May 2008
  - Building descriptions
- Stakeholder interviews
- Research of comparable sites
- Community meetings
- Public comments on MindMixer site
- Establishment of key findings



# GOALS FOR CULTURE @ FORT MONROE

- Help Fort Monroe users appreciate the **history, natural beauty and recreational opportunities** of the site.
- Communicate Fort Monroe's historical **significance** to the present day
- Develop storylines that establish Fort Monroe as a site that **relates to all**
- Establish Fort Monroe as a place that is **both everyday and profound**, “so that people aren't just proud of it, they're part of it.”
- Promote the entire site as **living, vibrant, and active**
- Create a **seamless experience** for Fort Monroe users
- Contribute to the **ongoing life** and **relevance** of Fort Monroe



# THE “FORT MONROE EXPERIENCE”

Create a lively and vibrant experience and place, welcoming people to participate in the ongoing life and story of Fort Monroe.



- Every part of the site contributes to its significance
- Don't compartmentalize the stories—weave the threads together



# THE “FORT MONROE EXPERIENCE”

## INTEGRATED EXPERIENCE OF THE ENTIRE FORT MONROE SITE

- History
  - Prehistory/natural history
  - American Indian
  - African American
  - Colonial
  - U.S.
  - Military
- Intertwined, themed “trails”
- Nature
- Recreational/leisure activities
- Organized public programs
- Eat, shop, stay or live, work, play





# THE “FORT MONROE EXPERIENCE”

## INTEGRATED EXPERIENCE OF THE ENTIRE FORT MONROE SITE

Idea: “**The Fort Monroe Experience**” **Welcome Center**—with 360-degree vistas, orienting users to all there is to do and see at Fort Monroe

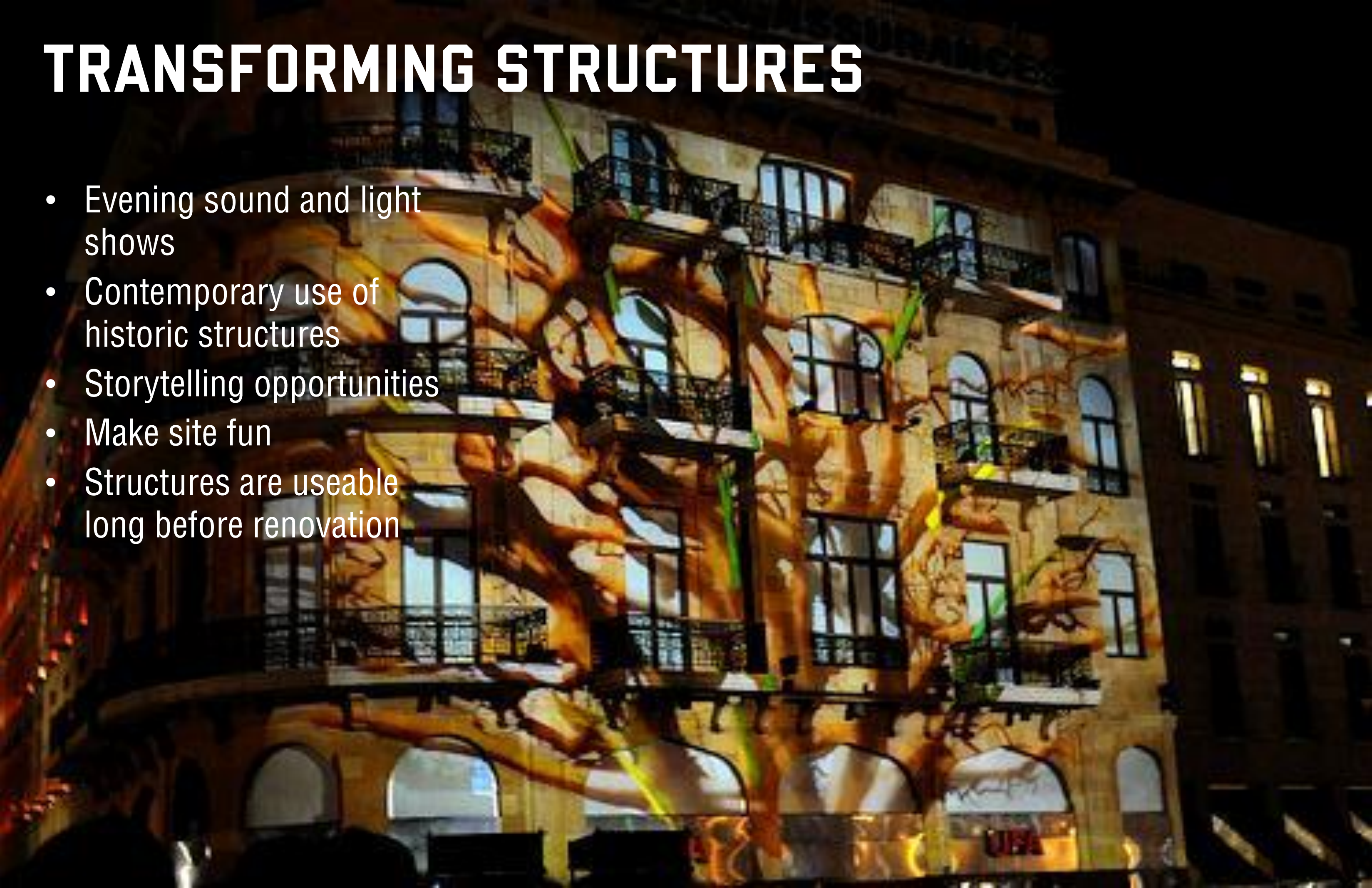
- Combine the history of the people and the buildings into the storyline.
- Peek “behind the curtain”: Show exposed pieces of the buildings and learn about the fort in different time periods.
- Exhibit on the evolution of the physical structures right up through declaration as a National Monument.





# TRANSFORMING STRUCTURES

- Evening sound and light shows
- Contemporary use of historic structures
- Storytelling opportunities
- Make site fun
- Structures are useable long before renovation





# “IMAGINING” FORT MONROE

- Allow for imagining historical activities where they might have taken place
- Low tech and high- tech opportunities







# MOBILE EXPLORATION

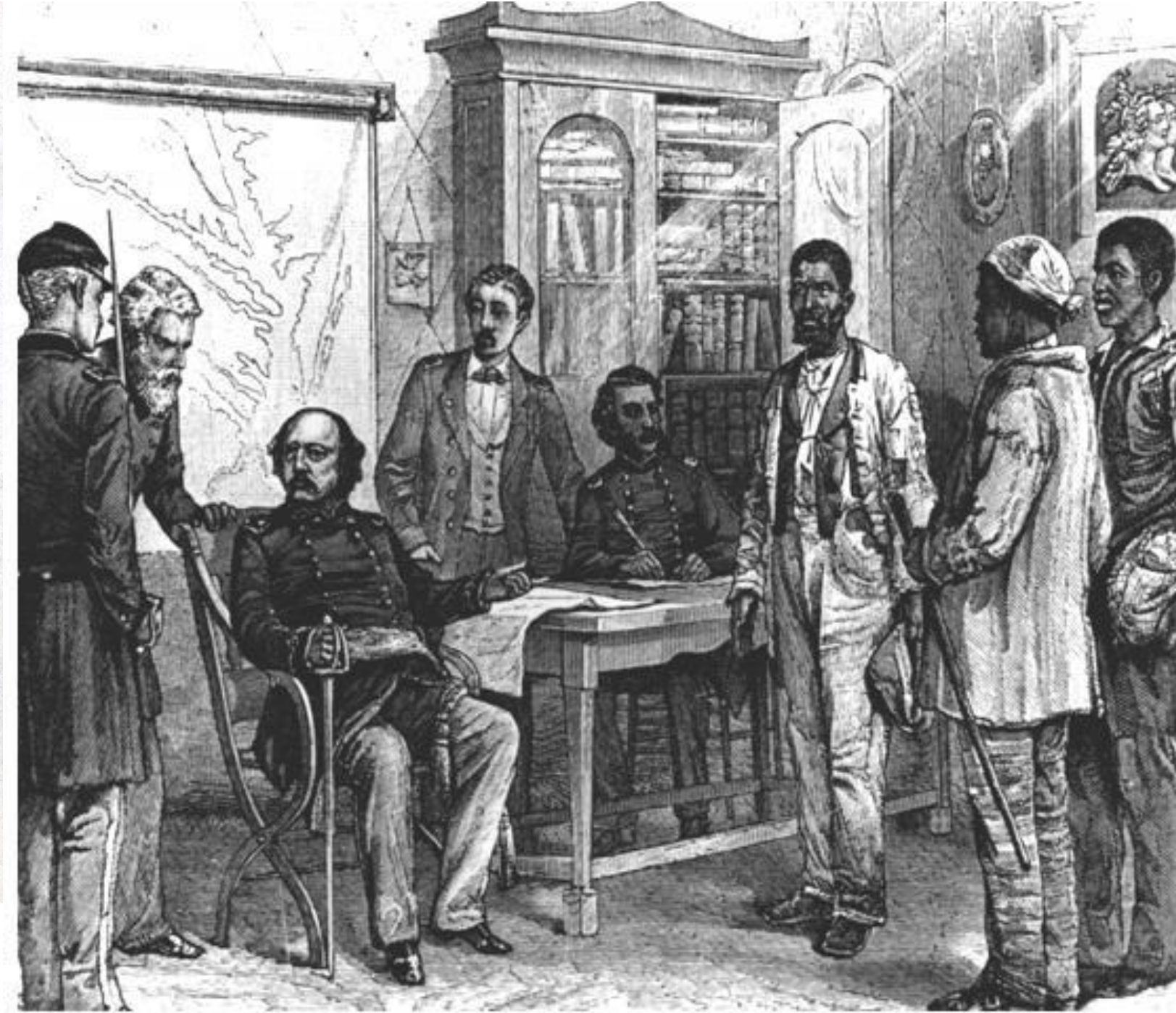
- Mobile apps allow for independent exploration of the site – share historical stories of designated areas
- Allow current potential users views of the site online
- Extend the experience after visitors leave





# DEVELOP STORYLINES FOR ALL

- Partner with organizations to continue research (including archeological) & present the history
- Develop lesser known stories, such as the American Indian, African, and African American stories
- Explore and interpret the contraband/refugee quarters
- Relate to contemporary refugee stories





# A PLACE FOR CHILDREN & FAMILIES

## Interactive Education

- Partner with the Portsmouth Children's Museum
- Kids' Trail—follow a child through Fort Monroe
- Archaeological dig opportunities



## Mobile Classrooms

- Bring Fort Monroe to the people
- Mobile learning vehicles (on & off site)
- Catalyst for conversation and spread the message of the Fort Monroe experience
- Allow for interpretation throughout the site





An aerial photograph of a coastal town. In the foreground, there are several large, multi-story brick buildings with flat roofs. The middle ground shows a dense residential area with smaller houses and a prominent water tower. To the left, a marina is filled with numerous sailboats. In the background, a large body of water stretches to the horizon under a hazy sky.

# **INFRASTRUCTURE ASSESSMENT**



# INFRASTRUCTURE SYSTEMS

## Systems Studied

- Streets & Bridges
- Water & Wastewater
- Storm Drainage
- Electrical Distribution
- Natural Gas Distribution
- Communications
- Flood Protection

## Capital Improvement Projects (CIP)

- \$27 million identified over next **5 years**
- Includes Infrastructure and Buildings
- Various Funding Sources: USACE, USDOD, VDOT, VRA, DGS, Revenue Bonds





# CRITICAL CAPITAL PROJECTS

## FLOOD PROTECTION - \$9 MILLION

### Goals

- Further protect existing assets
  - Nor-easters & Cat 1 Hurricanes
- Marketability of land for future use
  - Flood Insurance
  - Financing

### Projects

- Outfall Backflow Preventers - \$2.1 M
- McNair Drive Improvements – \$2.5 M





# CRITICAL CAPITAL PROJECTS

## WATER SYSTEM - \$3.1 MILLION

### Goals

- Provide adequate fire protection
- Reduce risk of water loss
- Sustainability through water revenue

### Projects

- Eustis Ln. & Pratt St. - \$240K
- Fenwick Rd. - \$600K
- Griffith Rd. & Buckner Rd. - \$360K
- Inner Moat Area - \$700K
- Patch Rd. - \$600K
- Meters/services to existing buildings – \$130K/year





# CRITICAL CAPITAL PROJECTS

## WASTEWATER SYSTEM - \$5.86 MILLION

### Goals

- Reduce risk of sanitary sewer overflows
- Reduce risk of regulatory violations
- Reduce Inflow/Infiltration entering system

### Projects

- Manhole Repair/Lining – \$580K
- Upgrade Pump Stations (SCADA) - \$490K
- Replace PS 180 – \$2.5M
- Replace PS 184 - \$1.35M
- Replace PS 58 - \$520K
- Replace PS 256 - \$420K





# CRITICAL CAPITAL PROJECTS

## STREETS & BRIDGES - \$1.6 MILLION

### Goals

- Reduce risk
- Regulatory compliance
- Quality of life
- Visitor Services

### Projects

- Sign & Pavement Markings - \$44K
- Moat Bridge Repairs - \$160K
- ADA Repairs— \$810K
- Parking Lot Rehabilitation - \$140K/year
- Patton Rd. Reconstruction - \$220K
- General Street Rehabilitation - \$210K





# CRITICAL CAPITAL PROJECTS

## BUILDINGS - \$3.1 MILLION

### Goals

- Historic preservation
- Economic sustainability

### Projects

- Elevate Water Heaters - \$350K
- Electrical Systems - \$55K
- Backflow Preventers - \$160K
- Building 100 Roof and Fascia Repairs - \$376K
- Fire and Communication Updates - \$1M
- Roof/Porch/Soffit Replace & Gutter repairs - \$1M
- Various windows & doors - \$200K





# PLANNING FRAMEWORK & LAND USE PRINCIPLES





**WILLIAMSBURG**

**JAMESTOWN**

**YORKTOWN**

**FORT MONROE**

Chesapeake Bay

James River

Hampton Roads Bay

# Historic Regional Context





# CITY OF HAMPTON

## PHOEBUS MASTER PLAN UPDATE 2012 URBAN DESIGN ASSOCIATES

### Planning Process Next Steps

- Summarize comments from May 17, 2012 community meeting
- Master Plan Update Charrette (mid to late summer)
  - Reconvene Stakeholder Groups
  - Revise Master Plan
  - Identify Priorities for Implementation





# 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)





# LAND USE PRINCIPLES

## FORT MONROE HISTORIC PRESERVATION MANUAL & DESIGN STANDARDS

### Historic Village

- This area has a high concentration of contributing buildings which can be adaptively reused for a variety of uses.
- The historic buildings will be protected and reused and infill development will be allowed on a limited basis.





# LAND USE PRINCIPLES

## FORT MONROE HISTORIC PRESERVATION MANUAL & DESIGN STANDARDS

### North Gate

- This area has contributing buildings suitable for adaptive reuse and the potential for new construction that is in keeping with the character of this zone.





# LAND USE PRINCIPLES

## FORT MONROE HISTORIC PRESERVATION MANUAL & DESIGN STANDARDS

### Inner Fort

- This area contains some of the most significant historic resources and requires the strictest standards of preservation and protection.
- A restoration standard will be used for building exteriors.
- No new infill construction is proposed within the Stone Fort.
- The adaptive reuse of buildings will look to support the interpretation of the Fort.
- This area has contributing buildings planned for adaptive reuse.





# LAND USE PRINCIPLES

## FORT MONROE HISTORIC PRESERVATION MANUAL & DESIGN STANDARDS

### Wherry Quarter & East Peninsula

- The uses of these areas are undetermined at this time.
- Transitions between more natural areas and more developed areas.
- The FMA Master Plan & Implementation Strategy embraces the following goals for the Wherry Quarter:
  - **Create** a significant green connection between NPS sites
  - **Protect** key viewsheds
  - **Utilize** existing infrastructure and buildings





# LAND USE PRINCIPLES

## FORT MONROE HISTORIC PRESERVATION MANUAL & DESIGN STANDARDS

### West Peninsula

- This area is devoted to open space uses including recreation fields, public access to the beach, and preserving natural areas.





[illegible]

# MANAGEMENT ZONES

The map illustrates the layout of Fort Mifflin, divided into four distinct management zones, each outlined with a dashed black line. The zones are:

- NORTH GATE**: Located in the upper left quadrant, featuring several large, rectangular buildings and a central area labeled "Water Tower".
- WHERRY QUARTER**: Located in the upper right quadrant, containing numerous smaller, rectangular buildings arranged in rows.
- HISTORIC VILLAGE**: Located in the lower left quadrant, featuring a dense cluster of small, rectangular buildings, a "Rectory", and a "St. Mary's Church".
- INNER FORT**: Located in the lower right quadrant, featuring a central area labeled "Lincoln Gun", a "Play Staff Building", and a "Battery".

The map also shows the "Mill Creek" flowing through the upper right and the "Chesapeake Bay" to the east. A "Moat" is visible surrounding the Inner Fort area. Various streets and landmarks are labeled throughout the map.

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The map also shows the "Mill Creek" flowing through the upper right and the "Chesapeake Bay" to the east. A "Moat" is visible surrounding the Inner Fort area. The map includes numerous numbered buildings and streets, providing a detailed view of the fort's infrastructure.

# MANAGEMENT ZONES

Mill Creek

CHESAPEAKE BAY

WHERRY QUARTER

NORTH GATE

INNER FORT

HISTORIC VILLAGE

St. Mary's Church

Water Tower

Lincoln Gun

Jefferson Park Memorial Park

Old Fort Mifflin Lighthouse

Battery Park

Battery Inland

Battery Seaside

Play Staff Building

Casemate 20

Casemate 21

Casemate 22

Casemate 23

Casemate 24

Casemate 25

Casemate 26

Casemate 27

Casemate 28

Casemate 29

Casemate 30

Casemate 31

Casemate 32

Casemate 33

Casemate 34

Casemate 35

Casemate 36

Casemate 37

Casemate 38

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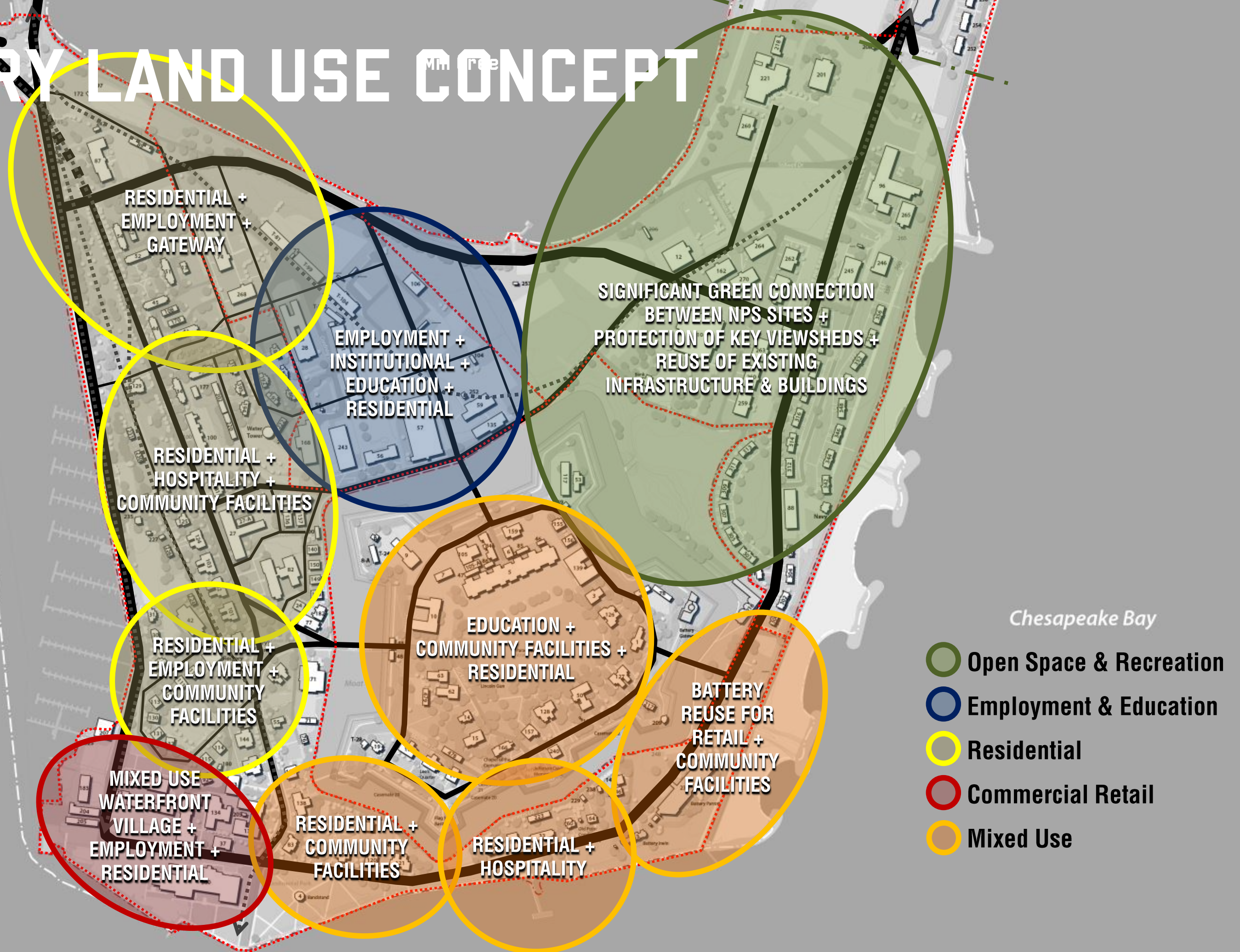
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# PRIMARY LAND USE CONCEPT



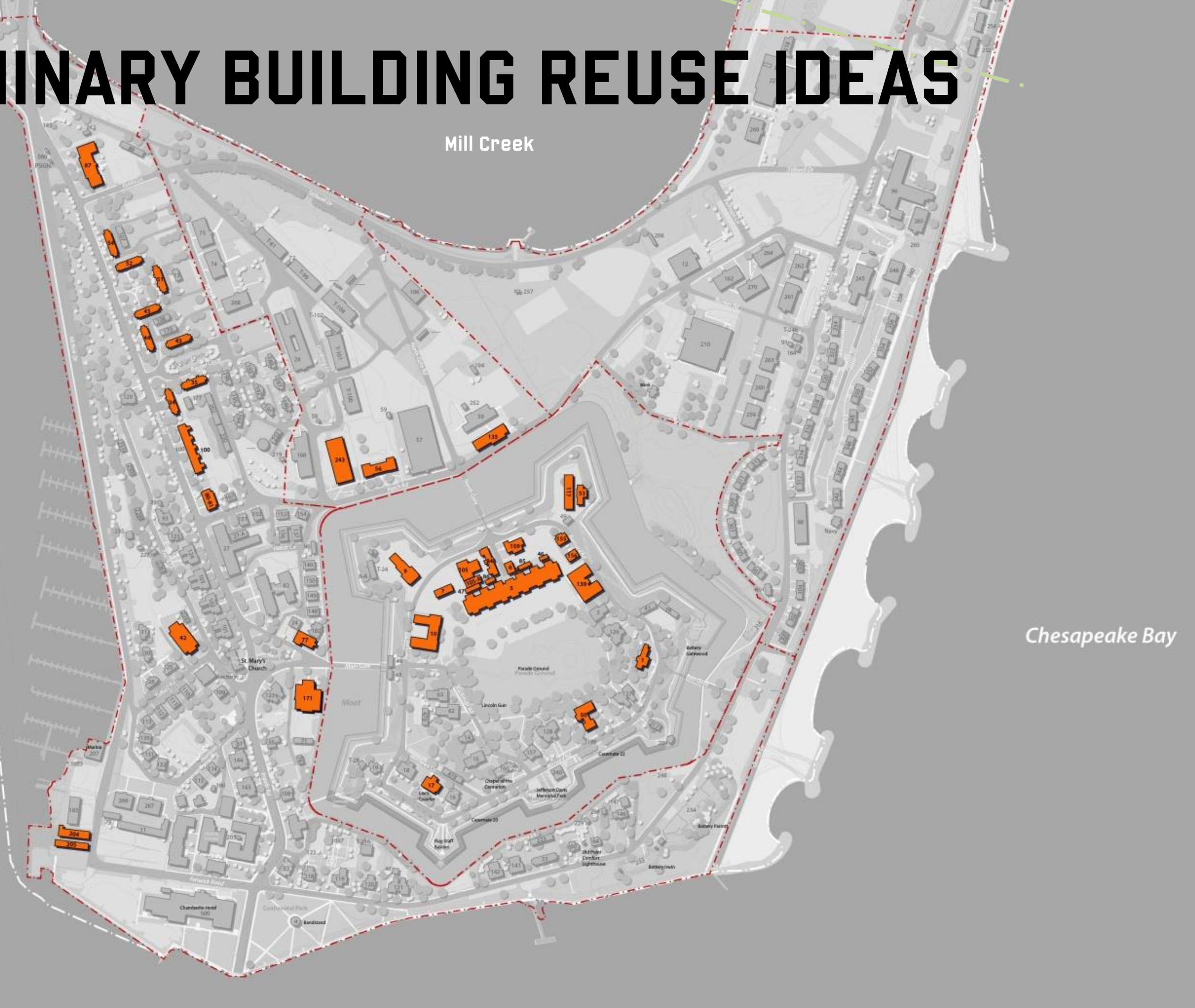


# PRELIMINARY BUILDING REUSE IDEAS





# PRELIMINARY BUILDING REUSE IDEAS





# STEAM ACADEMY

Mill Creek





# MULTI-TENANT OFFICE

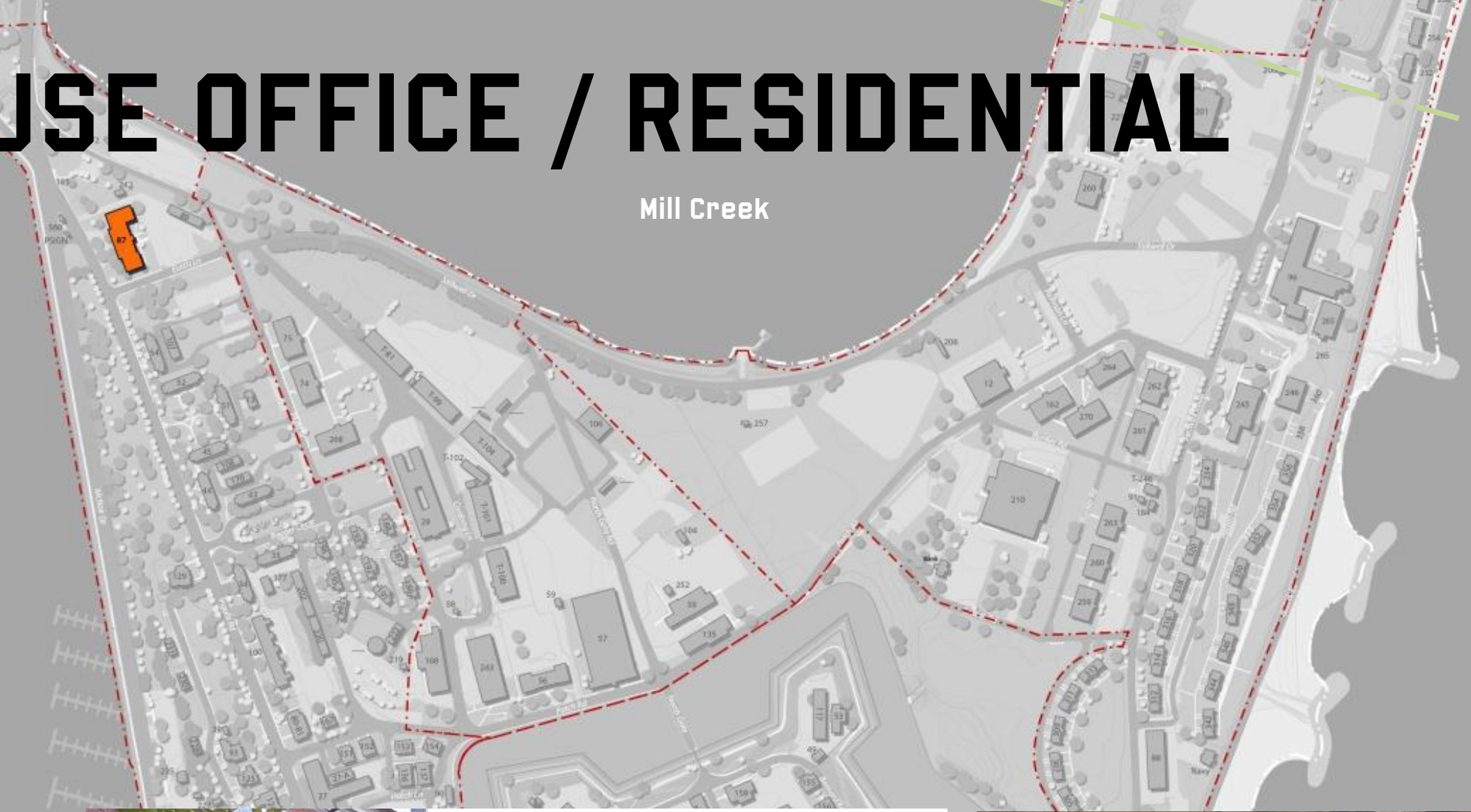
Mill Creek





# MIXED USE OFFICE / RESIDENTIAL

Mill Creek





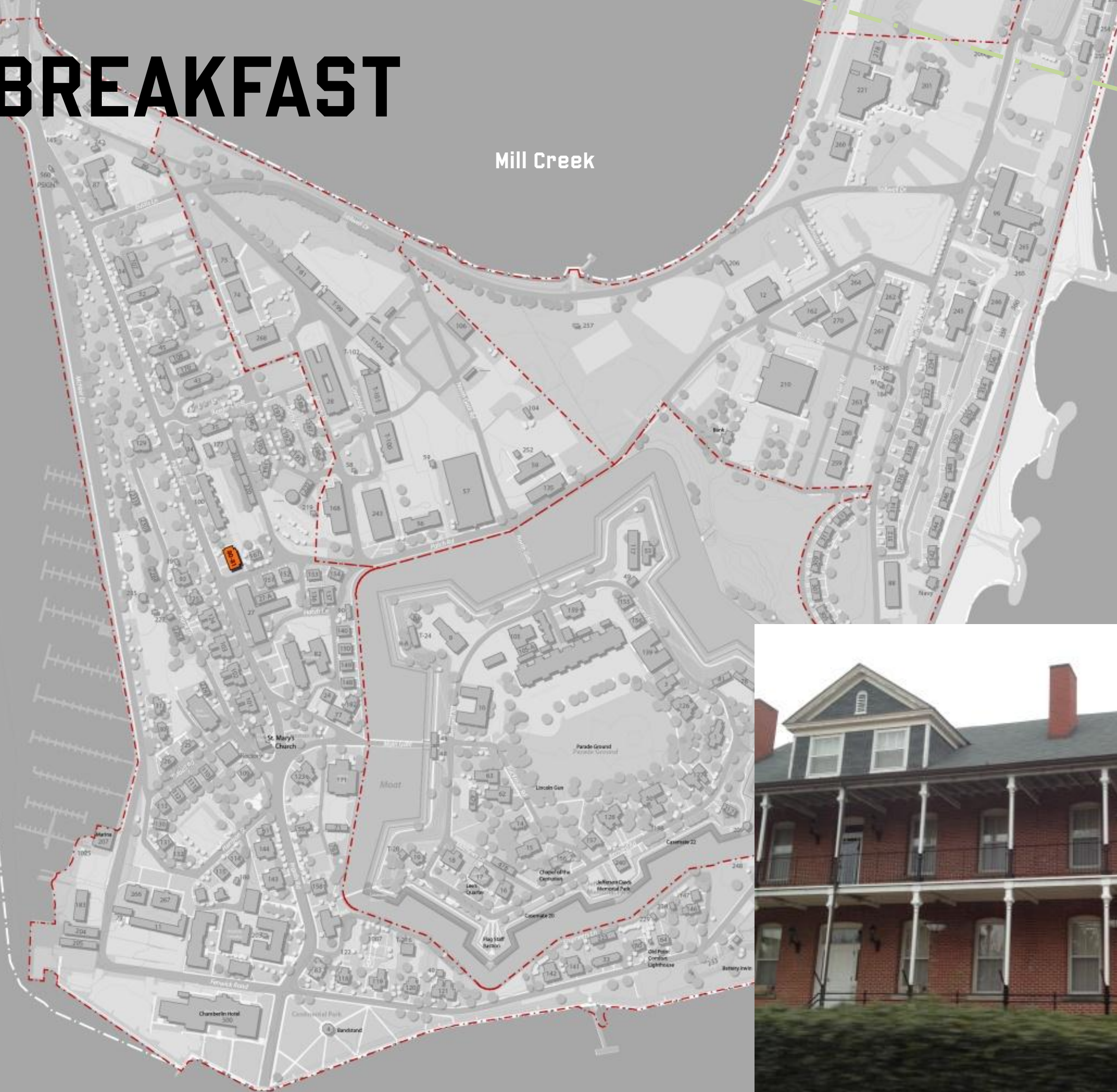
# 100-150 RESIDENTIAL UNITS





# BED & BREAKFAST

Mill Creek





# FITNESS CENTER

Mill Creek





# WATERFRONT RESTAURANT/RETAIL

Mill Creek





# NPS BUILDINGS: INNER FORT

Mill Creek





# PRELIMINARY BUILDING REUSE IDEAS

This aerial map illustrates the Mill Creek area, showing various building footprints and surrounding infrastructure. The map is bounded by a red dashed line, indicating the project area. Numerous buildings are highlighted in orange, representing preliminary reuse ideas. These buildings are distributed across the site, with a significant cluster in the central-eastern portion. The map also shows existing roads, parking lots, and natural features like Mill Creek and Chesapeake Bay. Key landmarks such as St. Mary's Church, the Chamber Hotel, and the Old Point Comfort Lighthouse are labeled. The map is oriented with North at the top.

Mill Creek

Chesapeake Bay

# PRELIMINARY BUILDING REUSE IDEAS

Mill Creek

Chesapeake Bay

# PRELIMINARY BUILDING REUSE IDEAS

This aerial map illustrates the Mill Creek area, showing various building footprints and surrounding infrastructure. The map is bounded by a red dashed line, indicating the project area. Numerous buildings are highlighted in orange, representing preliminary reuse ideas. These buildings are distributed across the site, with a significant cluster in the central-eastern portion. The map also shows existing roads, parking lots, and natural features like Mill Creek and Chesapeake Bay. Key landmarks such as St. Mary's Church, the Chamber Hotel, and the Old Point Comfort Lighthouse are labeled. The map is oriented with North at the top.

Mill Creek

Chesapeake Bay



# NEXT STEPS

1. Ongoing Compilation of Stakeholder Input
2. Refinement of Master Plan Analysis/Concepts
3. Identification of Site-Wide Building Reuse and New Construction Alternatives
4. Ongoing Coordination with City and NPS
5. Community Workshop #3 (September 2012)





Please participate in the  
Online Town Hall at:

**<http://ideas.fmauthority.com>**

*A new round of topics has  
been posted!*