



FORT  
MONROE

*Where Freedom Lives*

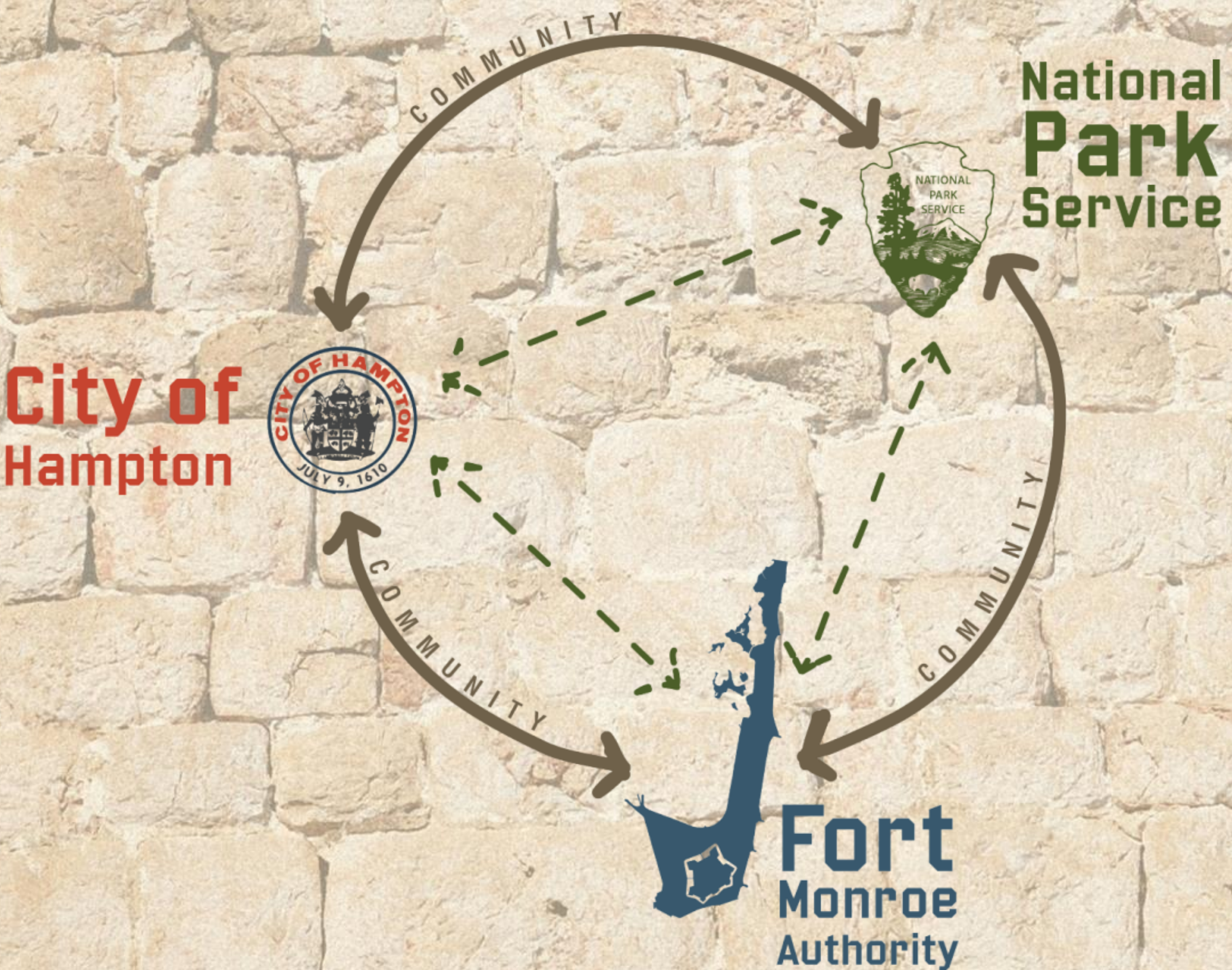
# MASTER PLAN COMMUNITY MEETING

SEPTEMBER 27-28, 2012  
FORT MONROE AUTHORITY





# PLANNING PARTNERSHIP







# GUIDING PRINCIPLES

Preserve the Place

Tell the Story

Be Economically Sustainable



# FORT MONROE ACHIEVEMENTS

## Reuse of Historic Structures

- More than 100 of the 174 homes are currently leased
- Both churches remain occupied
- Casemate Museum remains open to the public
- Paradise Ocean Club opened in the former Officer's Club
- City of Hampton police department and the Virginia State Police have both leased properties at Fort Monroe
- Freedom Support Center will be opening this fall to assist our veterans



# FORT MONROE ACHIEVEMENTS

## Recent Public Programs

- Easter Sunrise service for over 300 people
- OpSail – 10,000 visitors
- Music by the Bay - Thursday night summer concerts with 11 military bands
- Virginia Symphony Orchestra performance at Fort Monroe

More than **40,000 people**  
attended events at Fort Monroe this summer



# FORT MONROE ACHIEVEMENTS

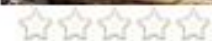
## FMA & City of Hampton Partnership

- Fishing pier free and open to the public
- Lifeguards at Outlook Beach all summer
- YMCA Day Camp - 350 children daily at Fort Monroe

More than **40,000 people**  
attended events at Fort Monroe this summer



## Wherry Demolition



( Sangjib Min / September 17, 2012 )

Matthew Paul, left, a worker of Macsons Demolition and Environmental Services, collects copper pipes to recycle as the first building of The Wherry Quarter at Fort Monroe is demolished in Hampton on Monday, September 17, 2012. Thirty one buildings will be torn down next couple of months.

Hampton Roads news reported by you

contribute

**Kitesurfing in the Outer Banks**  
Kitesurfer flies with the greatest of ease! I took these ...  
46 minutes ago  
by: BettyBurton ★  
Star

**Assignments:** What are they up to now?, LPGA at ...

iPhone Android WWW WHAT'S THIS?















# FORT MONROE'S "SEISMIC SHIFTS" IN POLICY, PLANNING & ECONOMICS

- Wherry Apartments closed (loss of revenue)
- President declared portions of Fort Monroe a unit of the National Park Service
- Property has not yet reverted from the Army to the Commonwealth of Virginia or transferred to the National Park Service
- General Assembly approved the ability to sell land in the Historic Village and North Gate
- FMA started a new Master Plan process
- Historic Preservation Design Standards are affecting the reuse of the property



# 5 WAYS TO FINANCE ADAPTIVE REUSE OF HISTORIC BUILDINGS

- Public Grants
- Project Debt
- Private Development
- Project Business Plan
- Hybrid Models





# AGENDA

1. Summary of Community Input to Date
2. Fort Monroe Economics
3. Master Plan Alternatives
  - Establish a Flexible Circulation Framework
  - Define Network of Public Landscapes
  - Identify Alternative Land Use Strategies
4. Interactive Workshop & Report Back



# 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



# PLANNING PROCESS

**Jan-July** Fort Monroe Immersion  
Analysis, Principles & Concepts

**Aug-Sep** Draft Master Plan Alternatives  
Community Meeting

**Oct-Dec** Preferred Alternative  
Community Meeting

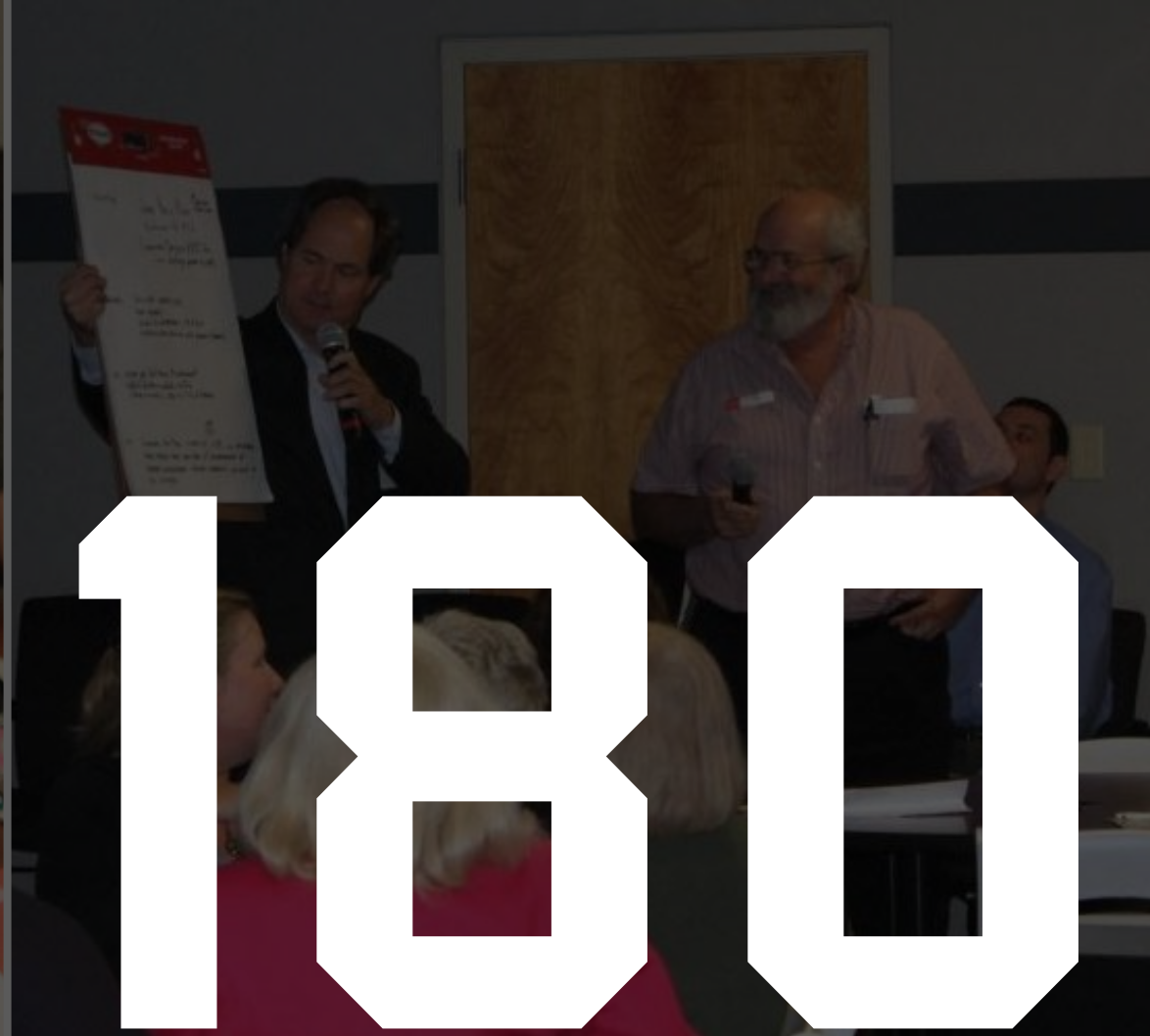
*Planning Process Continues in 2013*



# COMMUNITY INPUT JUNE-SEPTEMBER







180

PARTICIPANTS  
JUNE 2012



# 8 TOPIC TABLES

Planning & Urban Design (Sasaki)

Market Analysis (HR&A)

Cultural Resources (LCR)

Fort Monroe Authority

City of Hampton

National Park Service

Infrastructure (Kimley Horn)

Branding (Howell Creative Group)



# MIND MIXER IDEA OVERVIEW

*increase since June 2012*

442 *participants*

+215

364 *ideas*

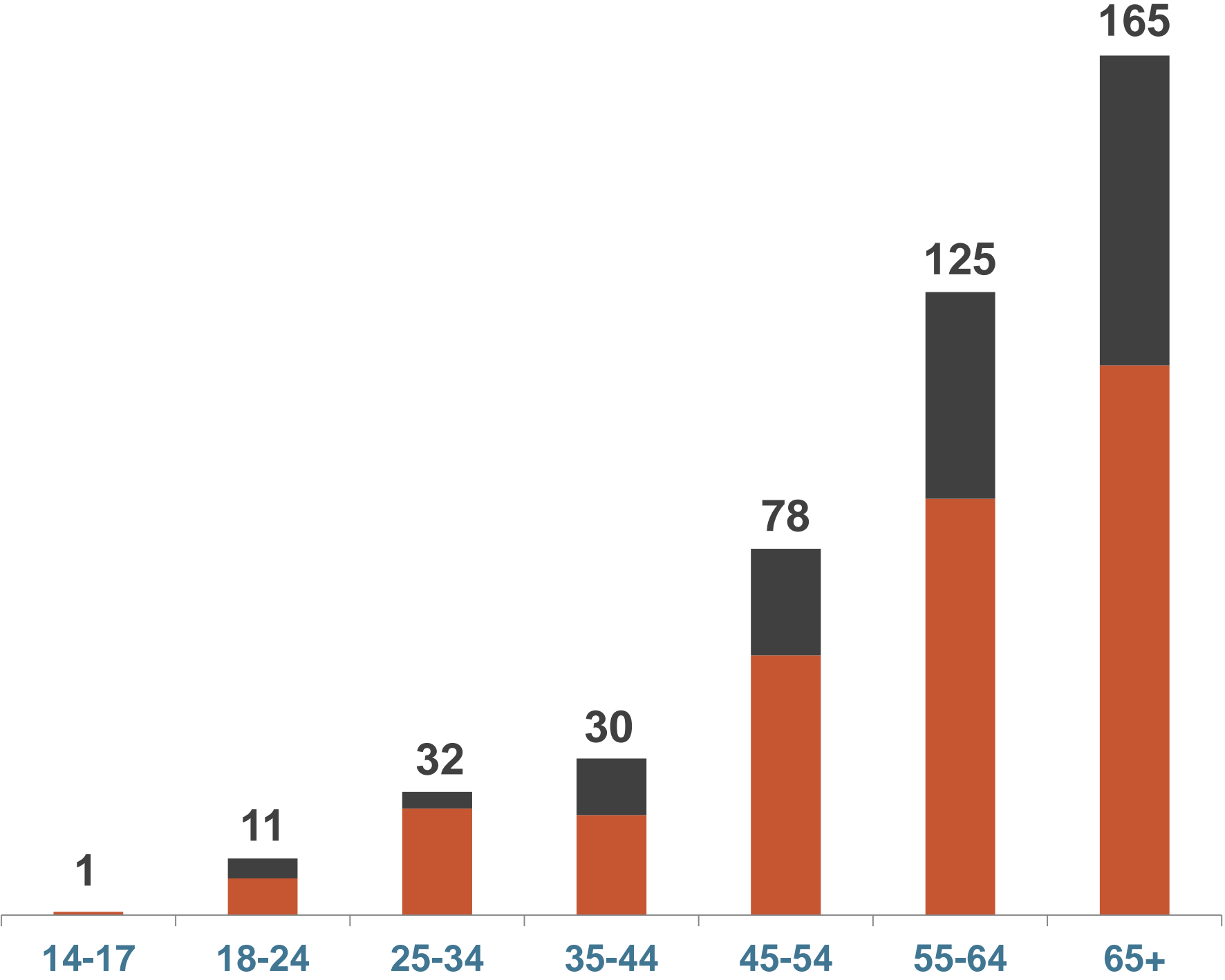
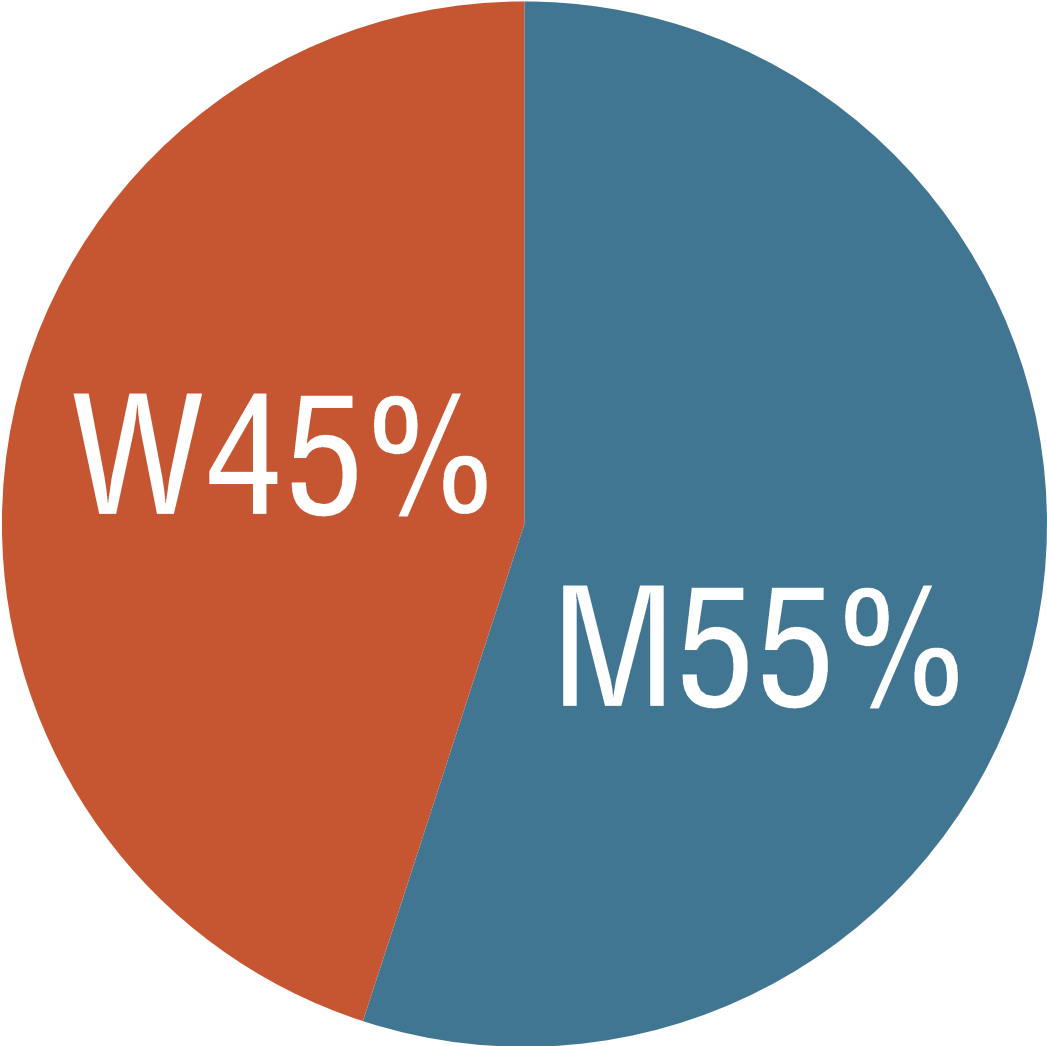
+181

1541 *comments*

+916



# WEBSITE PARTICIPANTS





# 5 TOPICS/QUESTIONS

- **Describe in one sentence** (or phrase) what Fort Monroe means to you.
- **If you only had an hour** at Fort Monroe, what would you do?
- What can be done to **enhance the residential experience** and lifestyle at Fort Monroe?
- Can you think of creative **reuse ideas for Batteries Irwin and Parrott?**
- How can the activities of Fort Monroe **complement Phoebus and Buckroe?**



# MOST POPULAR COMMUNITY IDEAS ON MINDMIXER

- “Please unify nat'l monument by including **missing bayfront acres**”
- “**Temporary Use** Only of Wherry Buildings”
- “Ft. Monroe--an unknown treasure that **needs to be shared**”
- “Greatness in Protecting Our **Historical Landmarks**”
- “**The People Want to be Heard!**”



# ALL IDEAS AVAILABLE ON WEBSITE

## FORT MONROE Master Plan

Welcome to the Fort Monroe Master Plan interactive website, sponsored by the Fort Monroe Authority. The current topics will be live through September 7. New topics will be posted to coincide with the FMA's community meetings on September 27 and 28.

MOST ACTIVE IDEAS

- » Please unify nat'l monument by including missing bayfront acres
- » Racing resort, I bled for this fort, so consider the following :)
- » Tourist and residential accomodation will make Ft Monroe vibrant

Search Ideas



HELLO!

Select Language

Powered by Google Translate

PROJECT DETAILS

- » June Community Meeting Presentation
- » March Community Meeting Presentation
- » Existing Conditions w/ Building Numbers

CONTRIBUTORS

All Time Active Users

1	Adrian W	6978
2	Luis O	3528
3	Scott B6	2750

CLOSED



**Describe in one sentence (or phrase) what Fort Monroe means to you.**

People connect to a place such as Fort Monroe based on personal experiences and important events in their lives that are meaningful and memorable to them...

Review Topic

0 Days Remaining  
80 Ideas Submitted

CLOSED



**If you only had an hour at Fort Monroe, what would you do?**

Fort Monroe is continually evolving into an important historic, cultural and recreation visitor destination. Visiting Fort Monroe should be an interesting...

Review Topic

0 Days Remaining  
42 Ideas Submitted

TOPICS

RANDOM NEWEST POPULAR



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

MAR 23 - JUN 17, 2012 CLOSED

21 IDEAS CLOSED



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

MAR 23 - JUN 17, 2012 CLOSED

14 IDEAS CLOSED

4	mark P3	2730
5	Susan B4	2618
06	Ron W	2410
07	Steve C6	2346
08	Jean S3	1166
09	Hugh B	1032
10	James N1	804



### Your Vision for Fort Monroe

MAR 23 - JUN 17, 2012 CLOSED

61

IDEAS



CLOSED



### How can Fort Monroe accommodate institutions that would contribute to quality of life?

MAR 23 - JUN 17, 2012 CLOSED

22

IDEAS



CLOSED



### How can we ensure a pedestrian friendly street network?

MAR 23 - JUN 17, 2012 CLOSED

11

IDEAS



CLOSED



### What would you like to see included in Fort Monroe National Monument?

MAR 23 - JUN 17, 2012 CLOSED

52

IDEAS



CLOSED



### How can we enhance the residential experience at Fort Monroe?

JUN 18 - SEP 07, 2012 CLOSED

27

IDEAS



CLOSED



### Creative ideas for Batteries Irwin and Parrott

JUN 18 - SEP 07, 2012 CLOSED

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### Complementary activities for Phoebus and Buckroe

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## CONTRIBUTORS



All Time Active Users

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CLOSED



Describe in one sentence (or phrase) what Fort Monroe means to you

People consider this place special for a variety of reasons based on personal experiences and important events. What are yours? What are you most proud of here? What do you love?

Review Topic



0 Days Remaining  
80 Ideas Submitted

CLOSED



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NEWEST

POPULAR



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CLOSED

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Site Questions or Concerns?  
support@mindmixer.com

# A Small Sampling of Ideas...



# DESCRIBE IN ONE SENTENCE (OR PHRASE) WHAT FORT MONROE MEANS TO YOU

- “As one of the last natural coastal areas on the East Coast, Ft. Monroe must be protected for our citizens and **not turned into a compound for the elite.**”
- “**Avoid Overdevelopment** and **Maximize Open Space**”
- “Fort Monroe’s Uniqueness Makes Hampton a **Destination City**”
- “Re-Create **View to Honor Fortress** and Those Who Have Served Here”
- “Open space and history: **Preserve the history** of the Fort **and keep it as open as possible** so it can serve the entire region and the nation. Fort Monroe is not a place for excessive development for the benefit of the private sector.”



# IF YOU ONLY HAD ONE HOUR @ FORT MONROE

- “If I had only one hour, I would **explore as much of Fort Monroe's historical and natural assets as I could** by foot or bicycle, including walking around ramparts, along Bay and observing ships. If I had time, it would be nice to close with a meal, in Historic Village.”
- “Visit the **Casemate Museum**”
- “Learn about history and **share with my children.**”
- “**One Hour to Experience Fort Monroe?!?**”
- “**Bay breezes, open spaces, pedestrian friendly paths, great views**”



# ENHANCING THE RESIDENTIAL EXPERIENCE AND LIFESTYLE @ FORT MONROE

- “Renovate and **upgrade existing homes**; don't add condos!”
- “Make Fort Monroe a **Grand Public Place**”
- “**Reserve one of the homes, on Generals Row**, to be used as a special-function location for weddings and other parties.”
- “**Redevelopment with class and dignity**”
- “**Tourist and residential accommodation** will make Ft Monroe vibrant”



# CREATIVE REUSE IDEAS FOR BATTERIES

## IRWIN AND PARROTT

- “**Viewing spots**”
- “Unified **Welcome Center** and Restored Endicott Battery”
- “Make the Batteries **Accessible**”
- “**A Place for Artists**--Painters, Photographers”
- “**Battery Bistro and Museum** with Live Shipping Traffic Info”



# HOW CAN THE ACTIVITIES OF FORT MONROE COMPLEMENT PHOEBUS AND BUCKROE?

- “**Bike Trails**”
- “[Phoebus and Buckroe] can serve as the location for hotels and resort function to keep inappropriate development off Fort Monroe. Phoebus is already **a quaint small town which can provide much for visitors** to the area with proper planning and development.”
- “What is good for Phoebus & Hampton **already exists at FM**”
- “**Canoe and Kayak** from Phoebus to Buckroe”
- “Extension of **walking path** from Buckroe Beach”



# FORT MONROE ECONOMICS





# THE ECONOMICS OF FORT MONROE

- When it established the FMA, the Virginia General Assembly mandated that Fort Monroe be operated in “**a way that is economically sustainable.**”
- “**Economic sustainability**” means generating revenue to pay the costs to meet Commonwealth goals to:
  - Preserve Fort Monroe’s historic buildings and grounds
  - Provide access to historic features and recreation
  - Demonstrate exemplary stewardship of natural resources
  - Create a community desirable as a place to reside, work and visit



# ECONOMIC ROLE OF THE MASTER PLAN

- **The Fort Monroe Master Plan supports revenue generation**
  - Identifies the “what” and “where” for uses of existing buildings and new development
  - Sets forth a physical plan to establish a viable community of residents, businesses, and visitors
- **The master plan influences costs**
  - Determines needed infrastructure improvements
  - Identifies common areas, parks, open space, and recreation
  - Requires ongoing FMA organization for implementation
- **The master plan must offer a path to economic independence**



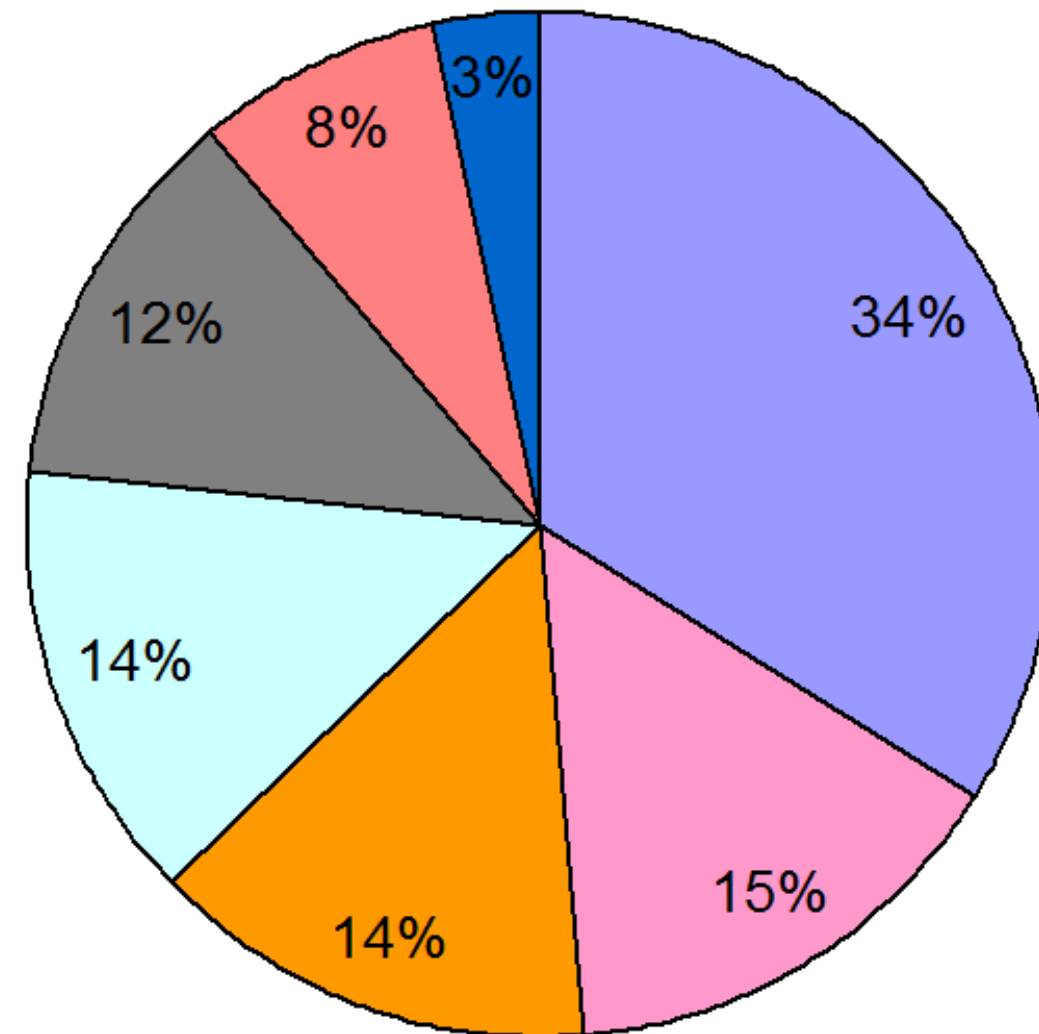
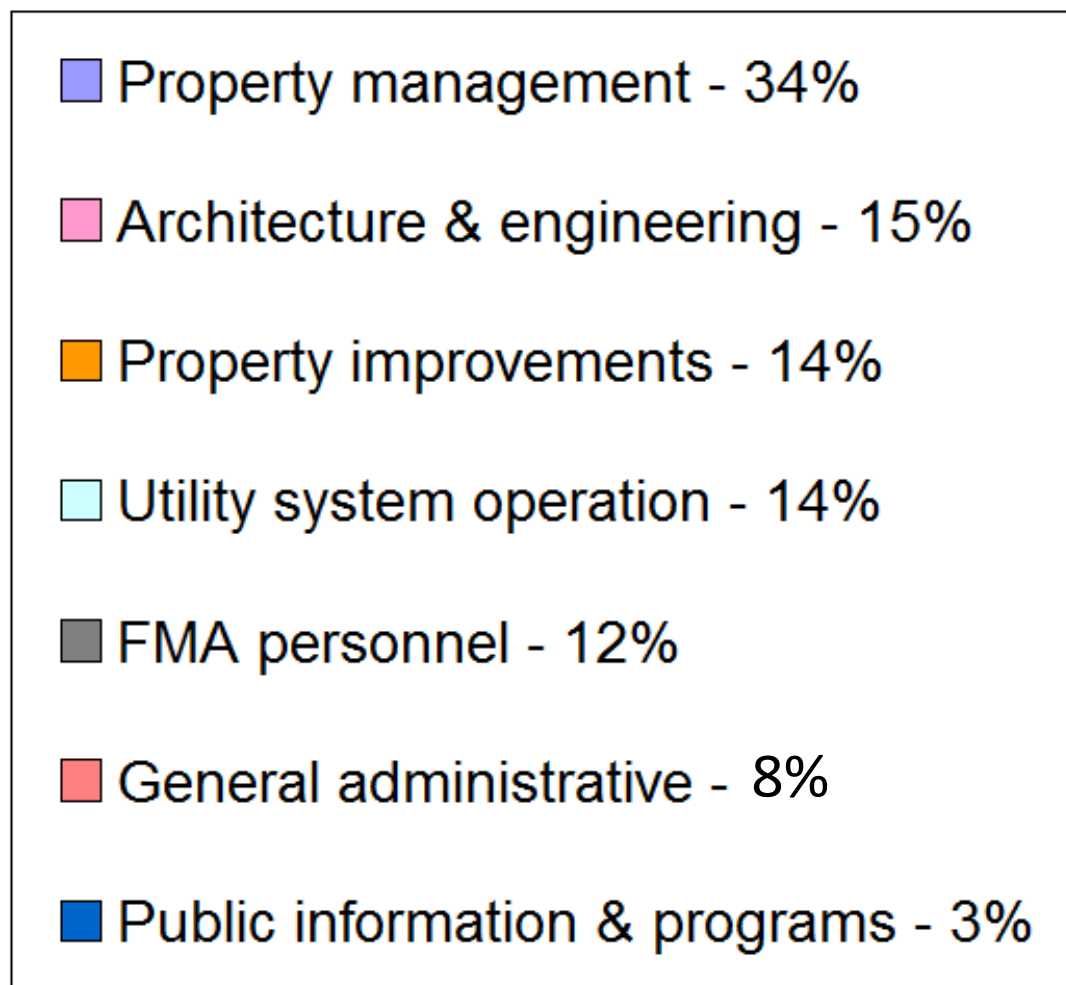
# HOW THE FMA IMPLEMENTS THE PLAN

- Serves as the **property steward** of buildings and lands
  - Property management services to FMA-operated buildings
  - Disposition of property through leasing and/or sales (as may be permitted by law)
- Provides **public works** services
  - Maintain roads, bridges, sidewalks, traffic signals, parking lots, & common areas
  - Operate utility systems (other than electric)
  - Maintain landscapes
- Establishes & promotes **public programs and access**
  - Owns and manages Casemate Museum
  - Operates public programs (recreation, special events, etc.)
- **Oversees historic preservation, natural resource protection, environmental sustainability & permitting**



# WHAT FORT MONROE COSTS TO OPERATE

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



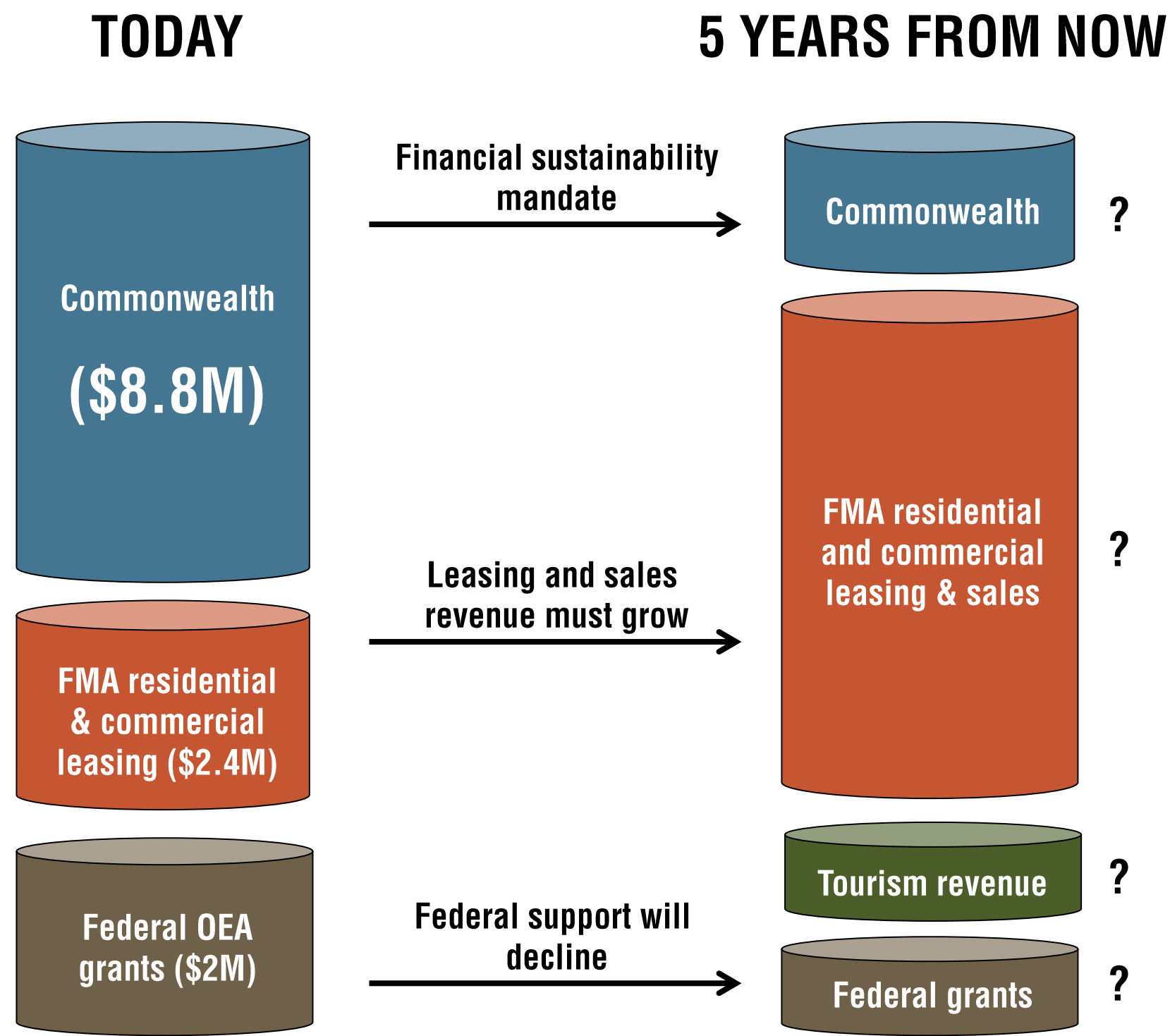


# EXPENSE DETAILS

- In-lieu **property tax payment** to City of Hampton (PILOT)
  - Estimated at \$1.2 million this year
- High costs to **maintain vacant buildings and grounds**
  - Historic buildings need special care to preserve for reuse
- FMA retains ownership of **utility systems**
  - Systems do not meet local standards
  - Too costly to upgrade for transfer to other agencies
- Significant current and ongoing costs to **evaluate condition of buildings and infrastructure systems**
- **Metering & improvements** needed to attract tenants
- Provision of **supplemental security**
  - Protects vacant buildings and open spaces



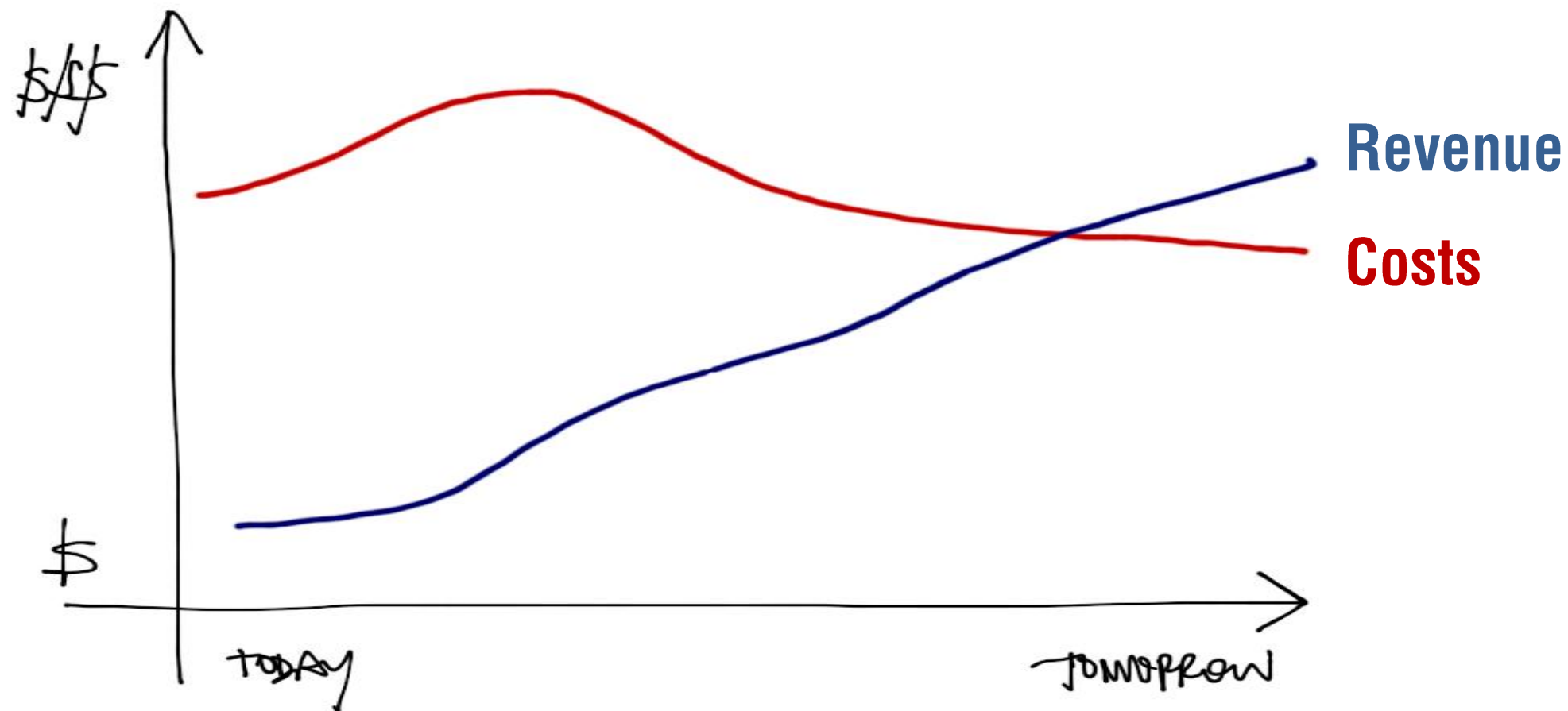
# WHERE WILL REVENUE COME FROM?





# 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



# ECONOMIC CONSIDERATIONS

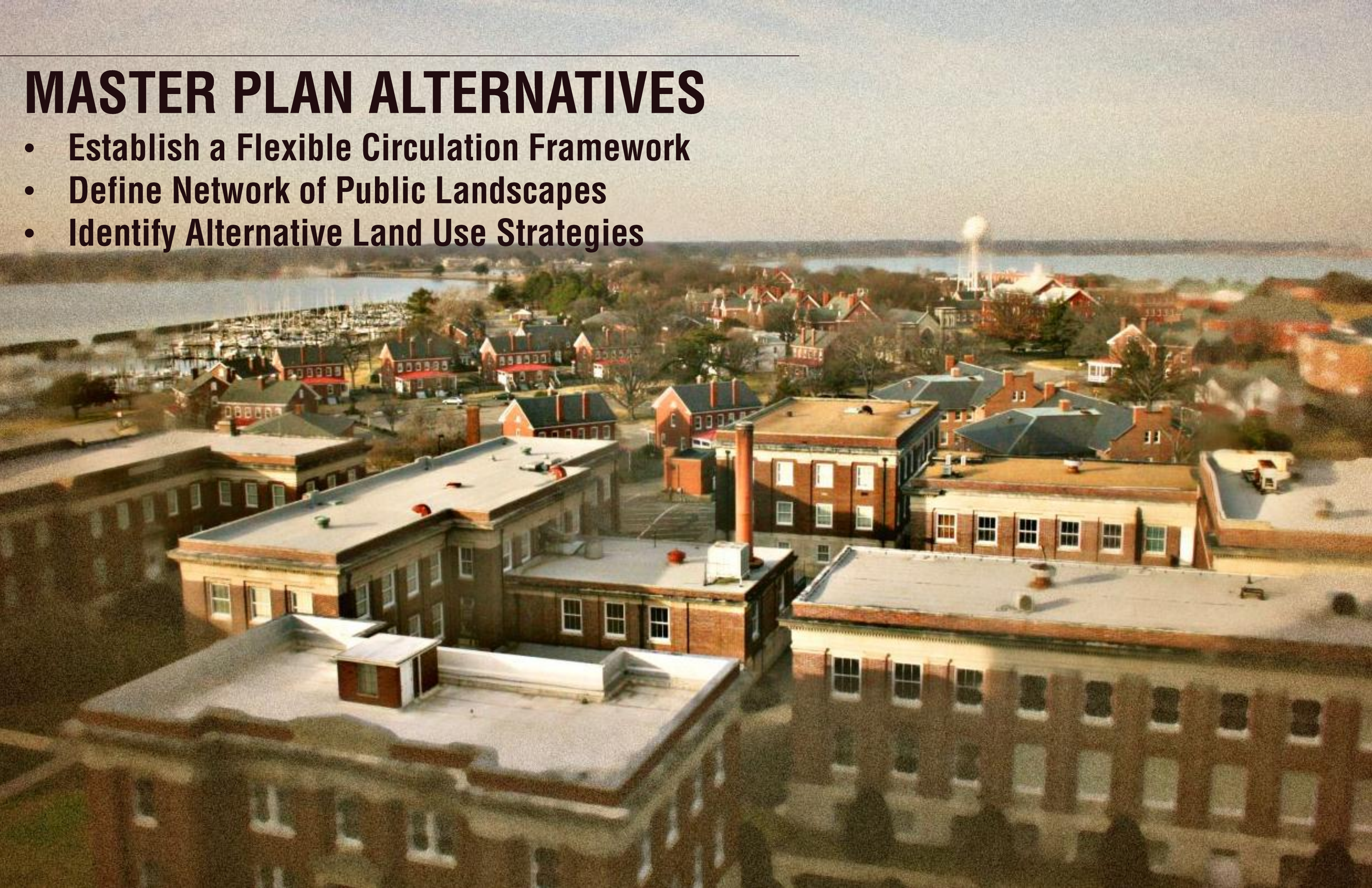
1. How can we **reduce expenses?**

2. How can we **increase revenues?**



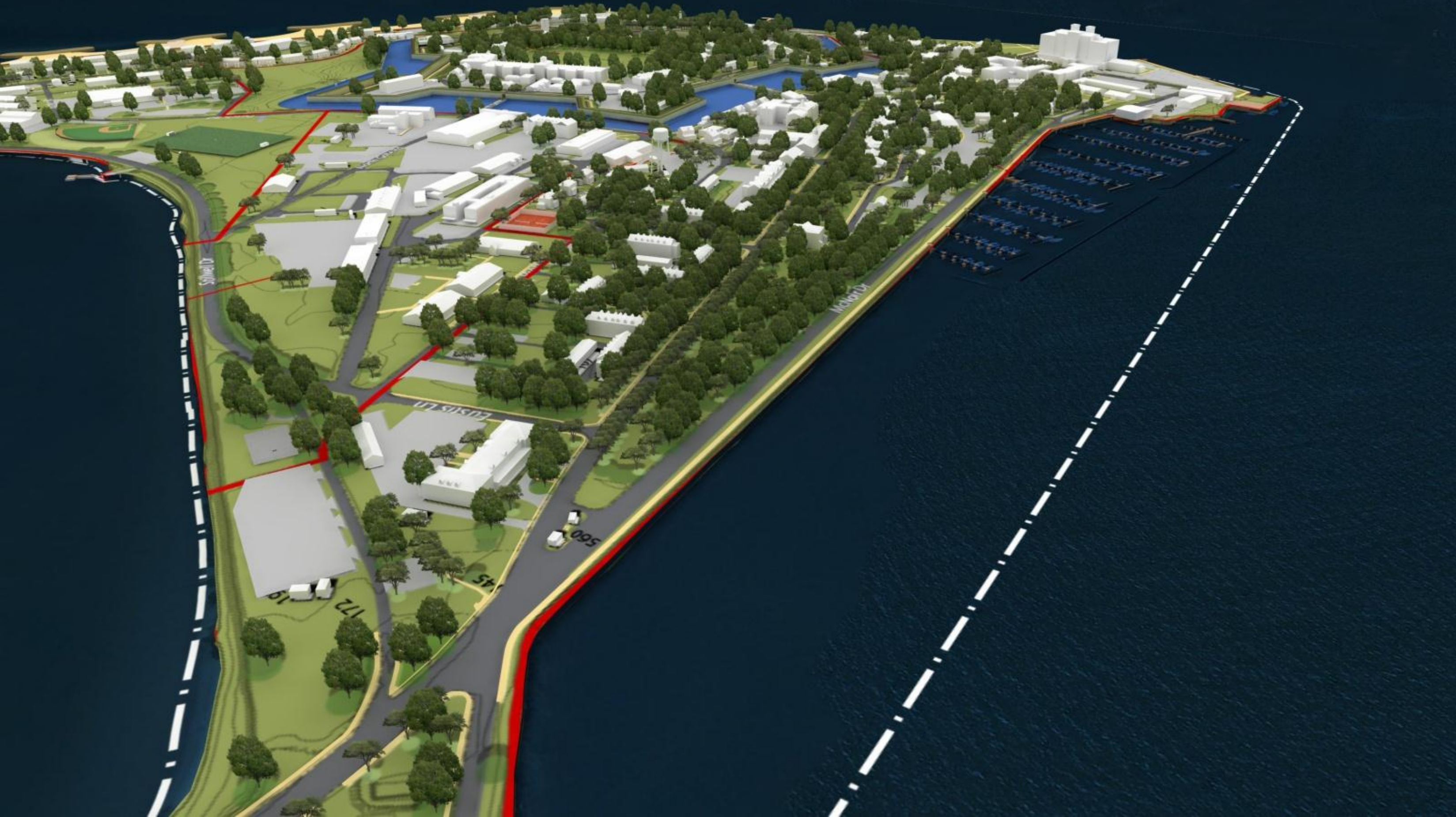
# MASTER PLAN ALTERNATIVES

- Establish a Flexible Circulation Framework
- Define Network of Public Landscapes
- Identify Alternative Land Use Strategies



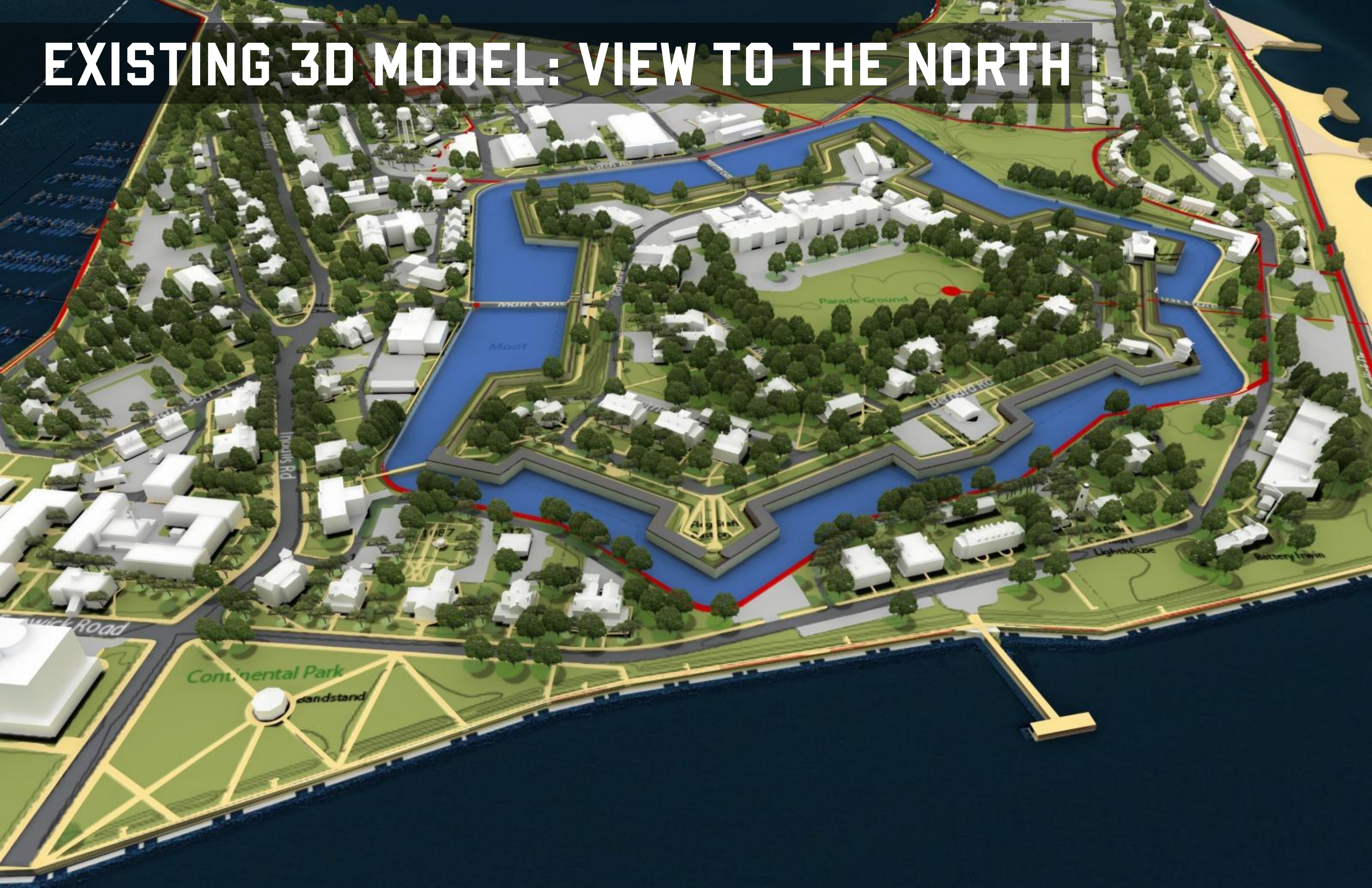


# EXISTING 3D MODEL: VIEW TO THE SOUTH



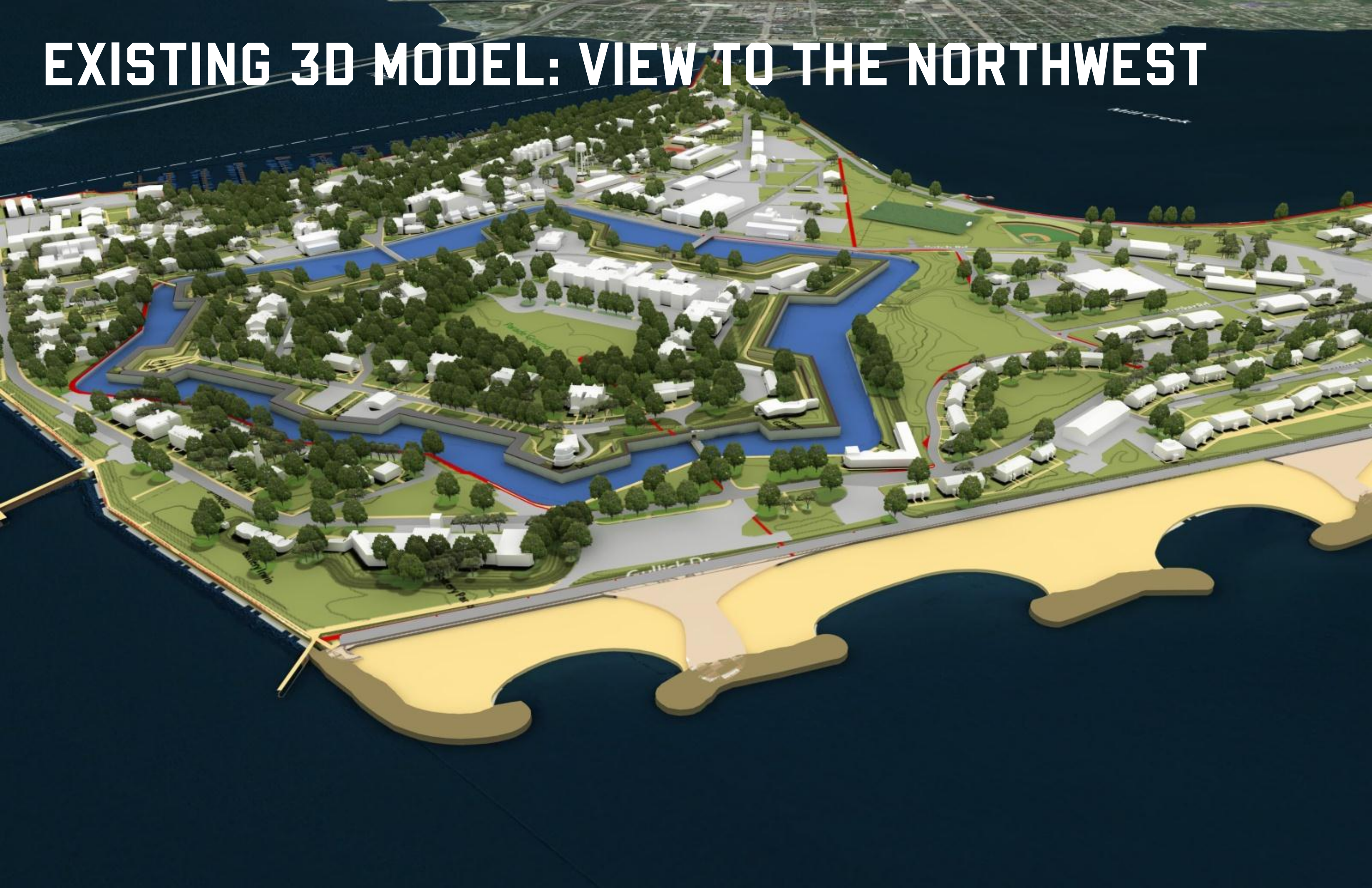


# EXISTING 3D MODEL: VIEW TO THE NORTH





# EXISTING 3D MODEL: VIEW TO THE NORTHWEST







**EXISTING 3D MODEL: VIEW TO THE WEST**





*Wherry housing  
demolition in process*

**EXISTING 3D MODEL: VIEW TO THE WEST**



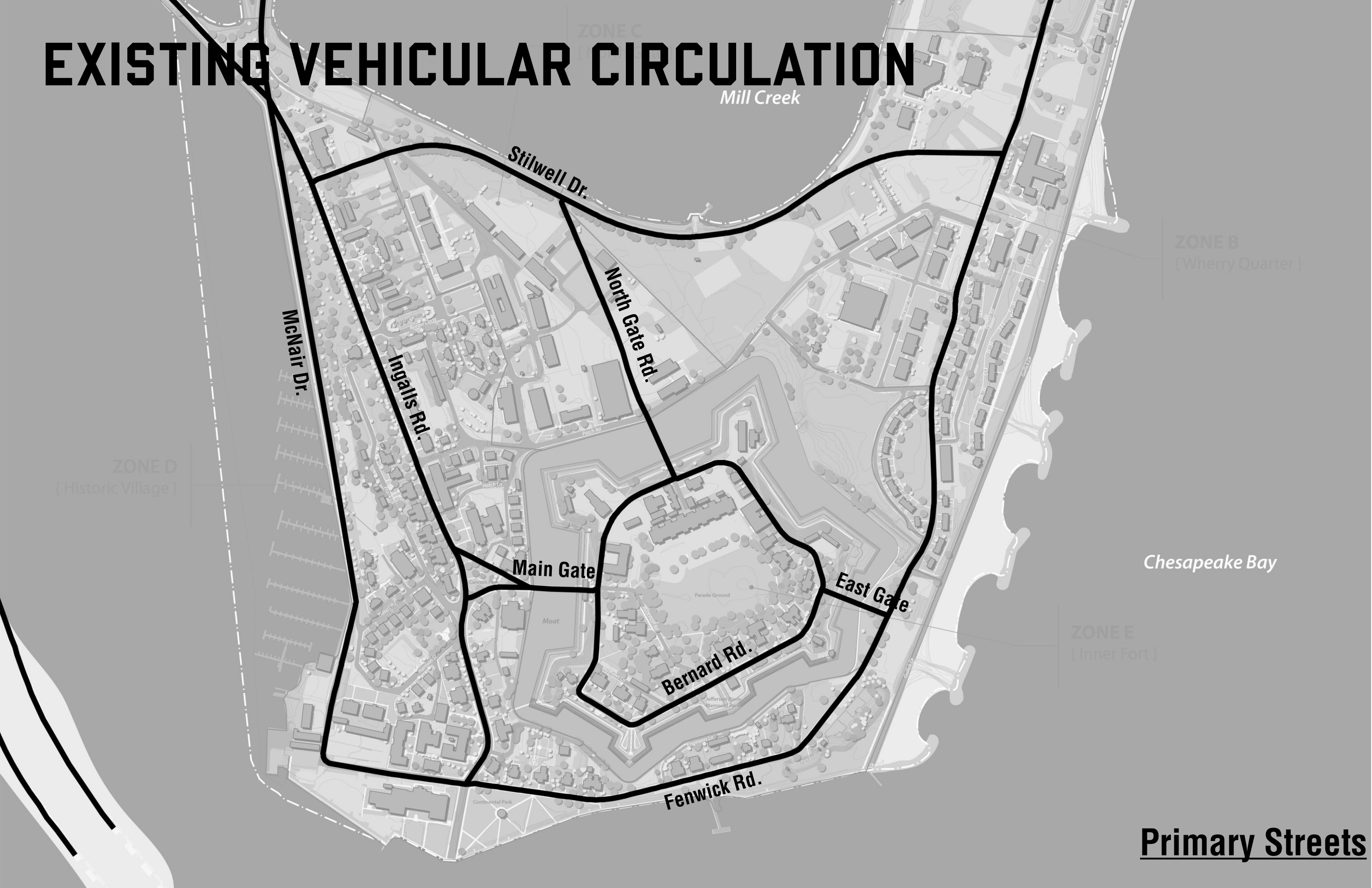


The background is a grayscale map of a coastal development area. It features several labeled zones: 'ZONE C (North Gate)' at the top, 'ZONE B (Wherry Quarter)' on the right, 'ZONE D (Historic Village)' on the left, and 'ZONE E (Inner Fort)' at the bottom right. Key geographical features include 'Mill Creek' at the top, 'Chesapeake Bay' on the right, and a 'Pond & Grounds' area in the center. The map shows a dense network of streets, building footprints, and green spaces, with a large body of water to the right and a curved shoreline at the bottom.

# **1 Establish a Flexible Circulation Framework**



# EXISTING VEHICULAR CIRCULATION



Mill Creek

Stilwell Dr.

North Gate Rd.

McNair Dr.

Ingalls Rd.

Main Gate

Bernard Rd.

Fenwick Rd.

East Gate

ZONE B  
{ Wherry Quarter }

ZONE D  
{ Historic Village }

Chesapeake Bay

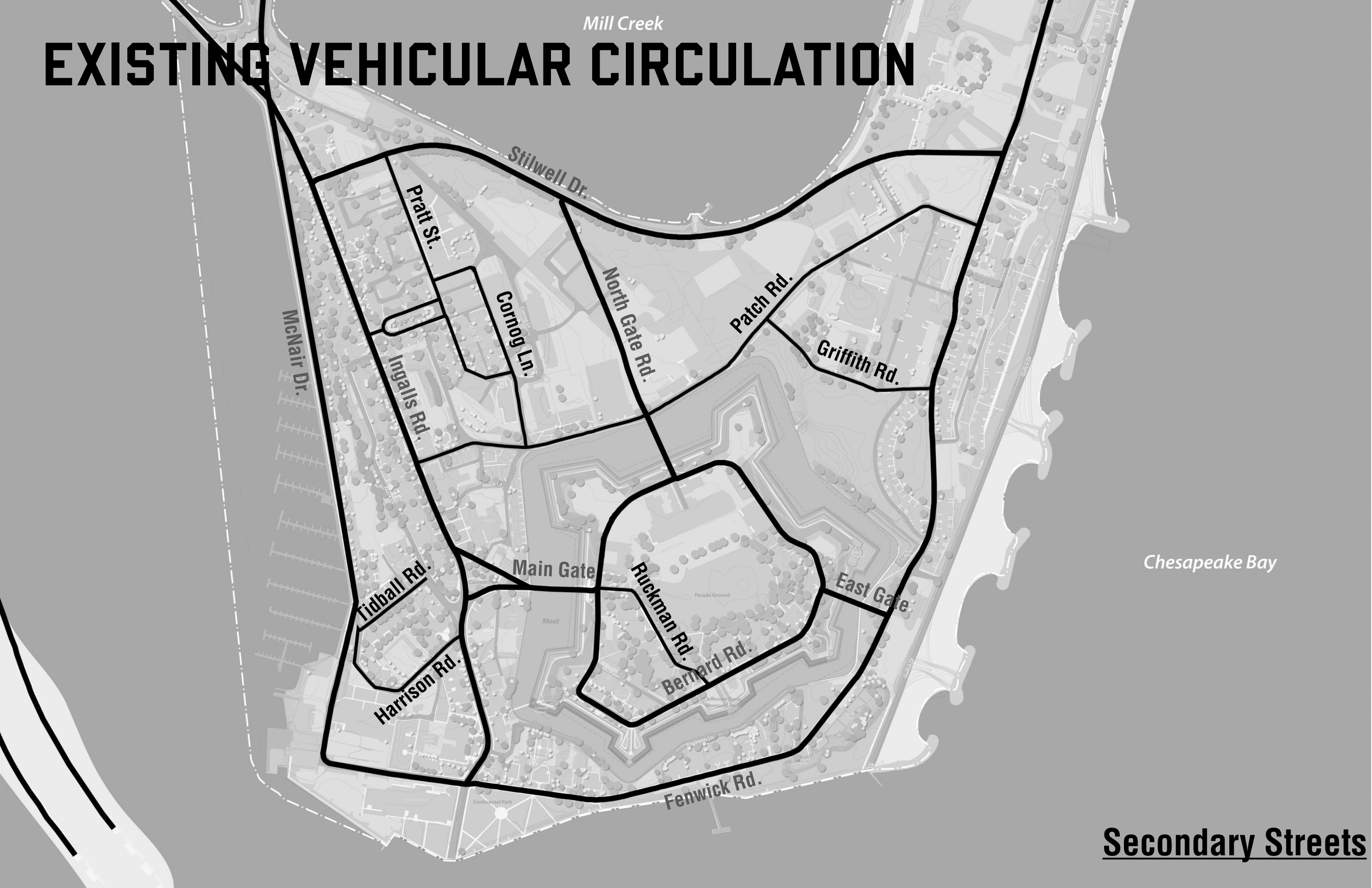
ZONE E  
{ Inner Fort }

Primary Streets



Mill Creek

# EXISTING VEHICULAR CIRCULATION



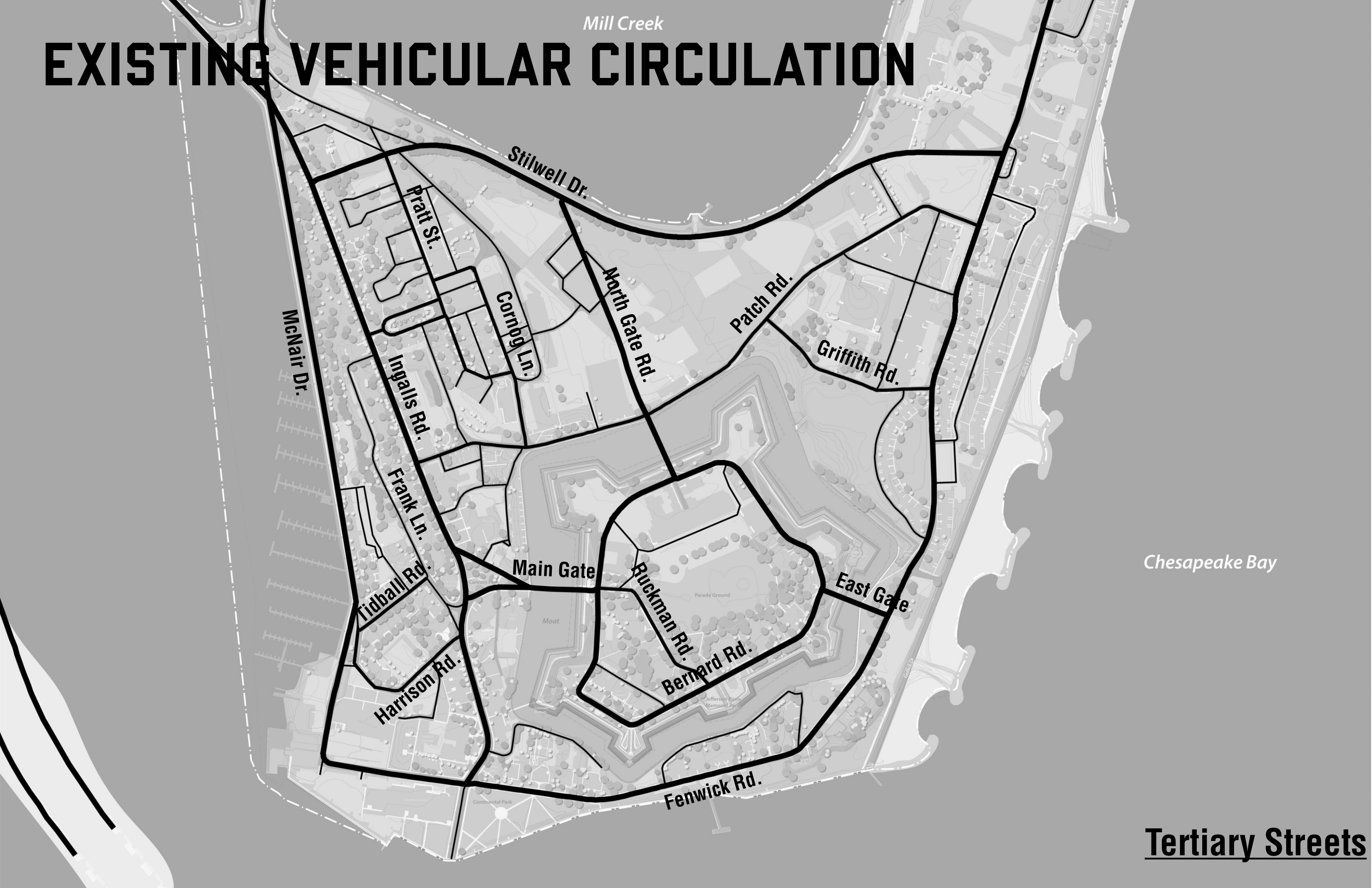
Chesapeake Bay

Secondary Streets



Mill Creek

# EXISTING VEHICULAR CIRCULATION



Chesapeake Bay

Tertiary Streets



Mill Creek

# PROPOSED VEHICULAR CIRCULATION



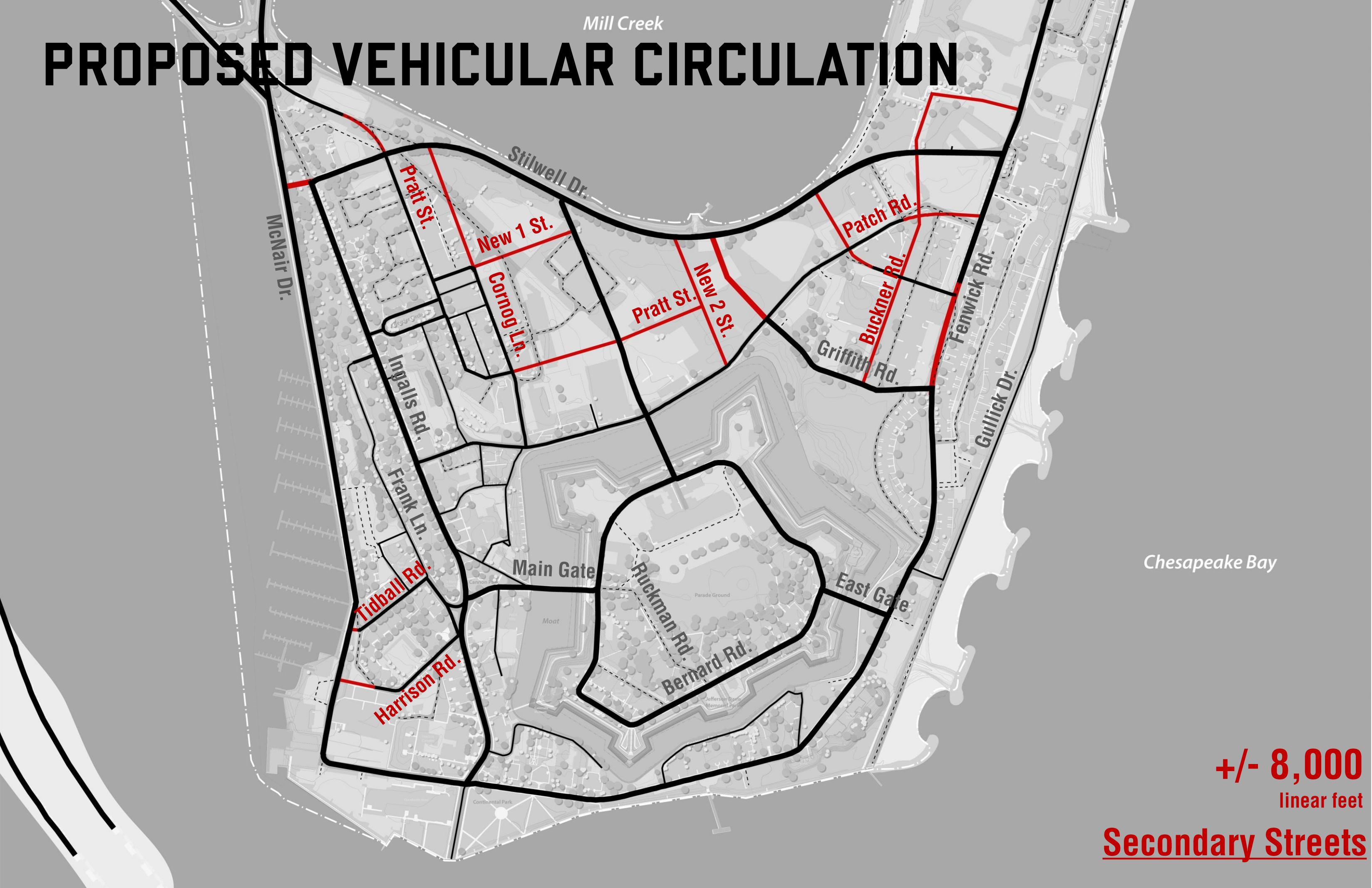
Chesapeake Bay

**+/- 1,300**  
linear feet

**Primary Streets**



# PROPOSED VEHICULAR CIRCULATION



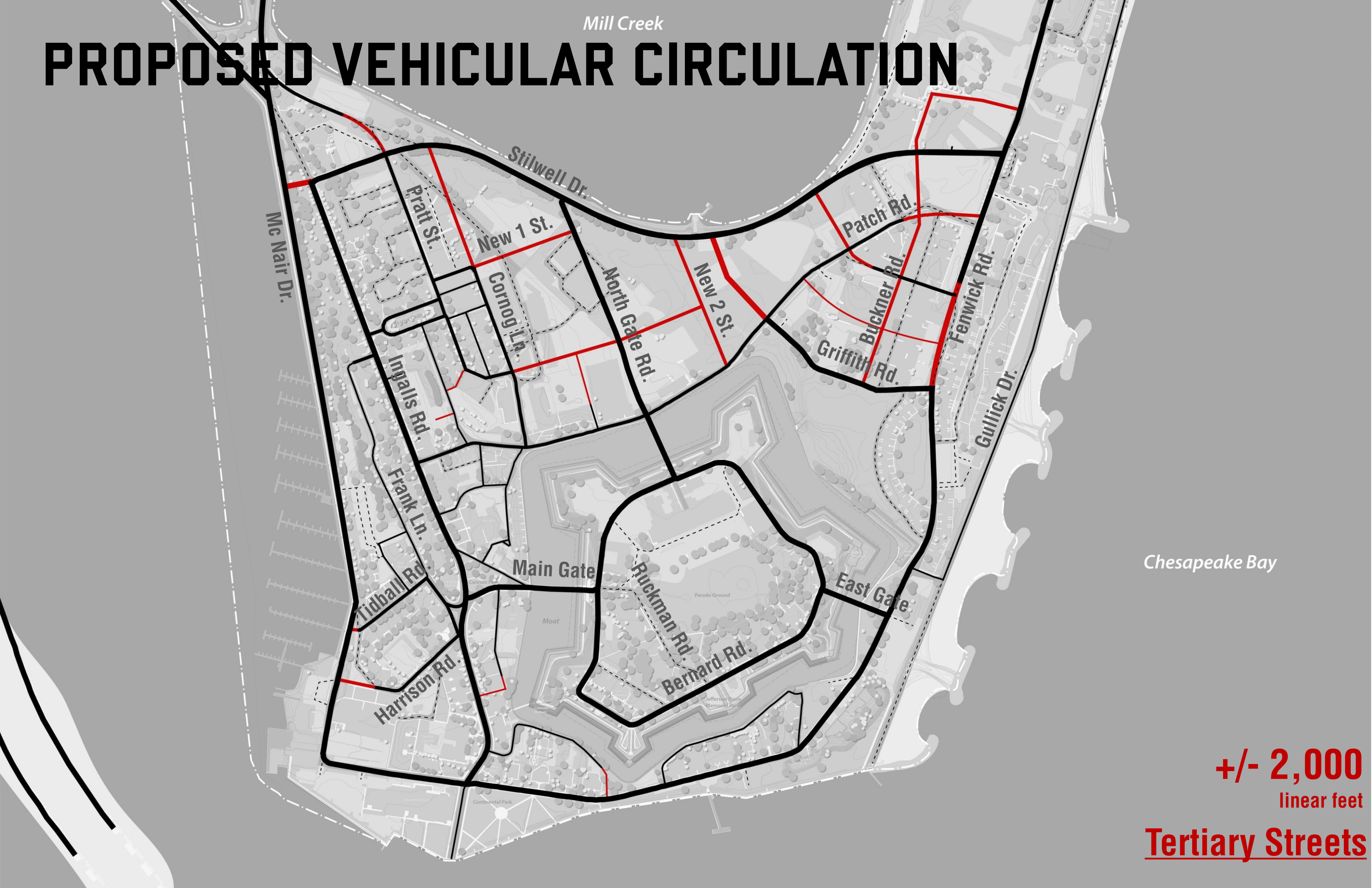
Chesapeake Bay

**+/- 8,000**  
linear feet

**Secondary Streets**



# PROPOSED VEHICULAR CIRCULATION



Chesapeake Bay

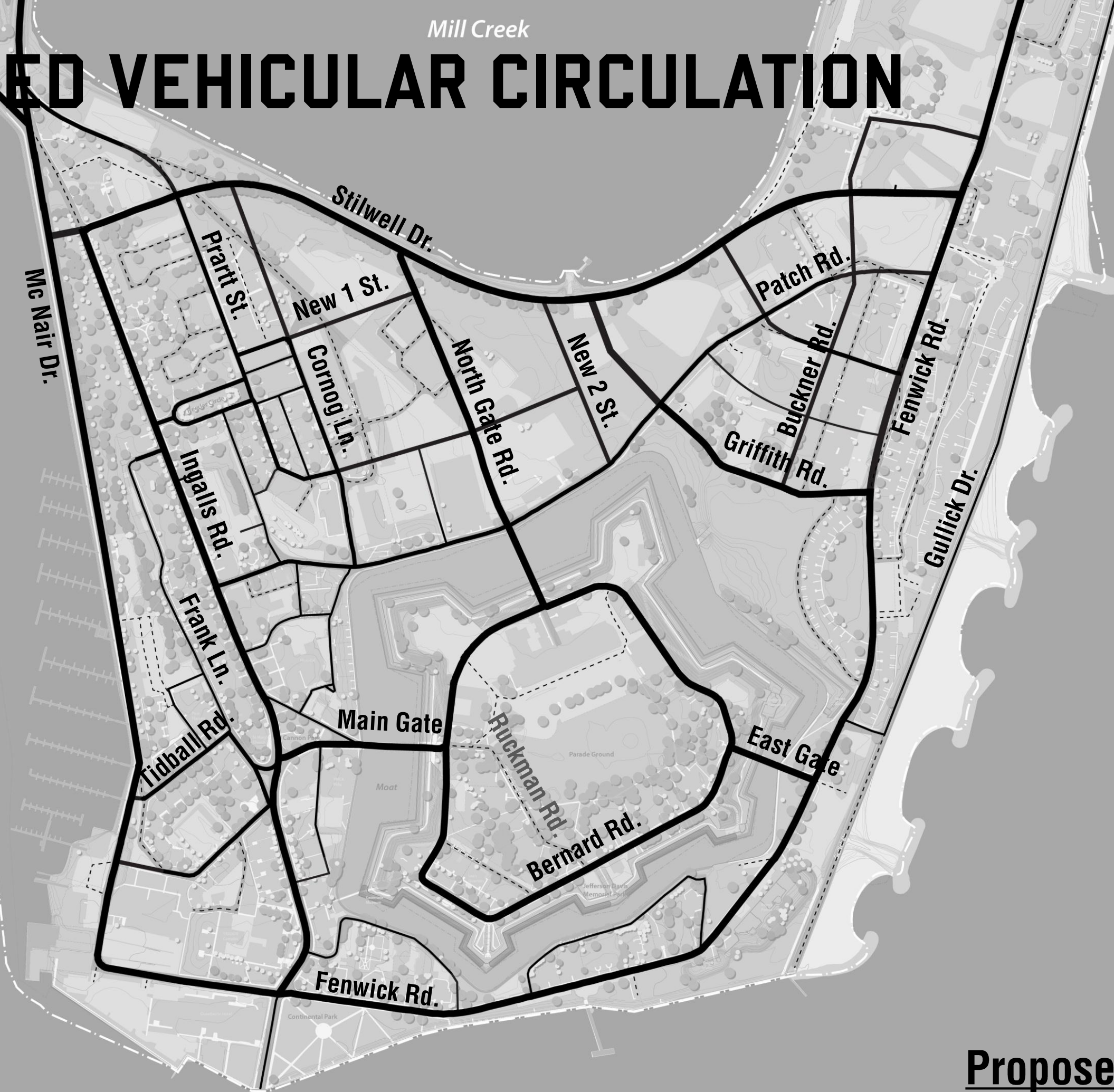
**+/- 2,000**  
linear feet

**Tertiary Streets**



Mill Creek

# PROPOSED VEHICULAR CIRCULATION



Chesapeake Bay

**+/- 11,300**  
linear feet

**Proposed Street Network**





# **2. Define a Network of Public Landscapes**



# NETWORK OF PUBLIC LANDSCAPES



Mill Creek

Battery DeRussy

Gateway  
Park

Harbor Park

Coast  
Artillery  
Quad

Reeder Circle

Moat  
Walk

Hospital Lawn

Cannon Park

Fort Monroe Walk

Glacis & Former  
Battery Sites

Navy Range House

Water Battery Sites

Experimental Battery

Chesapeake Bay

Parade Ground

Casemate  
Museum

Jefferson Davis  
Memorial Park.

Batteries Parrott & Irwin

Flag Pole

Lighthouse

Continental Park

Historic Open Spaces & Sites



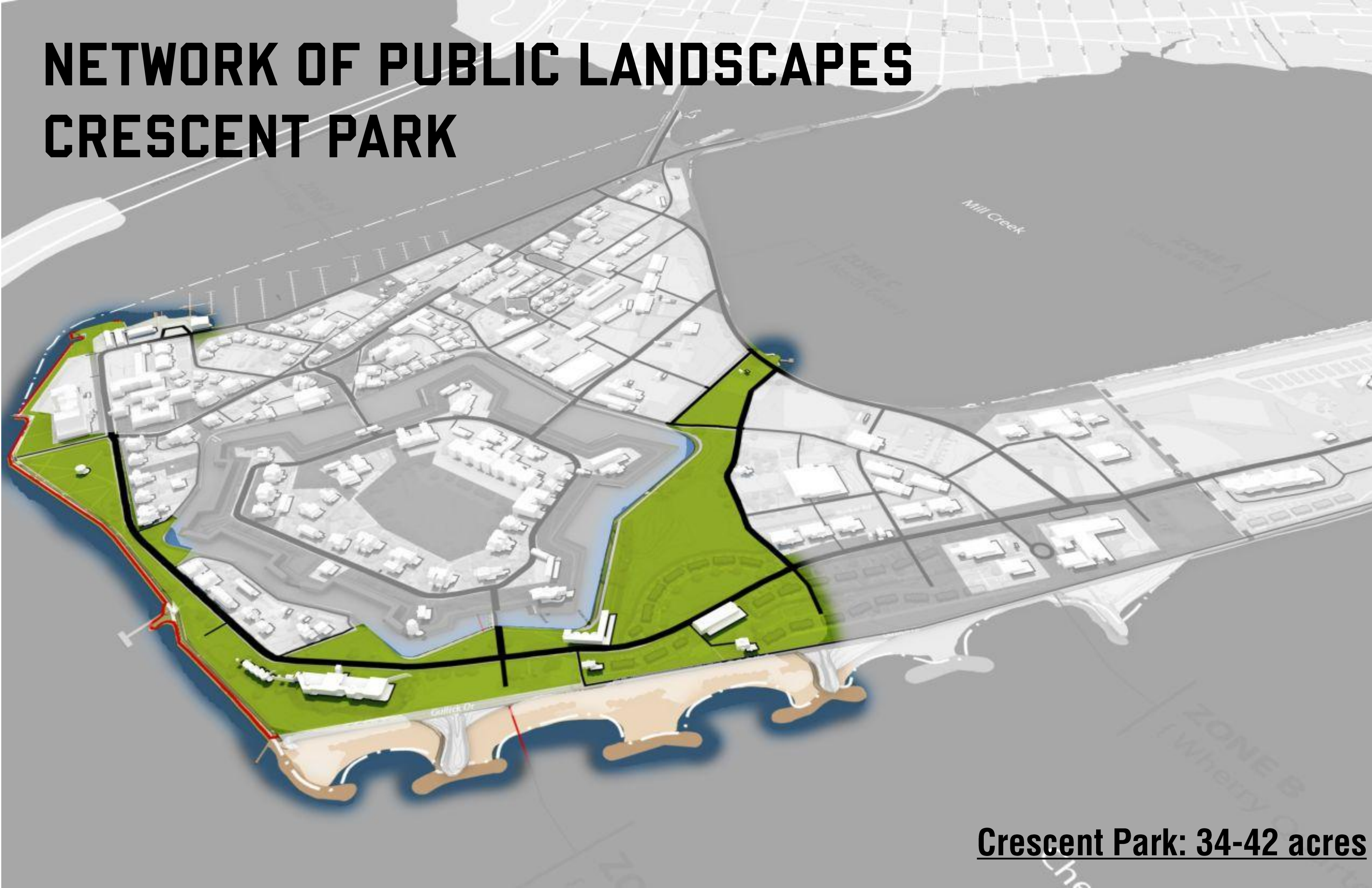
# NETWORK OF PUBLIC LANDSCAPES CRESCENT PARK





# NETWORK OF PUBLIC LANDSCAPES

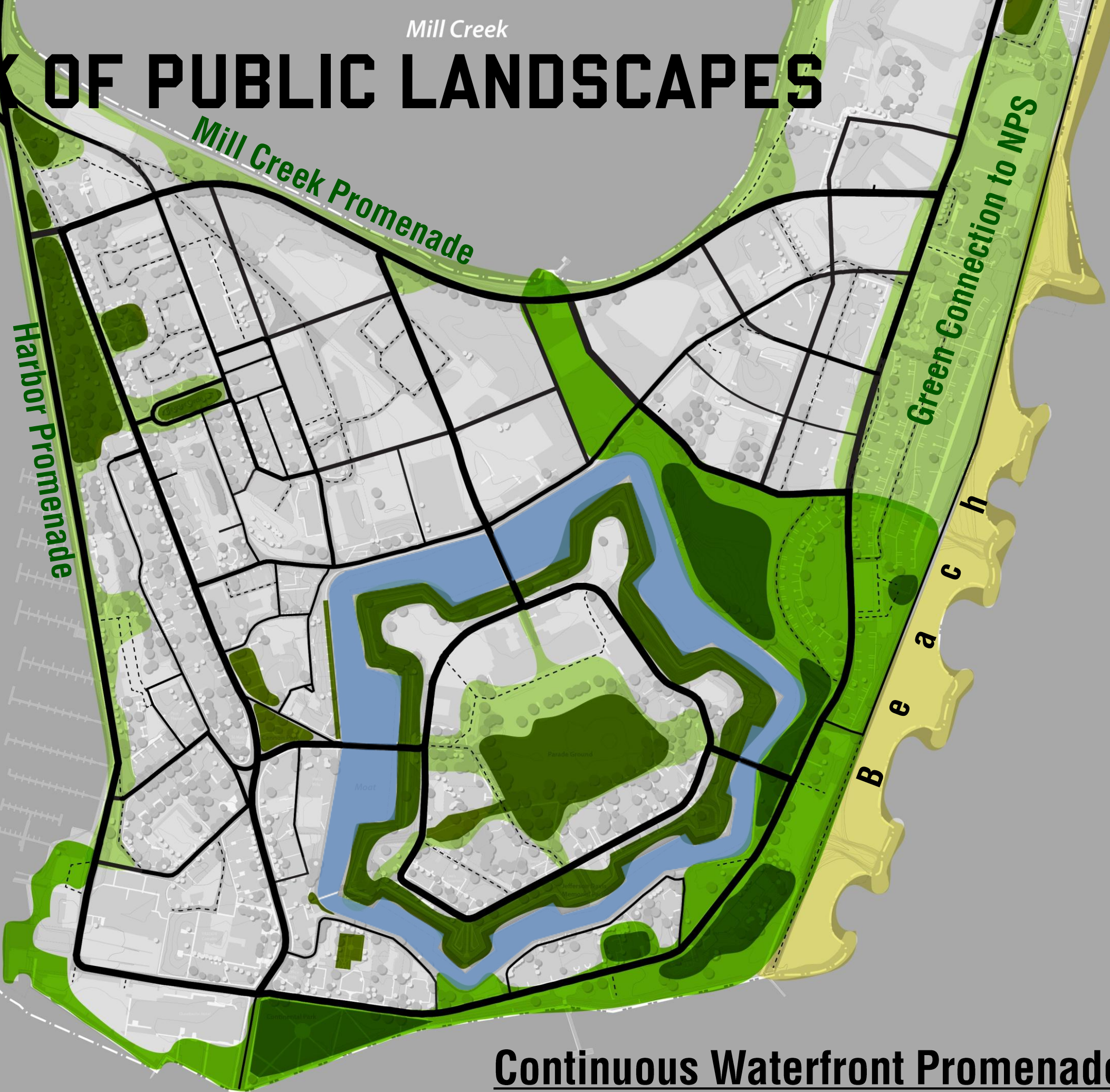
## CRESCENT PARK



**Crescent Park: 34-42 acres**



# NETWORK OF PUBLIC LANDSCAPES



Continuous Waterfront Promenade, Park & Beach



# NETWORK OF PUBLIC LANDSCAPES

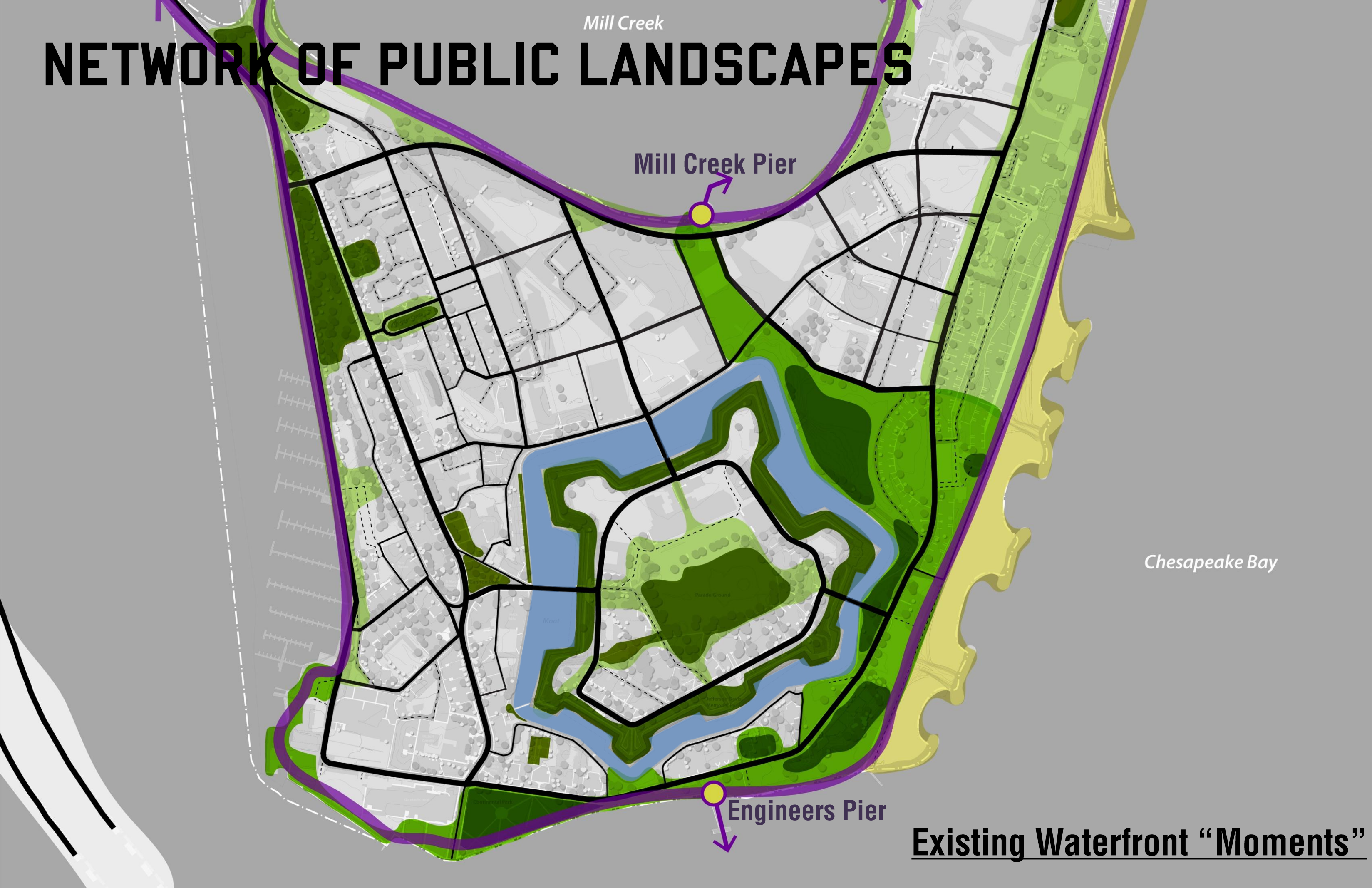
Mill Creek

Mill Creek Pier

Chesapeake Bay

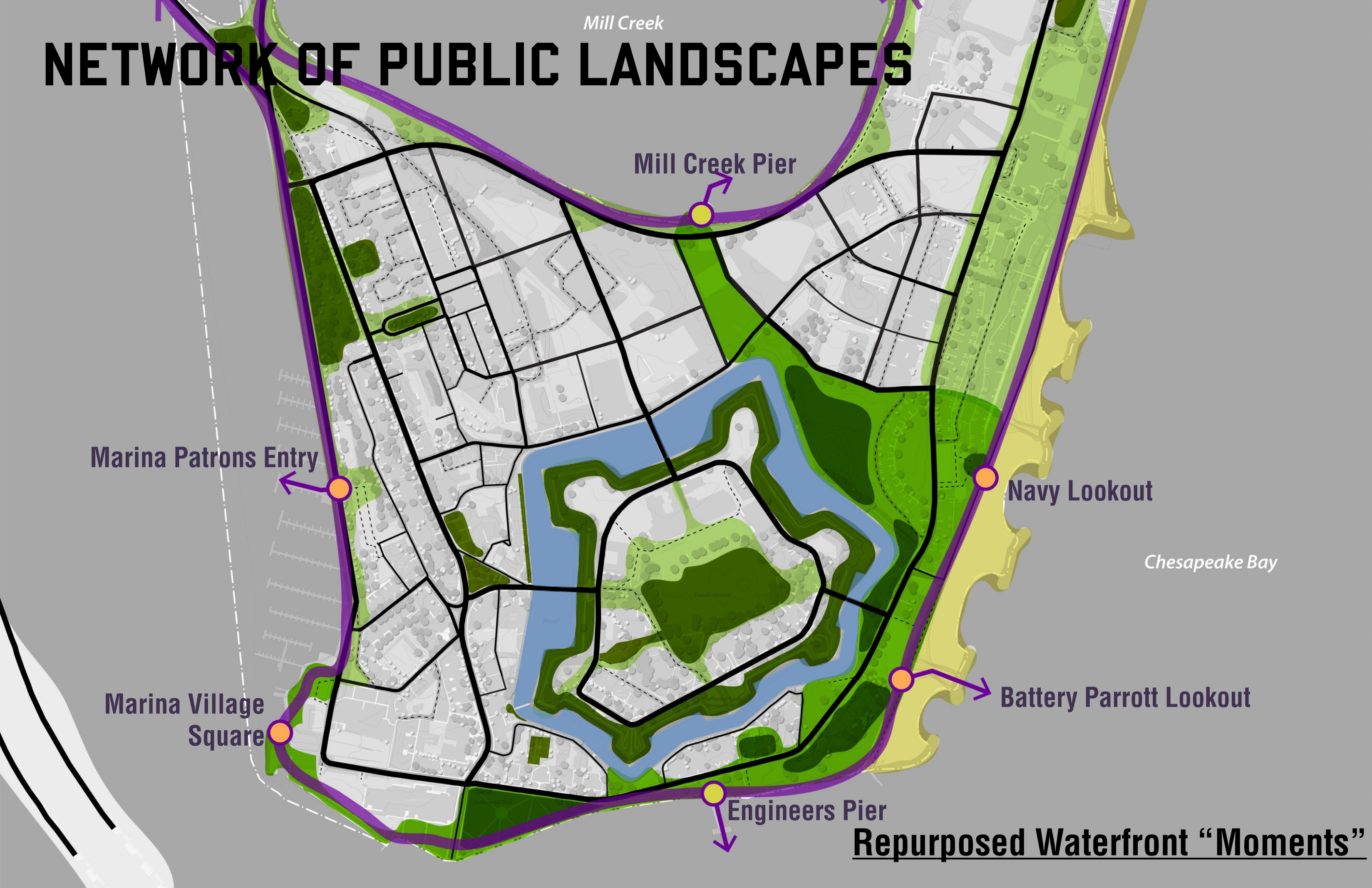
Engineers Pier

Existing Waterfront “Moments”





# NETWORK OF PUBLIC LANDSCAPES



Mill Creek

Mill Creek Pier

Marina Patrons Entry

Navy Lookout

Chesapeake Bay

Marina Village  
Square

Battery Parrott Lookout

Engineers Pier

Repurposed Waterfront “Moments”



# NETWORK OF PUBLIC LANDSCAPES



Mill Creek

Mill Creek Boat Launch

Mill Creek Pier

Fishermen Pier

Hampton Roads Lookout

Marina Patrons Entry

Navy Lookout

Chesapeake Bay

Beach Concession & Bathhouse

Battery Parrott Lookout

Marina Village Square

Engineers Pier

Point Comfort Lookout

New Waterfront “Moments”



# NETWORK OF PUBLIC LANDSCAPES

Mill Creek

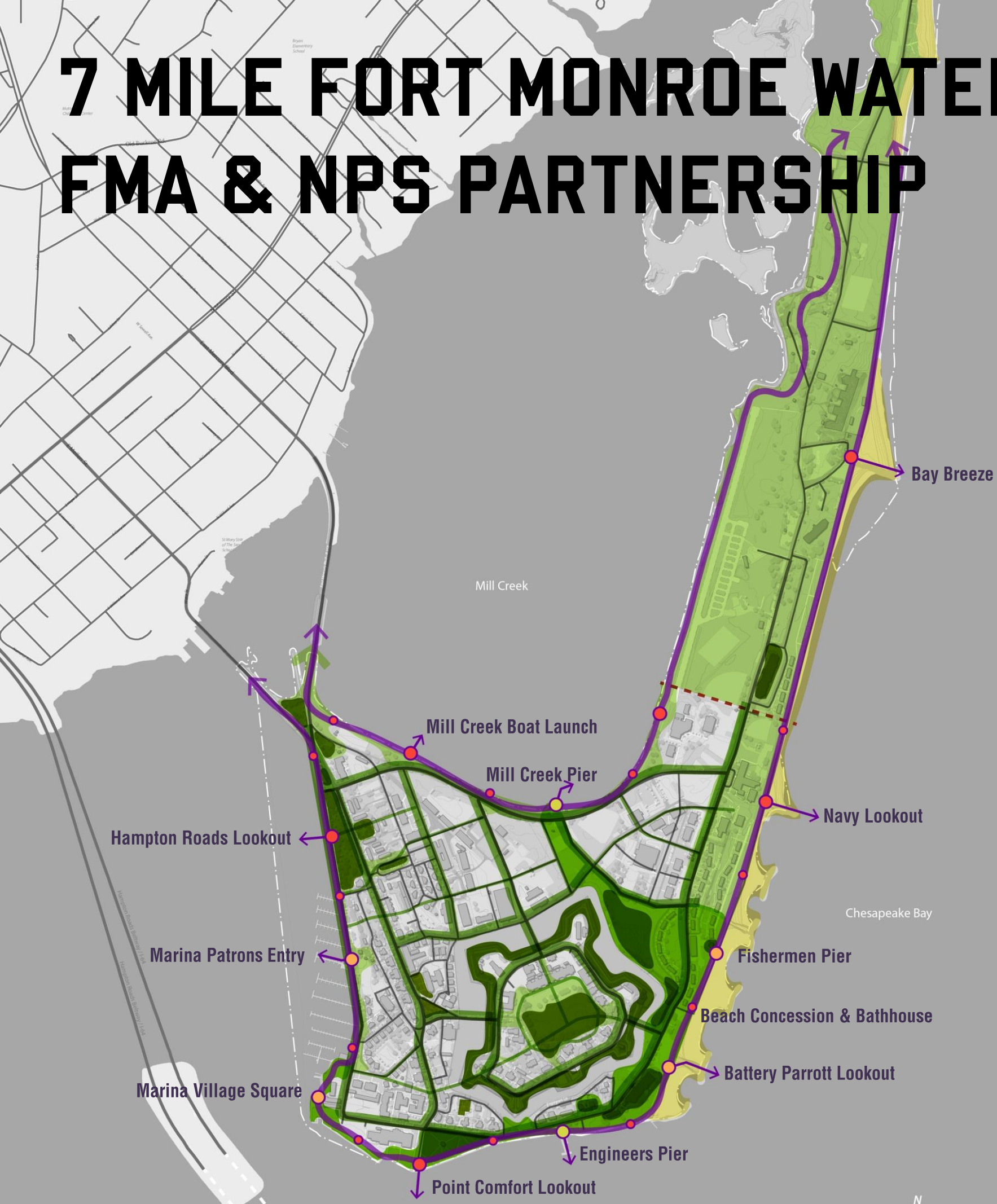


Chesapeake Bay

Complete "Green" Streets  
Pedestrian/Bicycle Paths



# 7 MILE FORT MONROE WATERFRONT TRAIL: FMA & NPS PARTNERSHIP





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# **3. Identify Alternative Land Use Strategies**



# 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




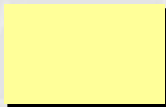

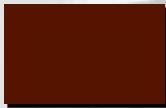


- This area is devoted to open space uses including recreation fields, public access to the beach, and preserving natural areas.





# MENU OF LAND/BUILDING USES

Mill Creek

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

ZONE B  
(Wharf/Galley)

ZONE D  
(Historic Village)

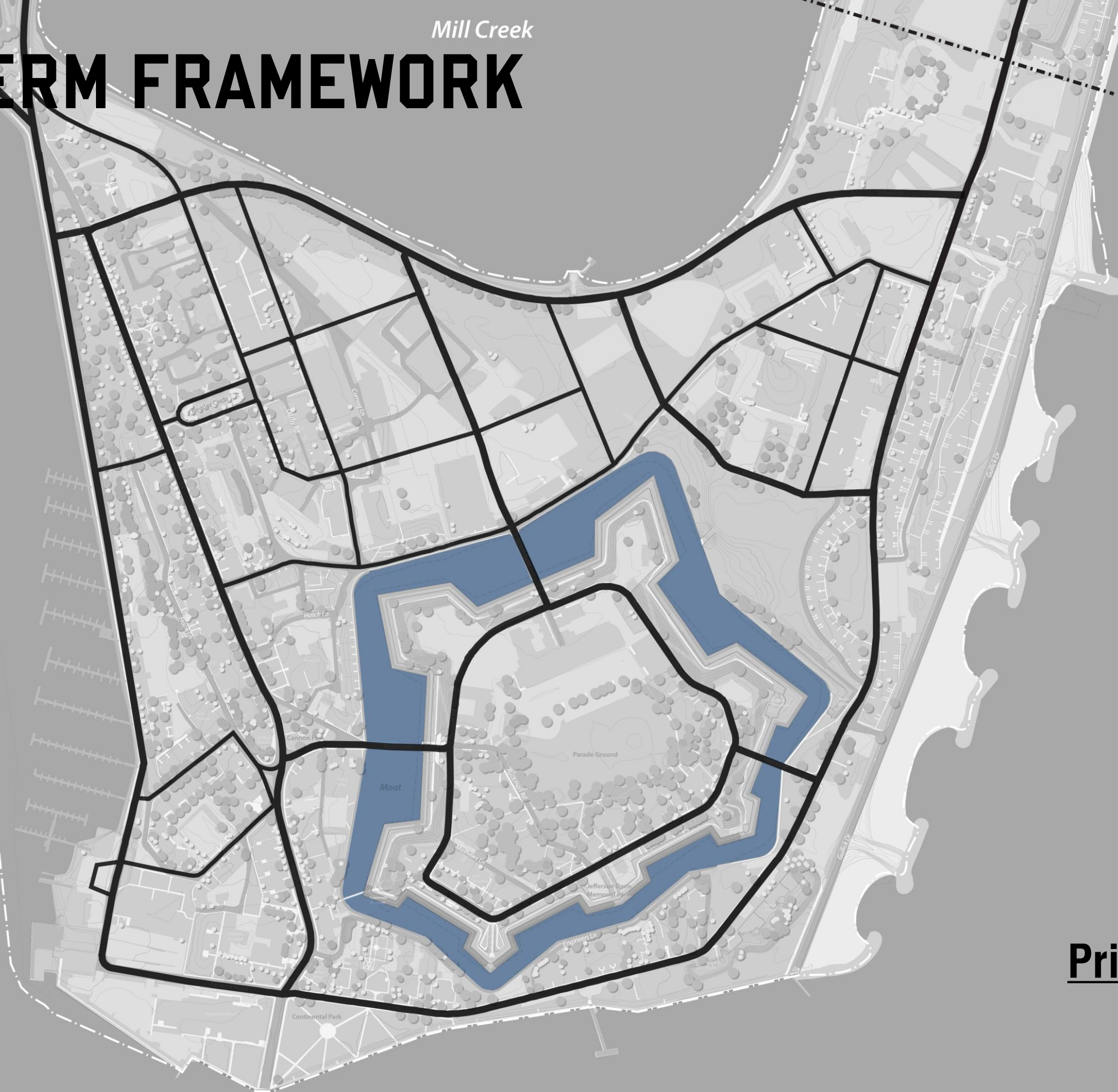
Chesapeake Bay

ZONE E  
(Inner Port)



# LONG TERM FRAMEWORK

Mill Creek



Chesapeake Bay

Primary Circulation

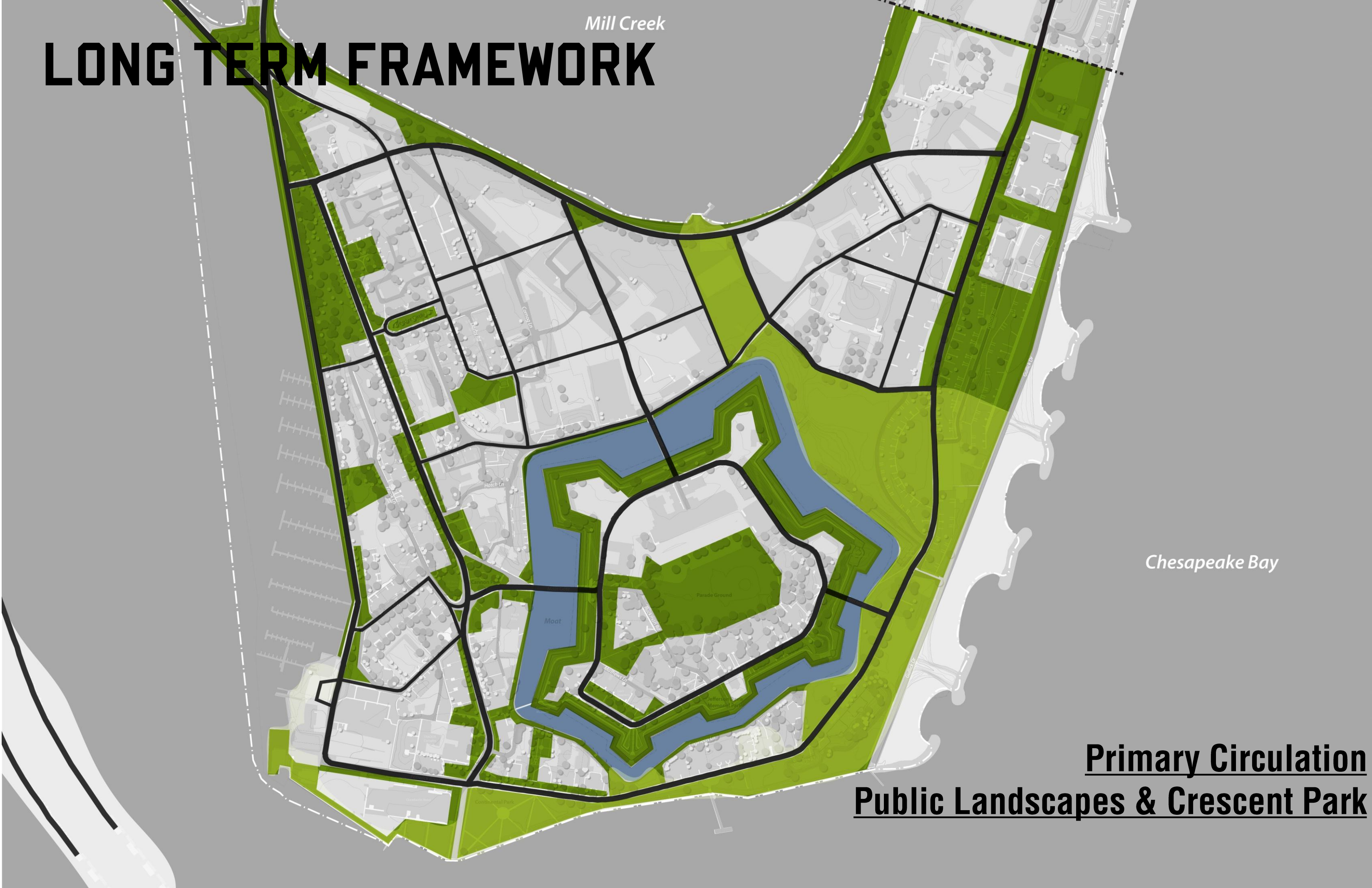


# LONG TERM FRAMEWORK

Mill Creek

Chesapeake Bay

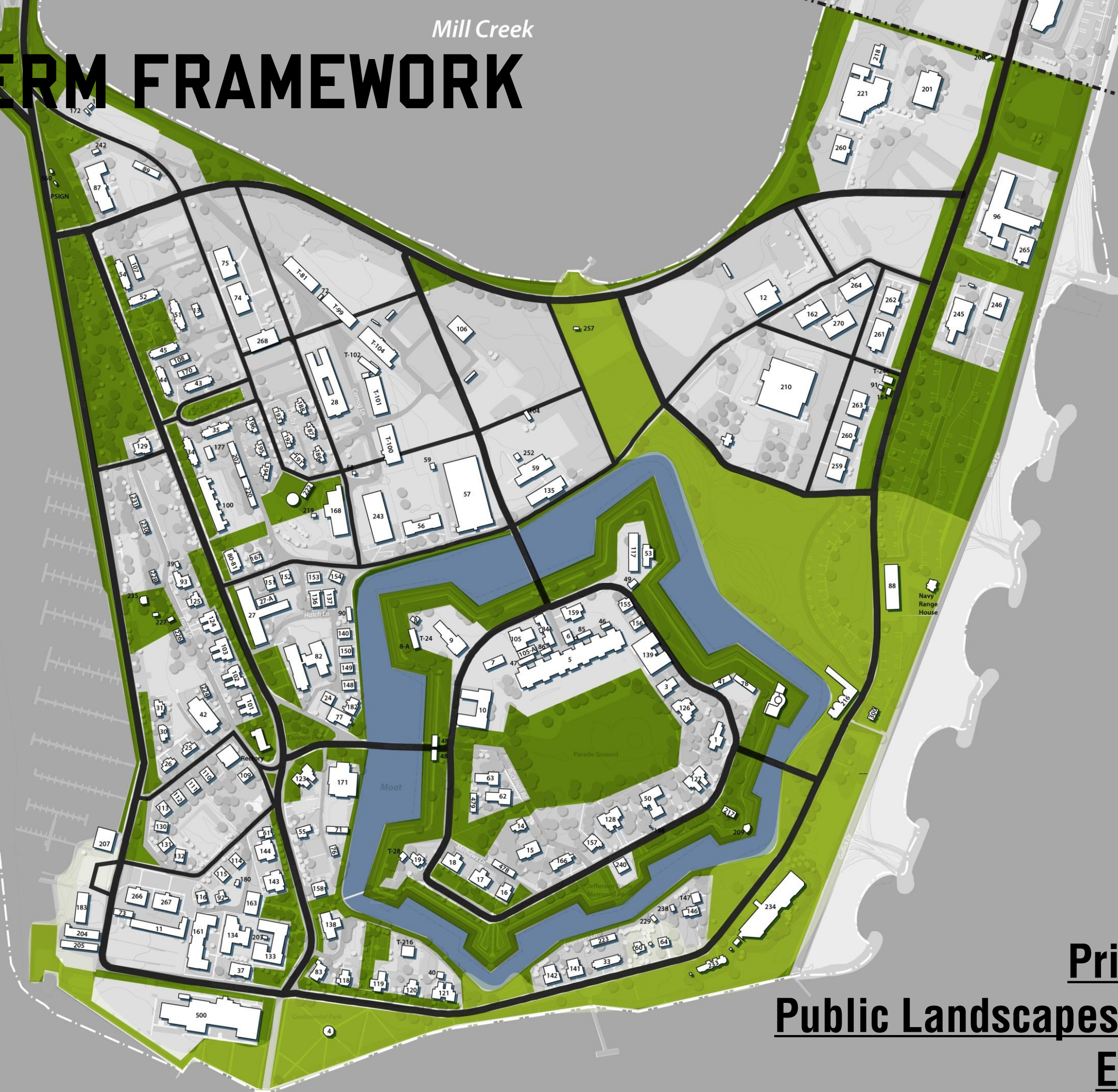
Primary Circulation  
Public Landscapes & Crescent Park





# LONG TERM FRAMEWORK

Mill Creek

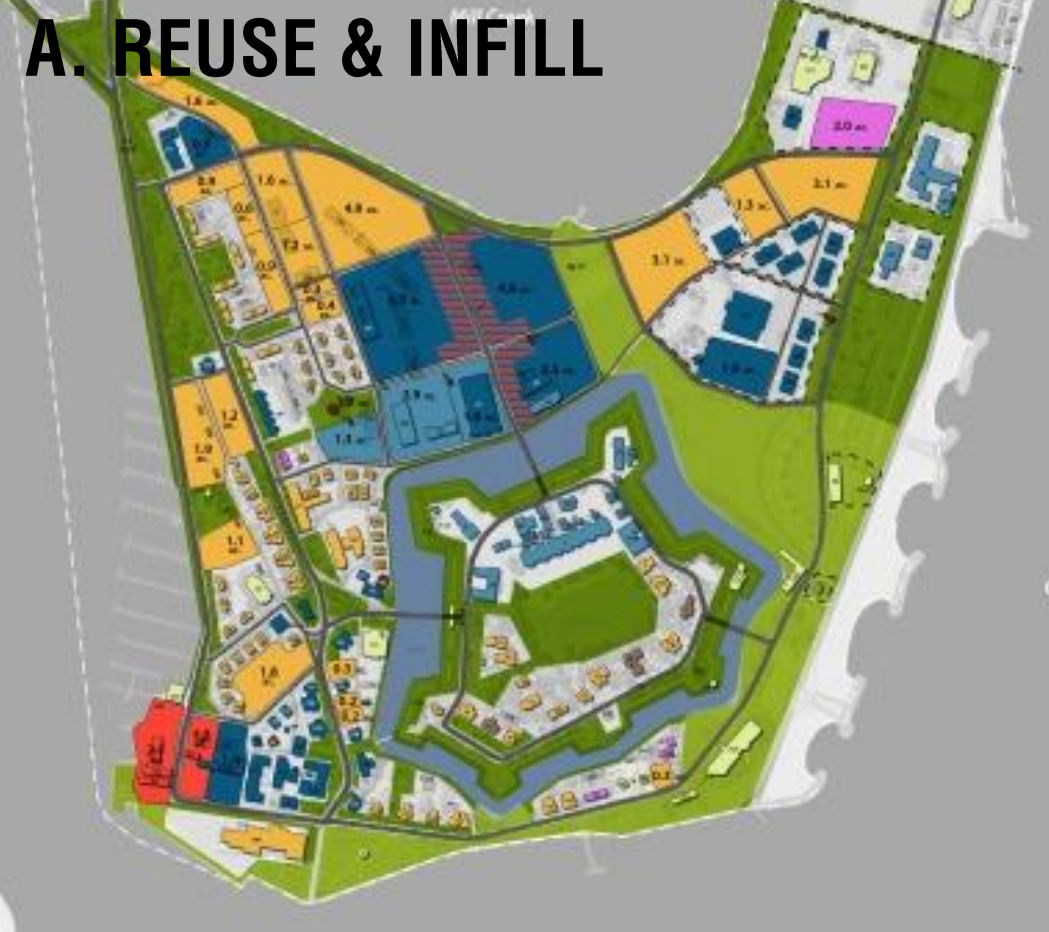


Chesapeake Bay

Primary Circulation  
Public Landscapes & Crescent Park  
Existing Buildings



**A. REUSE & INFILL**



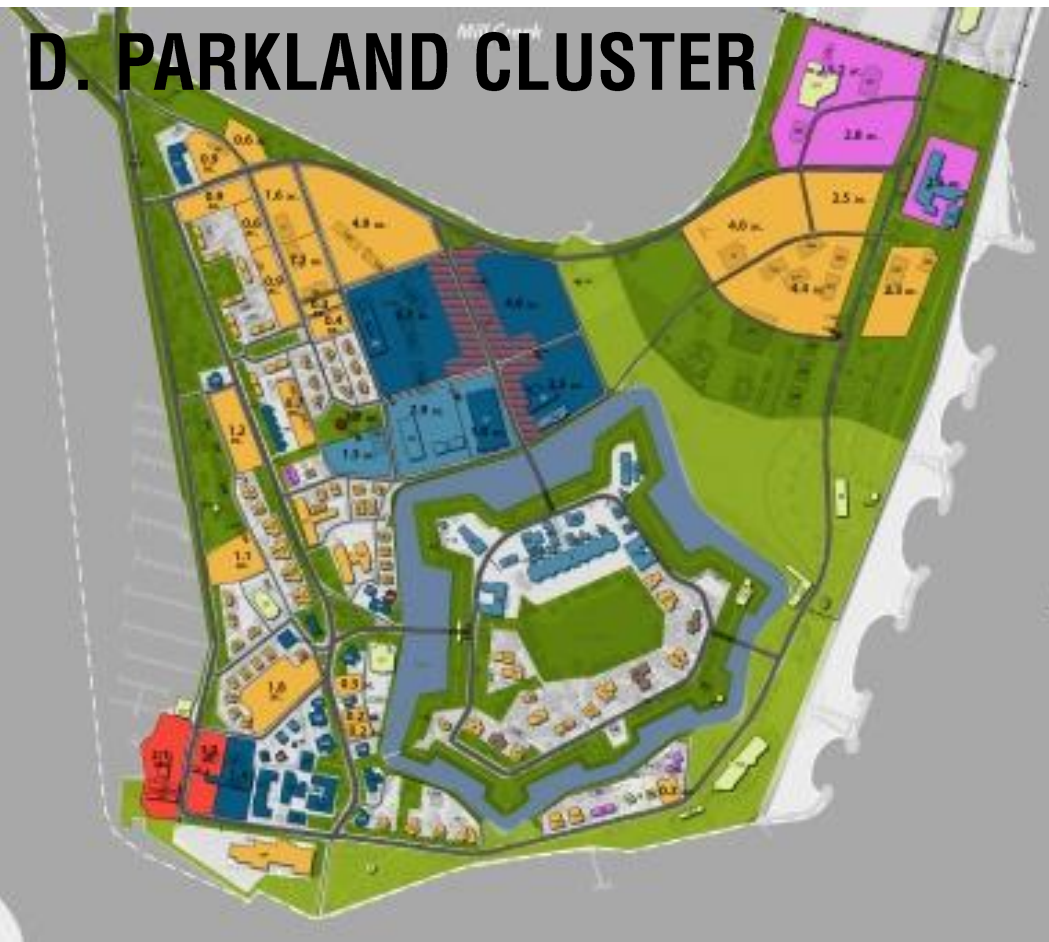
**B. WHERRY PARK**



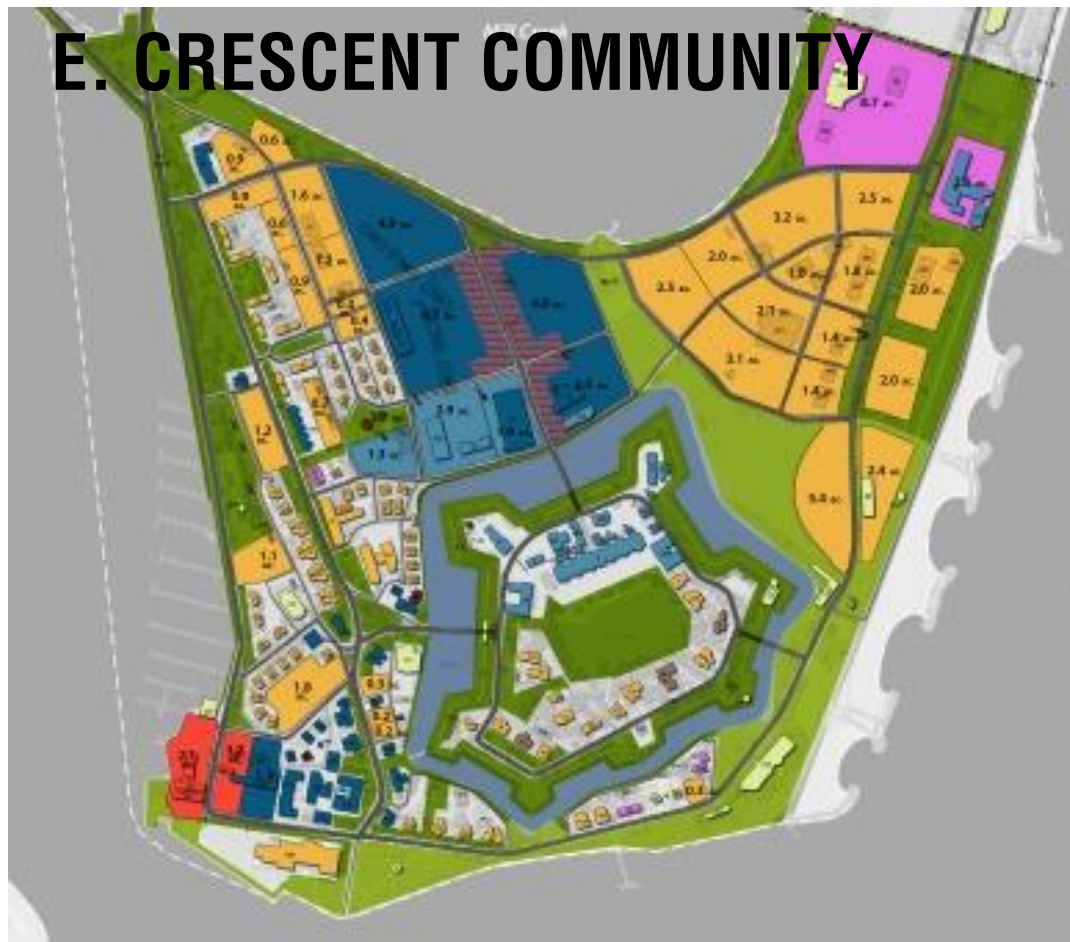
**C. BAYSIDE GREENWAY**



**D. PARKLAND CLUSTER**



**E. CRESCENT COMMUNITY**



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



# CONCEPT A: REUSE & INFILL

Mill Creek

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	275 DU	275,000 SF
Total	500 DU	1,275,000 SF



# CONCEPT A: REUSE & INFILL





# CONCEPT A: REUSE & INFILL

Mill Creek

Chesapeake Bay





# CONCEPT A: REUSE & INFILL





## Mill Creek





# CONCEPT B: WHERRY PARK

Mill Creek



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



# CONCEPT B: WHERRY PARK

Mill Creek





# CONCEPT B: WHERRY PARK

Mill Creek





# CONCEPT B: WHERRY PARK

Mill Creek





## Mill Creek



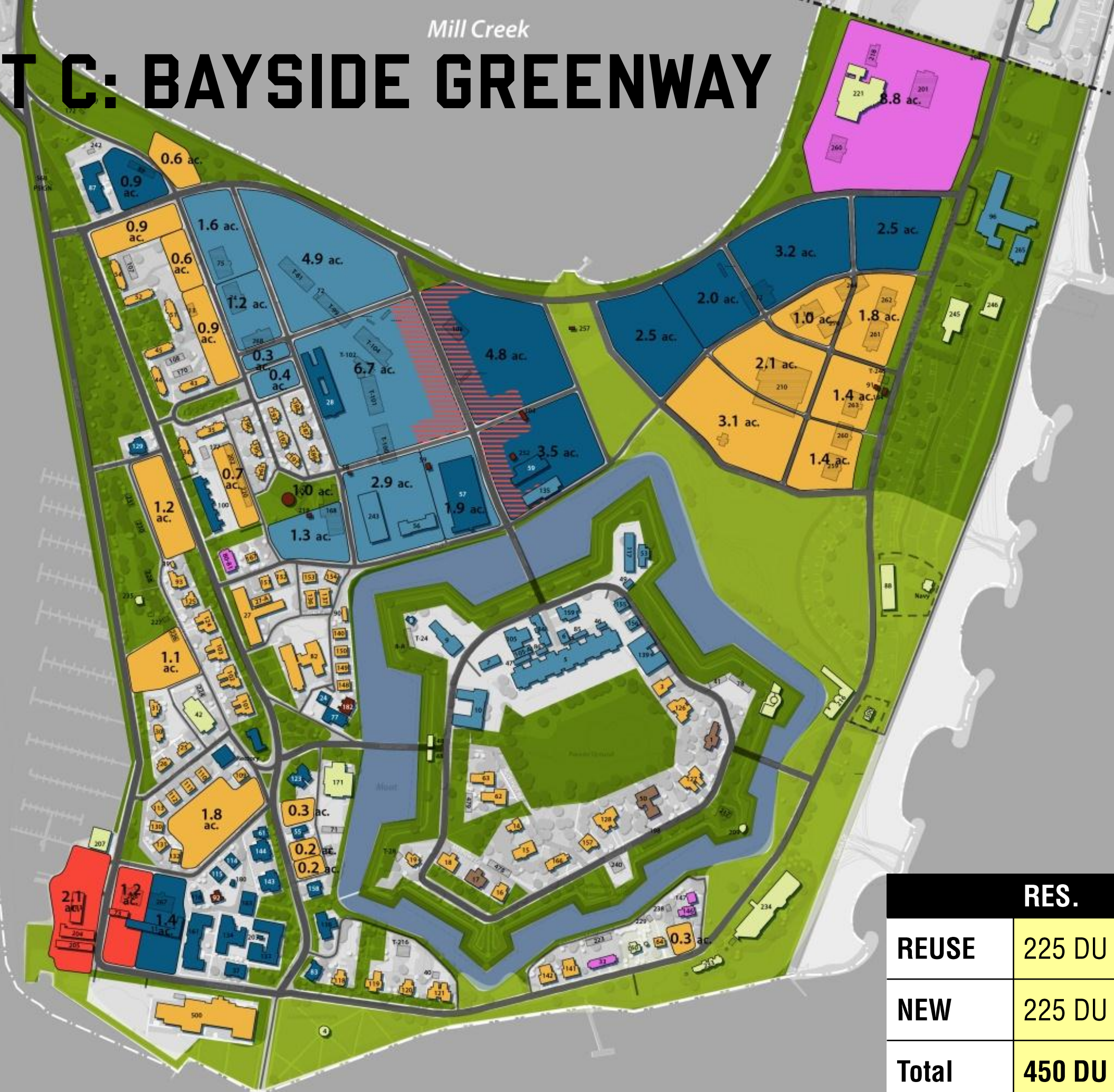


# CONCEPT C: BAYSIDE GREENWAY

Mill Creek

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	850,000 SF
NEW	225 DU	550,000 SF
Total	450 DU	1,400,000 SF



# CONCEPT C: BAYSIDE GREENWAY

Mill Creek





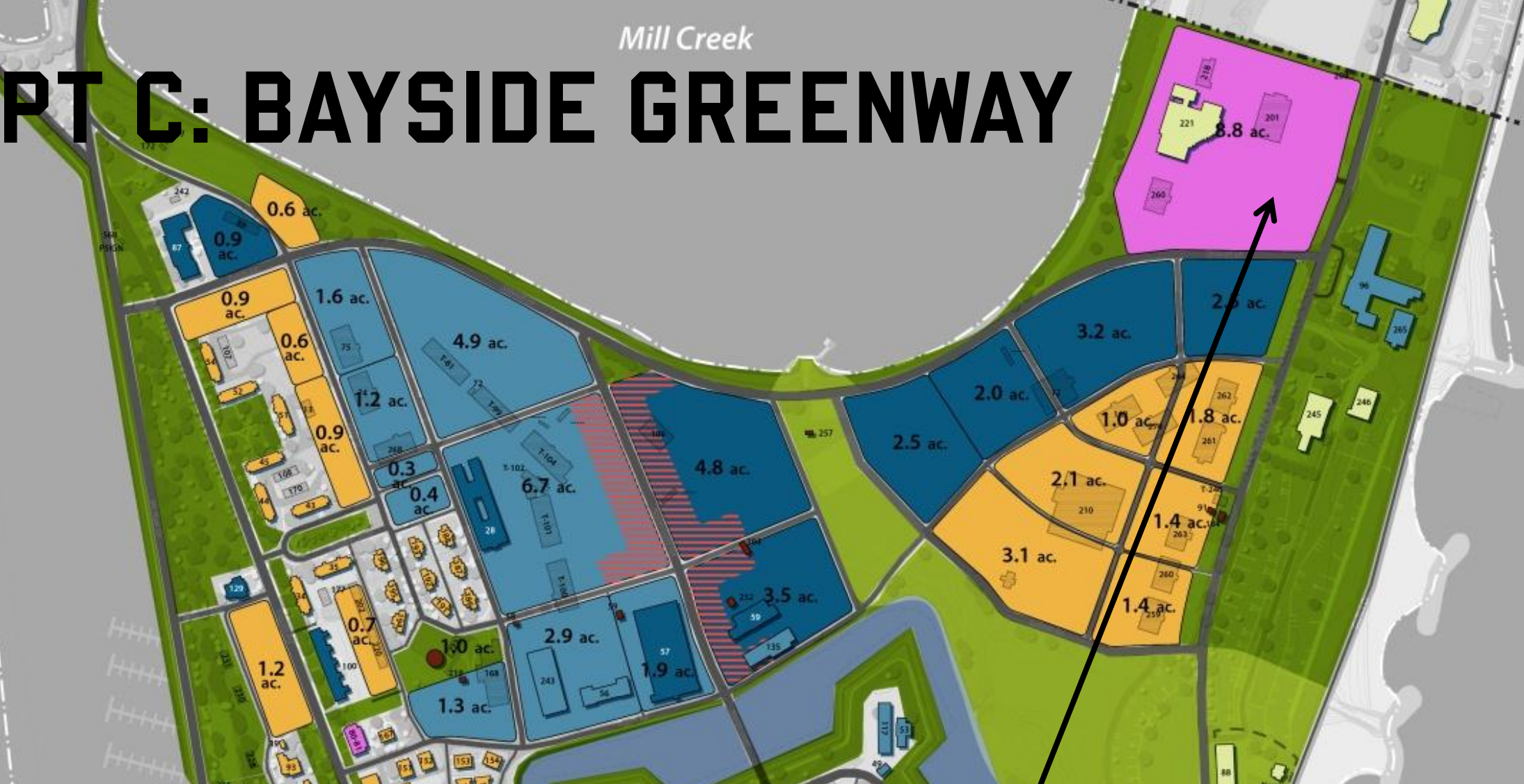
# CONCEPT C: BAYSIDE GREENWAY





# CONCEPT C: BAYSIDE GREENWAY

Mill Creek



Chesapeake Bay



## Mill Creek





### Mill Creek





# CONCEPT D: PARKLAND CLUSTER

Mill Creek

Chesapeake Bay









# CONCEPT D: PARKLAND CLUSTER





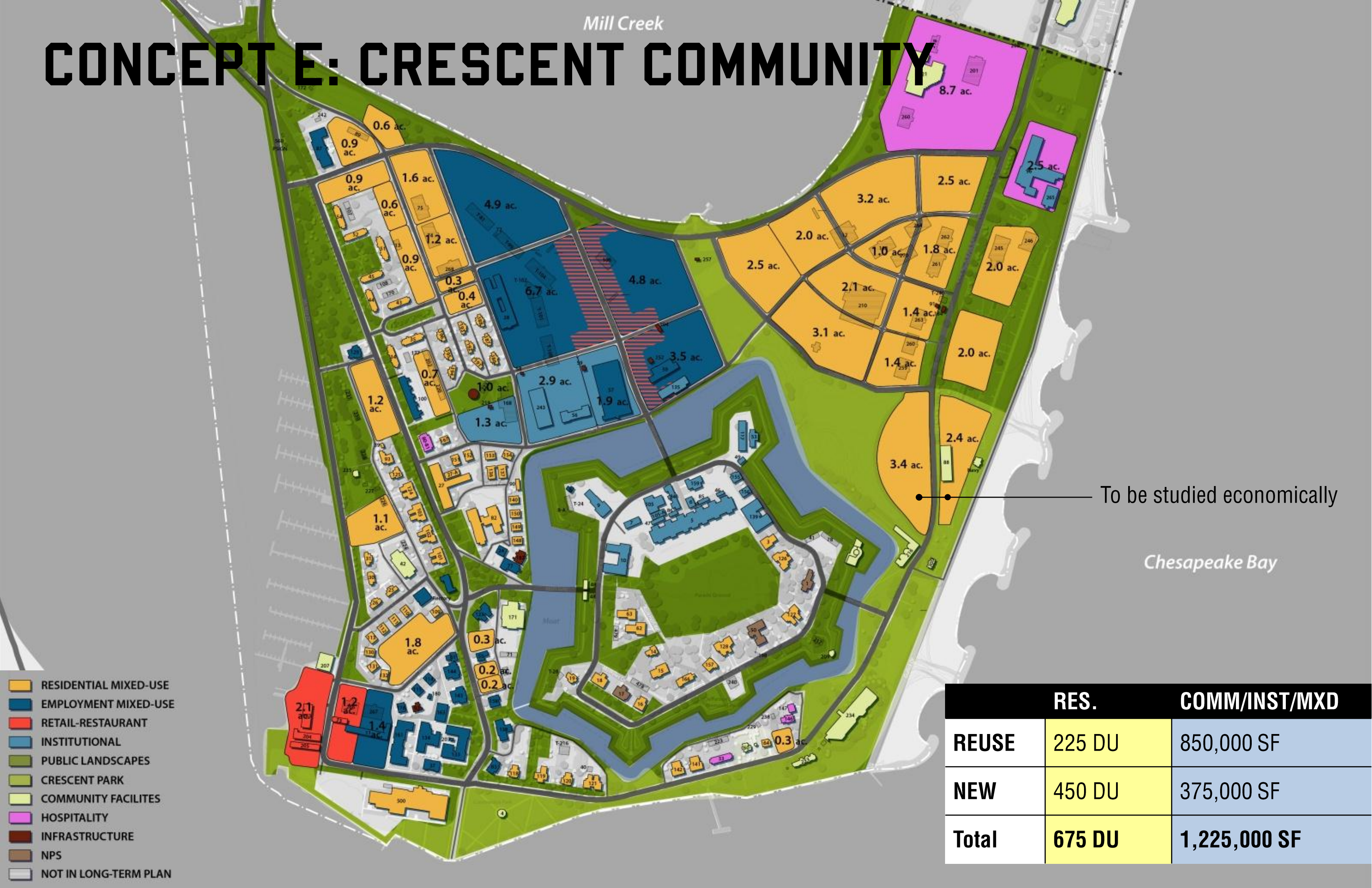
# CONCEPT D: PARKLAND CLUSTER





# CONCEPT E: CRESCENT COMMUNITY

Mill Creek



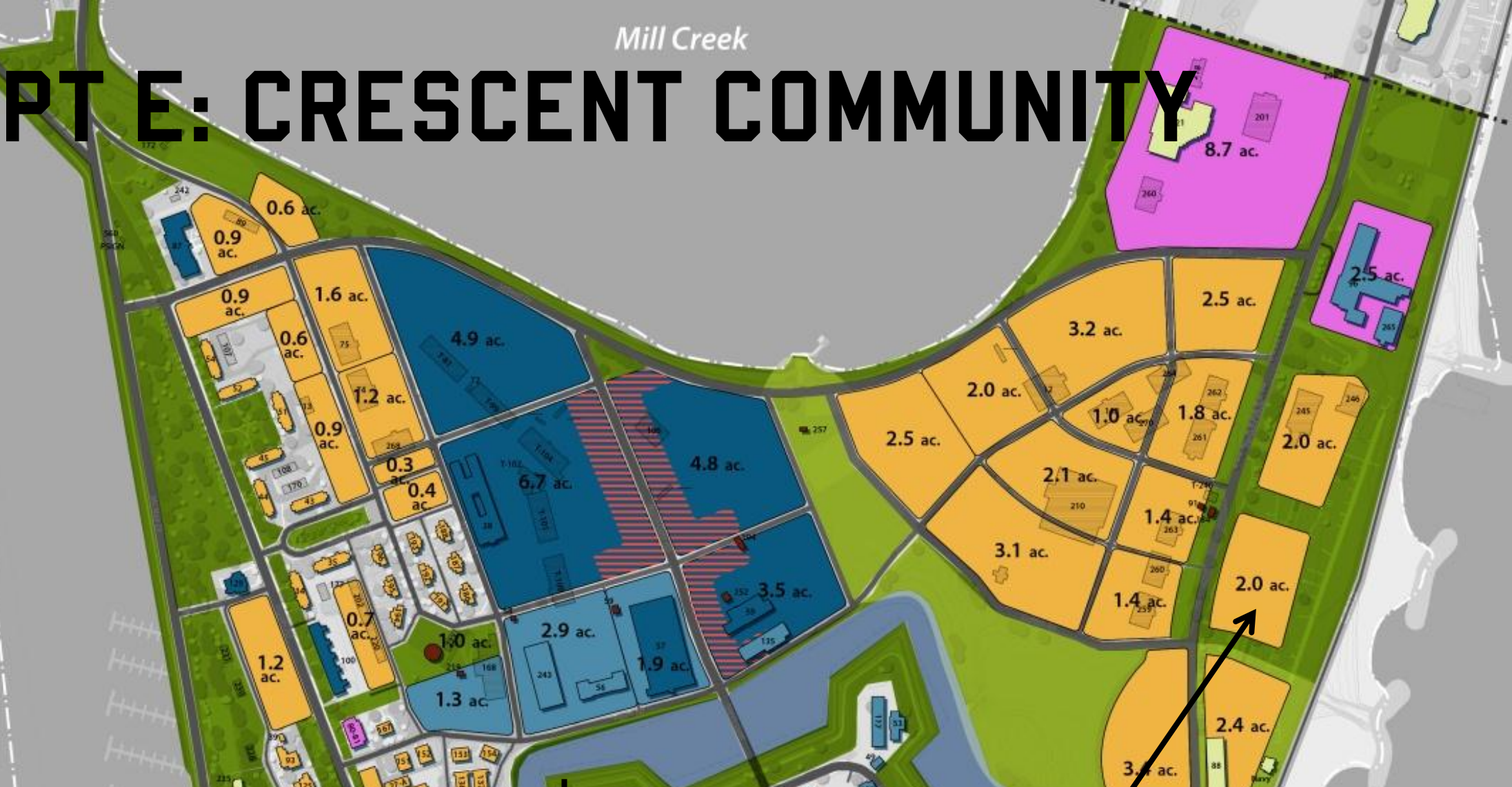
- RESIDENTIAL MIXED-USE
- EMPLOYMENT MIXED-USE
- RETAIL-RESTAURANT
- INSTITUTIONAL
- PUBLIC LANDSCAPES
- CRESCENT PARK
- COMMUNITY FACILITIES
- HOSPITALITY
- INFRASTRUCTURE
- NPS
- NOT IN LONG-TERM PLAN

	RES.	COMM/INST/MXD
REUSE	225 DU	850,000 SF
NEW	450 DU	375,000 SF
Total	675 DU	1,225,000 SF



# CONCEPT E: CRESCENT COMMUNITY

Mill Creek



Chesapeake Bay



NOT IN LONG-TERM PLAN



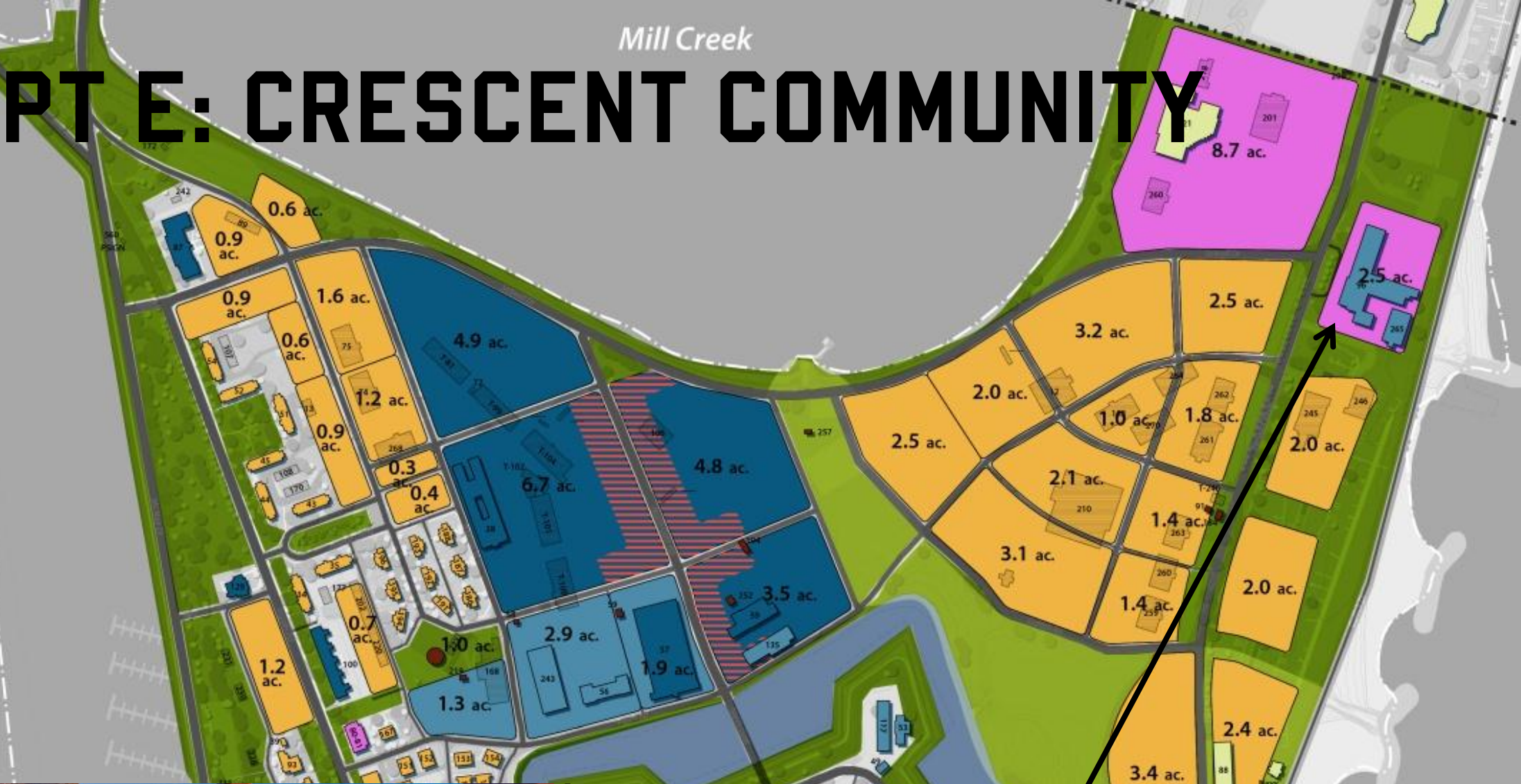
# CONCEPT E: CRESCENT COMMUNITY



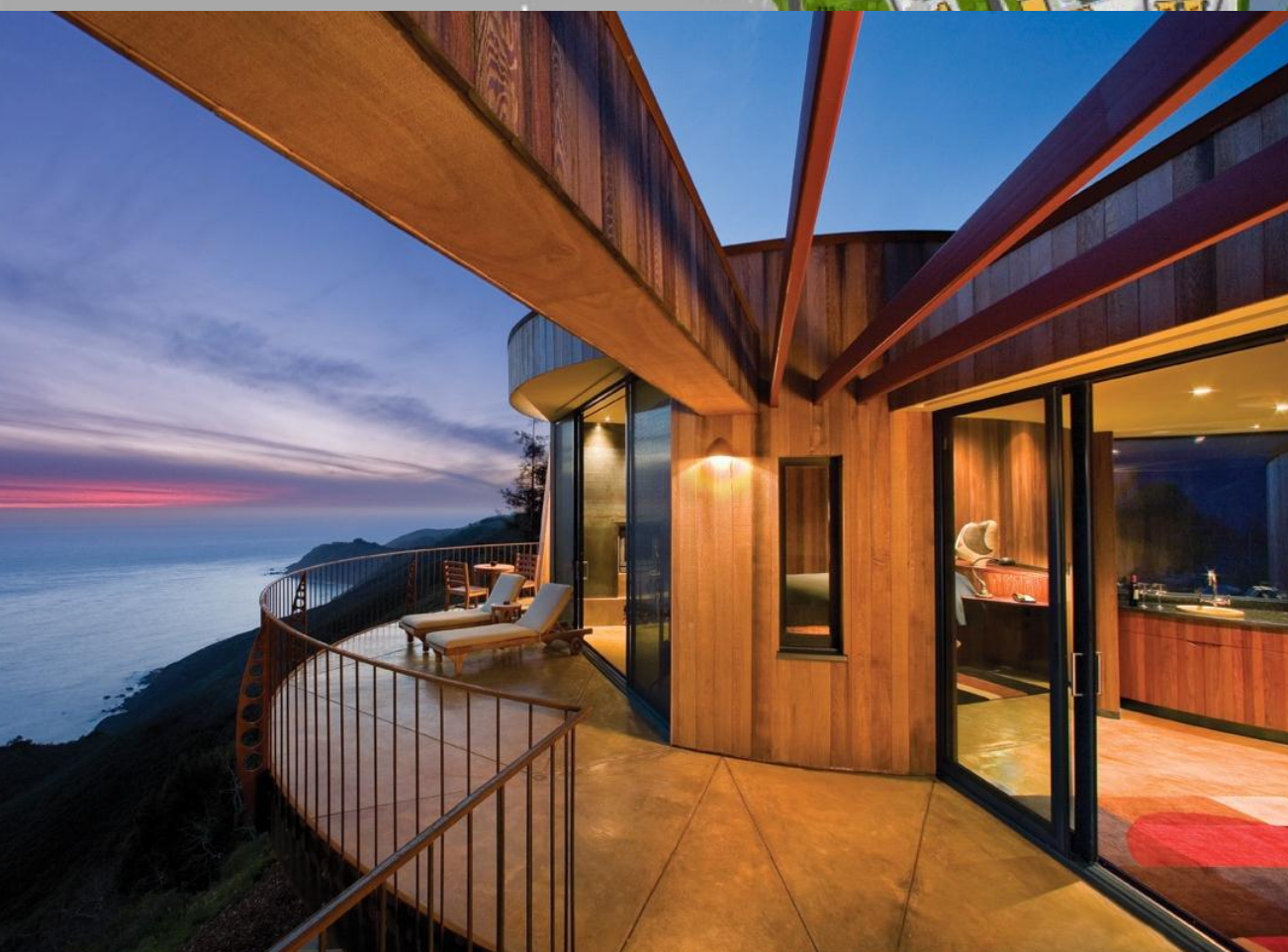


# CONCEPT E: CRESCENT COMMUNITY

Mill Creek



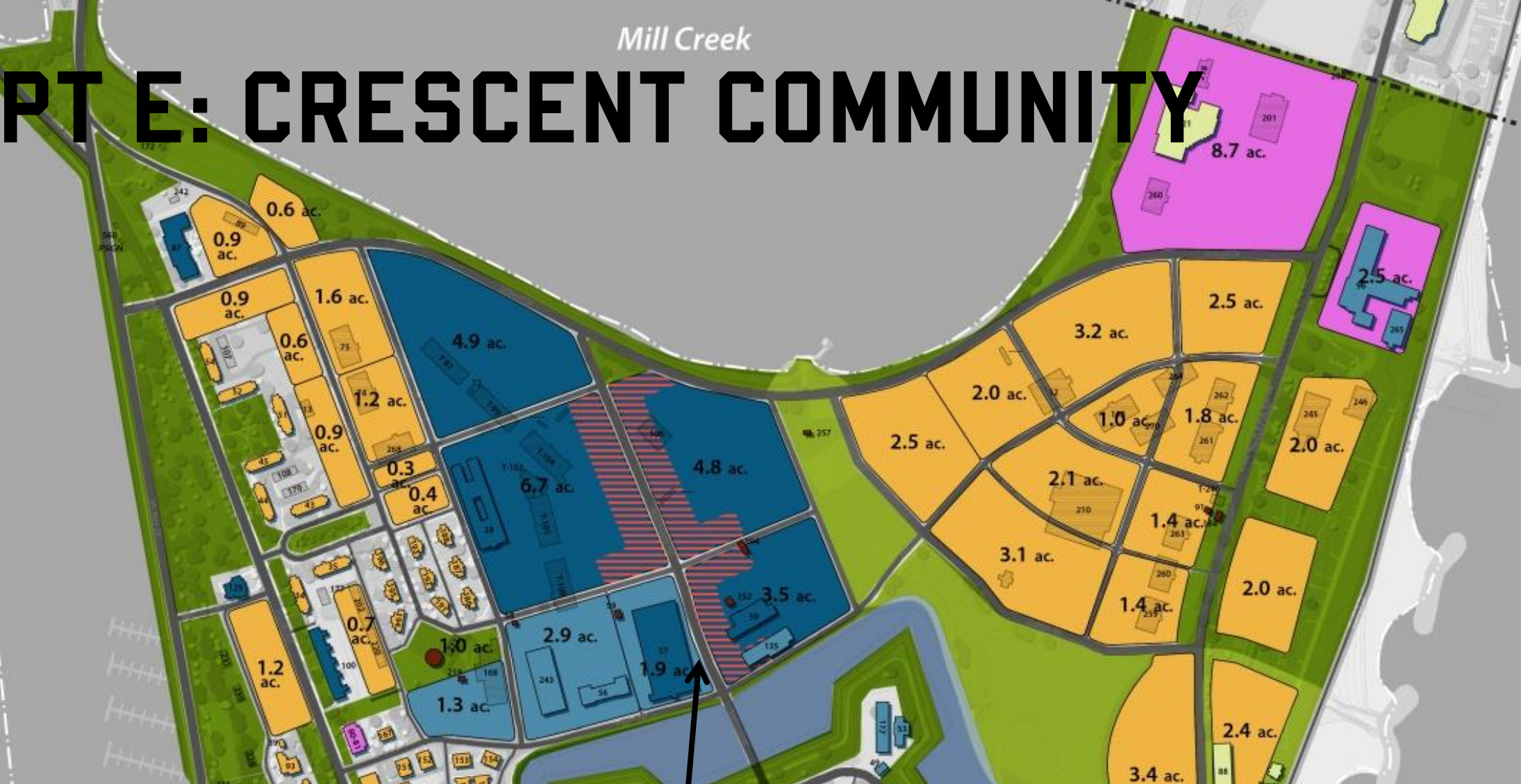
Chesapeake Bay





# CONCEPT E: CRESCENT COMMUNITY

Mill Creek



Chesapeake Bay







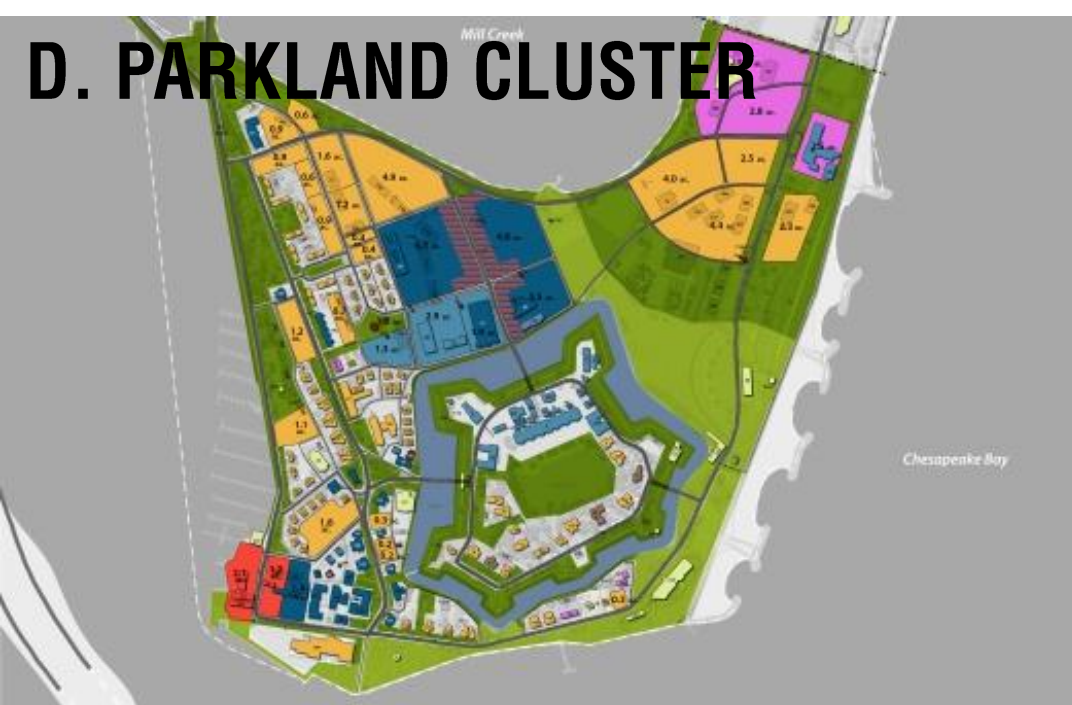
	RES.	COMM./INST./MXD
REUSE	225 DU	1,000,000 SF
NEW	275 DU	275,000 SF
Total	500 DU	1,275,000 SF



	RES.	COMM./INST./MXD
REUSE	225 DU	875,000 SF
NEW	175 DU	275,000 SF
Total	400 DU	1,150,000 SF



	RES.	COMM/INST/MXD
REUSE	225 DU	850,000 SF
NEW	225 DU	550,000 SF
Total	450 DU	1,400,000 SF



	RES.	COMM/INST/MXD
REUSE	225 DU	850,000 SF
NEW	325 DU	300,000 SF
Total	550 DU	1,150,000 SF



	RES.	COMM/INST/MXD
REUSE	225 DU	850,000 SF
NEW	450 DU	375,000 SF
Total	675 DU	1,225,000 SF





# WORKGROUP QUESTIONS

***A. For each alternative concept:***

1. What are the advantages?
2. What are the disadvantages?

***B. As a table, sketch your preferred Concept using the trace paper and markers***



# 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





# FORT MONROE

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*Where Freedom Lives*

Please participate in the Online Town Hall at:  
<http://ideas.fmauthority.com>

*New topics coming soon!*