

Land Use Analysis

INTRODUCTION

The purpose of the Land Use Plan is to designate the proposed general distribution, location, and extent of "*uses of the land.*" The Land Use Plan, as an integral part of the master plan, should be a document that is primarily concerned with the future development of the installation and one that considers the local community adjacent to the installation boundary. A land use plan should contain a sufficient number of land use categories to conveniently classify the various land uses identified in the plan. Land use categories should be descriptive enough to distinguish between levels of intensity, allowable uses, as well as projected development.

Use of land is the central issue in promoting efficient mission accomplishment. Installation development and redevelopment influence the use of land for efficient mission accomplishment and other community support facilities. The resulting land use patterns, in turn, influence the cost of services, the effectiveness of infrastructure and the quality of life. In general, a well developed and implemented land use plan can guide growth and development to achieve installation goals, minimize infrastructure cost, and preserve and protect the environment.

The land use plan will contain general development policies, including goals, objectives, specific policies, programs, and plan proposals for guiding the future development of Fort Monmouth. The following planning goals and objectives are used as the framework for development of Fort Monmouth's Land Use Plan. These broad goals as stated below are derived from the Army Long Range Facilities Plan (ALRFP) prepared by the Office of the Assistant Chief of Staff for Installation Management (ACSIM). The ALRFP provides Installation Planners with broad guidance required for the development and management of Installation Real Property assets.

Goal 1 - Achieve Total Integration Of Environmental Stewardship Into Fort Monmouth Operations.

Goal 2 - Reshape Fort Monmouth To Meet Power Projection Specifications For The Future Army Force Structure.

Goal 3 - Support Army Modernization Initiatives To Maintain The Most Technically Advanced And Lethal Force Possible.

Goal 4 - Formulate New Business Practices In Installation Planning, Management And Operations.

Goal 5 - Establish And Resource An "Investment Plan" To Revitalize, Replace And Maintain Facilities And Infrastructure.

The land use categories presented in this section have a common purpose and denote the major and significant land use's on the installation.

<u>Airfield.</u>	Includes landing and takeoff areas (fixed and rotary)
<u>Maintenance.</u>	Facilities and shops for maintenance and repair.
<u>Industrial.</u>	Activities for manufacturing Army equipment and materiel.
<u>Supply/Storage.</u>	Depot, terminal, and bulk-type storage.
<u>Administrative.</u>	Includes Headquarters and office buildings.
<u>Training/Ranges.</u>	Areas to maintain soldier proficiency in fire/maneuver.
<u>UPH.</u>	Unaccompanied Enlisted barracks & officer personal qtrs.
<u>Family Housing.</u>	Facilities to house military families.
<u>Community FAC.</u>	Commercial & service facilities.
<u>Medical.</u>	Providing both impatient & outpatient medical/dental care.
<u>Recreation.</u>	Outdoor athletic and recreation facilities.
<u>Buffer.</u>	Required clearances between incompatible land uses.

DISCUSSION

Throughout the years, land use planning and development at Fort Monmouth has proceeded in a logical manner, which today and in conjunction with the transportation network, provides a well-organized structure. The resulting land use patterns have achieved a highly cohesive arrangement and mixture of compatible activities that allows them to interact efficiently. Existing problems or incompatible land use patterns are minimal not requiring major rework to achieve harmony between adjacent uses.

Fort Monmouth currently contains approximately 1,091 acres . The Main Post covers 637 acres, the Charles Wood Area covers 454 acres. The most significant land use category at Fort Monmouth, which is related to the stated missions, is "Industrial". Approximately 115 acres (11%) are devoted to this land-use with the majority located in the Charles Wood Area. The land use calculations, depicting all land uses, is enclosed. In addition, maps showing the land use demarcation lines are enclosed for reference and to show the spatial relationship between land use areas. Wetland and floodplain delineation's have been identified, mapped and described for the main post and charles wood areas. Planning level surveys are underway to describe the flora, fauna, and the

vegetative communities not described thus far. One complete, all the contributing information necessary to perform comprehensive planning will be available to develop Fort Monmouth as it will look in the next ten-years.

The Base Realignment And Closure (BRAC) effort brought significant changes to Fort Monmouth. The most notable change being the addition of the McAfee Center situated at the center of the main post, and providing valuable laboratory facilities to CECOM. In addition, BRAC93 eliminated the Evans Area, a subpost of Fort Monmouth comprising 253 acres, and finally, the transfer of 254 Army Family Housing assets (32 acres) from the Charles Wood Area to the Navy at NWS Earle.

Excess facilities shall be disposed of through the Facility Reduction Program, and excess facilities considered valuable or historic, such as the Barker Circle Barracks will undergo conversion to attract other DoD components that complement the C4IEWS mission at Fort Monmouth.

In this post-BRAC era, land use patterns on the Main Post, and within the next five-years, are not expected to change in any significant way. Minor conflicts will be easily eliminated and open space, via facility reduction, will be preserved for future mission development and possible mobilization expansion. The land use patterns in the Charles Wood Area will see some changes to the landscape, most notably, the possible reacquisition of the Navy family housing assets. If Fort Monmouth reacquires these parcels, most-or-all of the housing units will be demolished. This will provide an opportunity to join completely the CWA, bringing about a contiguous land area, entirely Army owned. From a land reuse point-of-view, all the area west of Bataan Avenue will be set aside for future mission related R&D activities. Major redevelopment is planned for the area bounded by Bataan Avenue east to Hope road, and from Tinton Avenue south to Corregidor Road. If requisition occurs, the AFH assets considered necessary to support the military population will be spread out, decreasing the housing density, and creating a "Green" environment. Neighborhood parks, hiking/biking trails, and the introduction of many trees will create an open-space complementing the housing areas and adding considerably to the quality of life.

In addition to the proposed changes to the manmade environment, environmentally sensitive habitats, such as, stream corridors, creeks and lakes, wetland and floodplains, and coastal areas will undergo ecological restoration. Stream bank restoration is currently underway and the lawn grasses adjacent to the streams will be replaced with the native plants and vegetation that once existed before development. Consequently, these unique areas will go wild supporting wildlife, minimizing groundwater contamination due to reduced lawn chemical applications, and forever preserving Fort Monmouth's natural areas.

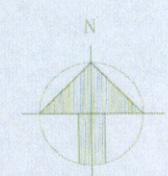
LAND USE CALCULATIONS

MAIN POST		TOTAL LAND AREA		
LAND USE CATEGORY		SQFT	ACRES	% OF TOT
Airfield	AIR	66,887	1 54	0 2%
Maintenance	MNT	2,414,074	55 42	8 7%
Industrial	IND	528,466	12 13	1 9%
Supply & Storage	S/S	953,685	21 89	3 4%
Administrative	ADM	8,042,823	184 64	29 0%
Training/Ranges	TRN	166,273	3 82	0 6%
Unaccom Personnel Hsg	UPH	1,089,264	25 01	3 9%
Family Housing	FH	1,867,713	42 88	6 7%
Community Facilities	CF	5,810,274	133 39	21 0%
Medical/Dental	MED	982,167	22 55	3 5%
Recreation	REC	3,382,995	77 66	12 2%
Buffer	BUF	2,419,195	55 54	8 7%
TOTAL ACRES			636 45	100 0%

CHARLES WOOD		GROSS	APPROX	PERCENT
LAND USE CATEGORY		SQFT	ACRES	OF TOTAL
Airfield	AIR	66,944	1 54	0 3%
Maintenance	MNT	-	0 00	0 0%
Industrial	IND	4,468,819	102 59	22 6%
Supply & Storage	S/S	-	0 00	0 0%
Administrative	ADM	-	0 00	0 0%
Training/Ranges	TRN	-	0 00	0 0%
Unaccom Personnel Hsg	UPH	-	0 00	0 0%
Family Housing	FH	4,785,870	109 87	24 2%
Community Facilities	CF	2,036,175	46 74	10 3%
Medical/Dental	MED	-	0 00	0 0%
Recreation	REC	6,611,397	151 78	33 4%
Buffer	BUF	1,813,326	41 63	9 2%
TOTAL ACRES			454 14	100 0%

FORT MONMOUTH		GROSS	APPROX	PERCENT
LAND USE CATEGORY		SQFT	ACRES	OF TOTAL
Airfield	AIR	133,831	3 07	0 3%
Maintenance	MNT	2,414,074	55 42	5 1%
Industrial	IND	4,997,285	114 72	10 5%
Supply & Storage	S/S	953,685	21 89	2 0%
Administrative	ADM	8,042,823	184 64	16 9%
Training/Ranges	TRN	166,273	3 82	0 4%
Unaccom Personnel Hsg	UPH	1,089,264	25 01	2 3%
Family Housing	FH	6,653,583	152 75	14 0%
Community Facilities	CF	7 846,449	180 13	16 5%
Medical/Dental	MED	982,167	22 55	2 1%
Recreation	REC	9,994,392	229 44	21 0%
Buffer	BUF	4 232,521	97 17	8 9%
TOTAL ACRES			1090 60	100 0%

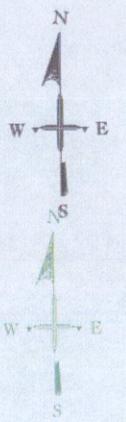
- AIR AIRFIELD
- MNT MAINTENANCE
- IND INDUSTRIAL
- S/S SUPPLY/STORAGE
- ADM ADMINISTRATIVE
- TRN TRAINING
- UPH UNACCOMPANIED PERSONEL HSG
- FH FAMILY HOUSING
- CF COMMUNITY FACILITIES
- MED MEDICAL FACILITIES
- REC RECREATION
- BUF BUFFER



FORT MONMOUTH
NEW JERSEY

LAND USE PLAN
MAIN POST

DRAGE
TIVE
NIED PERSONEL HSG
FACILITIES
ENTAL



FORT MONMOUTH
NEW JERSEY

LAND USE PLAN
CHARLES WOOD AREA