

Headquarters, Department of the Army



Fort Monroe, VA

Conveyance Progress Report



As of 1 October 2019

Office of the Deputy Chief of Staff, G-9

Operations Directorate, Base Realignment and Closure Division

TABLE OF CONTENTS

Summary	2-3
Environmental Cleanup	3
Reuse Plan	4
Programmatic Agreement	5
Property Conveyance Plan	6-7
Key Milestones Achieved	8



Rendering of Old Point Comfort - Historic Fort Monroe.

BRAC 2005 Recommendation

The 2005 Base Realignment and Closure (BRAC) Commission recommended the closure of Fort Monroe; the movements of the U.S. Army Training and Doctrine Command (TRADOC) Headquarters, United States Army Installations Management Command (IMCOM) Northeast Region Headquarters, Network Enterprise Technology Command (NETCOM) Northeast Region Headquarters, and Army Contracting Agency Northeast Region from Fort Monroe to Fort Eustis, VA; and the movements of the U.S. Army Accession Command (AAC) and U.S. Army Cadet Command (ACC) from Fort Monroe to Fort Knox, KY. All Unit Movements and associated construction were completed on schedule, and Fort Monroe was closed on 9 September 2011.

History

Fort Monroe was constructed between 1819 and 1834 and served as one of America's major military posts from the time of its establishment. Robert E. Lee, as a lieutenant, played a prominent role in the final stages of the fort's construction. During the Civil War, the fort was also a major staging area for Union land and naval expeditions. On 9 March 1862, thousands of spectators stood on the ramparts of Fort Monroe to watch the momentous battle between the Monitor and the Merrimac, the first battle in history between ironclad vessels. From May 1865 to May 1867, the fort was the site for the imprisonment of Confederate President Jefferson Davis.

Current Status

To date, the Army has transferred 928 acres of 1,064 acres identified as excess at Fort Monroe at the time of closure. Projected conveyance plans for the remaining property include transferring 5 acres in FY20, and 131 acres in FY25.

Property Description

Fort Monroe consisted of 1,064 acres and was located on a peninsula in the Chesapeake Bay at the entrance to the James River. Fort Monroe was completed in 1834 and consists of a unique six-sided stone fort surrounded by a moat. In addition to the fortress and other historic features, Fort Monroe served primarily as an Army headquarters with administrative and various light industrial activities. The industrial facilities were used for digital photographic processing; mechanical shops; an entomology shop; and U.S. Navy boat maintenance shops. Other functions included offices, residential housing, medical and dental clinics, gas station, auto craft shop, gyms, bowling alley, post office, banks, chapels, and a marina. The Historic Chamberlin Hotel was renovated into luxury apartments in 2008. The Chamberlin resides on property leased from the Army.

Caretaking Status

No Federal employees remain on Fort Monroe. The ACSIM BRAC Division manages a caretaker contract providing support for ongoing Comprehensive Environmental, Response, Compensation and Liability Act (CERCLA) environmental and munitions Military Munitions Response Program (MMRP) regulatory actions, property maintenance, security and property conveyance functions.



Environmental Cleanup

The Army successfully completed the Environmental and Munitions and Explosives of Concern (MEC) remedial actions supporting the transfer of Fort Monroe property.

The Army continues to make steady progress on the remediation actions for the remaining property, in compliance with CERCLA. Over 60% of the sites requiring environmental cleanup are in a response complete status leaving 12 sites still open.

The Army actively coordinates all cleanup actions with the Virginia Department of the Environmental Quality, the Fort Monroe Authority, and the National Park Service.

Contamination Concerns

The primary constituents of concern include poly-aromatic hydrocarbons, metals, and polychlorinated biphenyls in subsurface soils, encompassing cleanup for petroleum, chemicals, underground and above-ground storage tanks, and hazardous wastes. While Unexploded Ordnance and MEC were initially presumed to be a significant challenge, the Army's extensive research, remediation and cleanup efforts have sufficiently resolved the MEC challenges. The Army also instituted a Land Use Control Implementation Plan with appropriate Land Use Controls to ensure public health, safety, and environment protection. In sum, the Army's cleanup of the environmental (CERCLA) and munitions sites supports a "Finding of Suitability to Transfer" Fort Monroe property.

Reuse Plan

The Fort Monroe Reuse plan was approved by the Governor, Commonwealth of Virginia. The Reuse plan was also endorsed and approved by the U.S. Department of Housing and Urban Development (HUD).

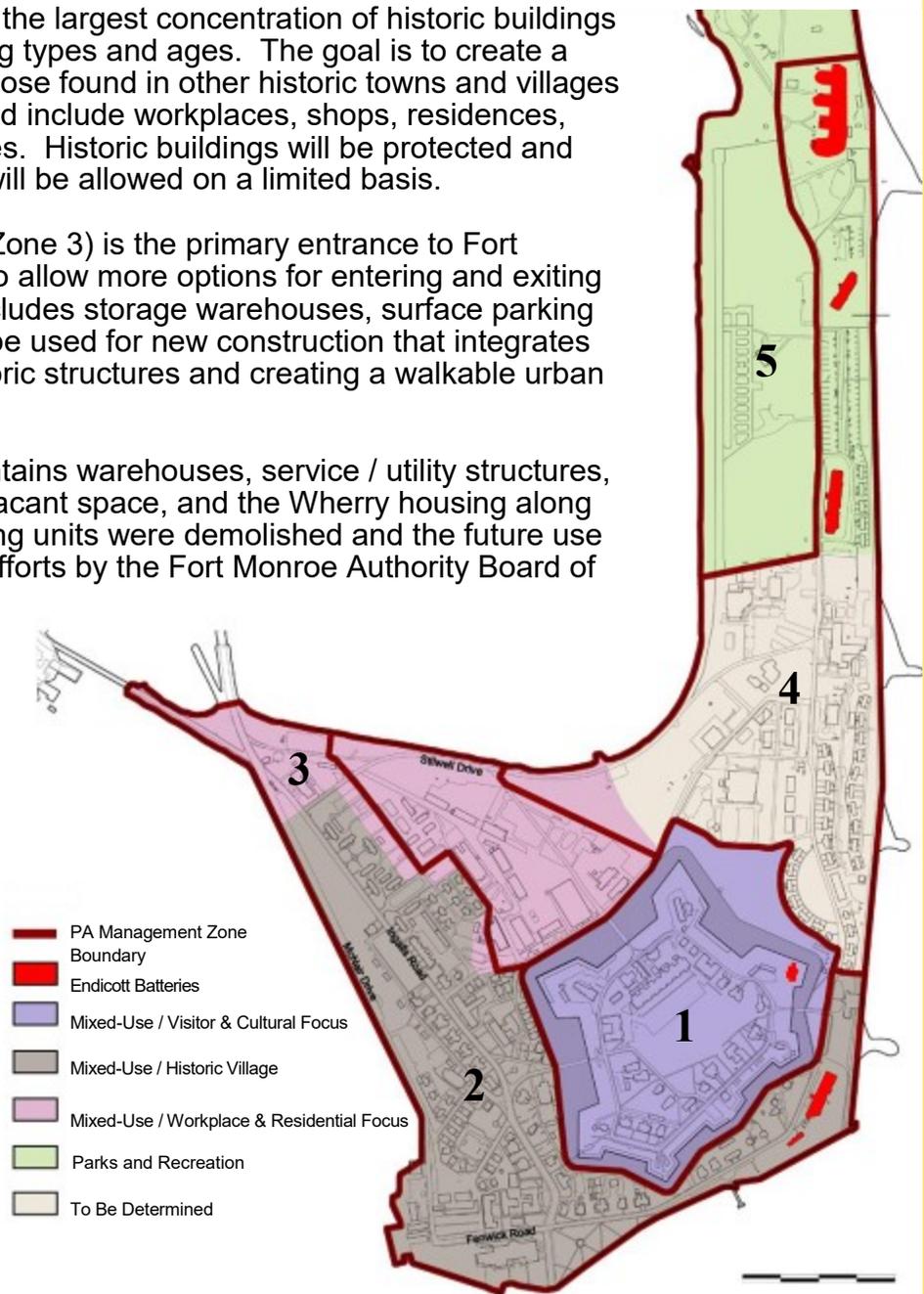
The Reuse plan provides a framework for future decisions organized by the five management zones of the Programmatic Agreement (PA). The Inner Fort (Zone 1) will require the strictest standard of historical preservation and protection. The reuse plan proposes no new development inside the stone fort; the existing buildings will be maintained and reused for a variety of purposes, including historic interpretation purposes, museums, meeting spaces, offices, lodging, and residences.

The Historic Village (Zone 2) has the largest concentration of historic buildings and includes a diversity of building types and ages. The goal is to create a complete mix of uses similar to those found in other historic towns and villages in the Tidewater region and should include workplaces, shops, residences, lodging, and civic institutional uses. Historic buildings will be protected and reused. Selective development will be allowed on a limited basis.

The Entry and North Gate area (Zone 3) is the primary entrance to Fort Monroe. It will be reconfigured to allow more options for entering and exiting the site. The North Gate area includes storage warehouses, surface parking lots and garages. This area will be used for new construction that integrates seamlessly with contributing historic structures and creating a walkable urban framework.

The Wherry Quarter (Zone 4) contains warehouses, service / utility structures, surface parking, some areas of vacant space, and the Wherry housing along the bay front. The Wherry Housing units were demolished and the future use of this area is pending planning efforts by the Fort Monroe Authority Board of Trustees.

The Parks and Recreation area (Zone 5) includes space devoted to open areas, including public beaches, preserved natural wet lands, recreation fields, and walking trails. The southern most quadrant of this zone features existing buildings, several batteries, and areas where buildings were once located. Existing buildings, such as the Bay Breeze Community Center will be redeveloped for public entertainment activities, with tennis courts, pools, beaches, clubs and camping. New construction will conform with the geographic area and support for National Park uses.



Programmatic Agreement, Section 106

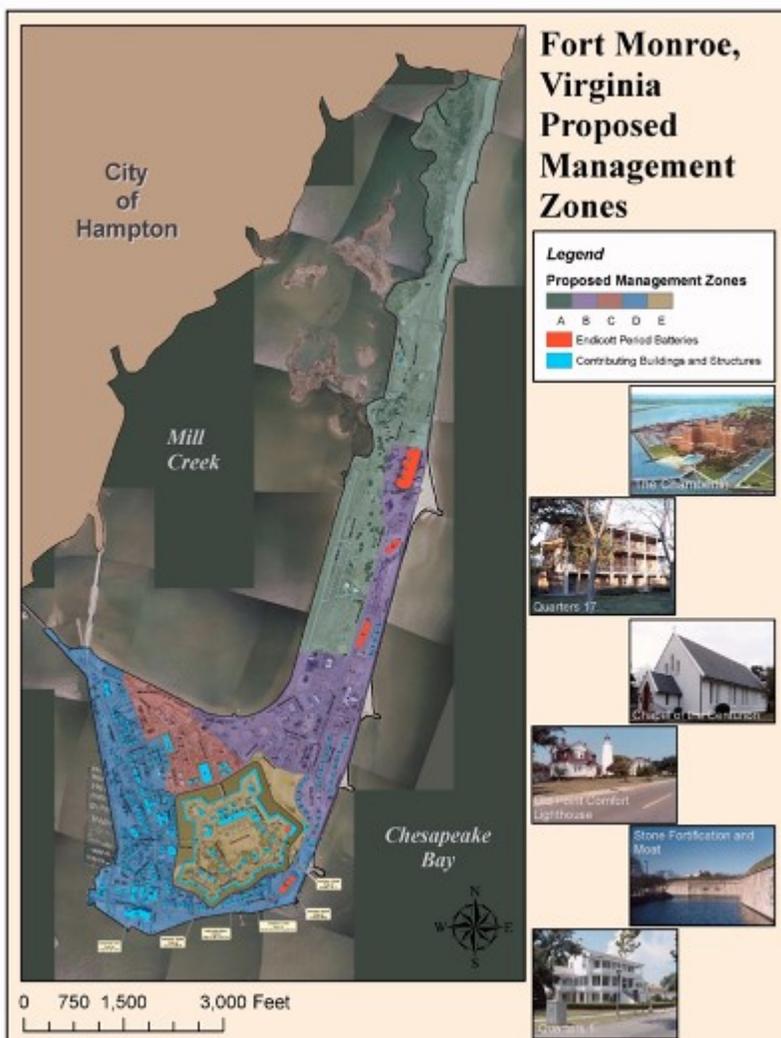
The Army achieved a key milestone by completing the Fort Monroe Programmatic Agreement (PA), meeting requirements of Section 106 of the National Historic Preservation Act.

The PA ensures future protection of Fort Monroe's 400-year-old history and culture (dating to 1609). Notably, approximately 67% of the installation's structures contribute to this designated National Historic landmark.

The local community responded enthusiastically to the Army PA concept producing 32 consulting parties. Key consulting parties include the Governor Commonwealth of Virginia (COV); the State Historic Preservation Office (SHPO); Secretary of Natural Resources for COV; Virginia Department of Environmental Quality; the Fort Monroe Authority (FMA); the Advisory Council on Historic Preservation; the City of Hampton, VA; the U.S. National Park Service; Federally-recognized Indian tribes; and numerous organizations representing nation-wide interest groups.

The PA Framework included Army-sponsored Public Workshops in Hampton, VA; Richmond, VA; and Washington, DC to inform the public and seek comments and recommendations from the community. During the PA process, the Army also sponsored subcommittee meetings with consulting parties and the public.

The collaboration efforts with all parties produced a unique PA for Fort Monroe and one of the most complex agreements for the U.S. Army. Particularly noteworthy, the Fort Monroe PA creates management zones aligned with areas of historic significance, which require appropriate conservation and protection measures.



Fort Monroe PA Zones

- Zone A (West Peninsula)
- Zone B (East Peninsula)
- Zone C (North Gate/Stilwell Drive)
- Zone D (McNair, Ingalls Fenwick Corridor)
- Zone E (Stone Fort and Moat)
- Endicott Batteries
- Individually Eligible Historic Properties

Management Zone Objectives

- Defines future management of property based on historic, development, use, and architectural character.
- Recognizes and protects historic character of each area and the greater Fort Monroe community.
- Considers historic, architectural, landscape, archaeological, and natural significance of each area.
- Allows for some change within strict limits.
- PA management zones also address Public concerns and Consulting parties agreements.
- PA management zones align with the approved reuse plan.

Property Conveyance Plan

At the time of the BRAC closure announcement, Fort Monroe consisted of 1,064 acres. Currently, 928 acres have been successfully conveyed.

The Army continues to convey Fort Monroe properties to the Commonwealth of Virginia, the Fort Monroe Authority (FMA), and the U.S. Department of Interior, National Park Service (NPS).

Area 1: The Army conveyed 312.8 acres of Reversionary property to the Commonwealth of Virginia (COV) by Quitclaim Deed on 4 June 2013. On 24 January 2019, an additional 4.2 acres was conveyed to the COV. On 15 April 2019, the Army conveyed the remaining four environmental carve-out sites (34.0 acres) to the COV.

Area 2: The Army conveyed 30.1 acres of the Commercial / Industrial property parcel to the FMA under an Economic Development Conveyance (EDC) authority in 2017.

Area 3: The Army also conveyed 43.7 acres of the Marina / Water Front property parcel to the FMA under an EDC authority in 2017. At the time, the Army had retained five environmental carve-out sites pending final completion of remediation and cleanup actions, and securing regulatory approvals. On 12 March 2019, the Army transferred the five sites (9.4 acres) to the FMA thereby completing all EDC property transfers.

Area 4: On 1 November 2011, President Obama signed a declaration establishing specific areas of Fort Monroe as a "National Monument" to ensure preservation of this historic property. The Army will convey Area 4 to the U.S. Department of Interior, National Park Service by a Federal-to-Federal transfer process upon completion of environmental cleanup requirements.



Conveyance Parcels

Chamberlin Luxury Apartments.
 The Chamberlin is located on Reversionary Property under Army control until 2087. Legislative authority was enacted by the State of Virginia under a 2004 Amendment to Section 1 of Chapter 809 of the Acts of the Assembly of 1998. The Army is considering several conveyance options.



Property Conveyance Summary:

Acres				Key Dates	
Total Excess: 1,064	Conveyed: 928 (87%)	Remaining: 136	Army Retained: 0	First Conveyance: 28 Jul 2006	Final Conveyance: TBD

Property conveyance by parcel:

Parcel Name	Parcel Acres	Disposal Date	Parcel Recipient	Conveyance Authority
Big Bethel Reservoir	494.0	28 Jul 2006	USAF	Fed-to-Fed
Area 1 - Reversionary Property	312.7	4 Jun 2013	State of VA	Reversion
Area 2 - Commercial / Industrial	30.1	14 Apr 2017	FMA	EDC
Area 3 - Marina / Waterfront	43.7	14 Apr 2017	FMA	EDC
Environmental Carve Out: Tidball	4.2	24 Jan 2019	State of VA	Reversion
Environmental Carve Outs: Areas 2 & 3	9.4	12 Mar 2019	FMA	EDC
Environmental Carve Out: Bldg 82	0.4	15 Apr 2019	State of VA	Reversion
Environmental Carve Out: Bldgs 204/205	5.7	15 Apr 2019	State of VA	Reversion
Area 1 - Environmental Carve Out: Moat	19.1	15 Apr 2019	State of VA	Reversion
Area 1 - Environmental Carve Out: 200 Area	8.8	15 Apr 2019	State of VA	Reversion
Chamberlin	5.0	FY20	TBD	Negotiated Sale
Area 4 - Northern Shores / Beaches / Natural Open Areas	130.9	FY25	NPS	Fed-to-Fed

Key Milestones Achieved

- **Fort Monroe Programmatic Agreement (PA), National Historic Preservation Act.** The United States National Advisory Council for Historic Preservation (NHP) selected the U.S. Army as recipient of the “National Chairman’s Award” for the outstanding manner in which the Army BRAC team accomplished the Fort Monroe Programmatic Agreement (PA), achieving Section 106 requirements of the National Historic Preservation Act (NHPA).
- **Big Bethel Reservoir parcel.** The Army transferred Big Bethel parcel (494 acres).
- **Fort Monroe Reuse plan.** The Governor of the COV approved the Fort Monroe Reuse plan. The Department of Housing and Urban Development endorsed the Reuse plan and approved the Homeless Accommodation Sufficiency Review.

- **Fort Monroe designated a National Monument.**

President Barack Obama signed a proclamation designating Fort Monroe as a National Monument on 1 November 2011. This is the first time that President Obama exercised his authority under the Antiquities Act, a 1906 law to protect sites deemed to have natural, historical or scientific significance.

- **Fort Monroe, Area 1 Reversionary Historic parcel.** The Army transferred the Historic parcel, consisting of 312.75 acres to the Commonwealth of Virginia in June 2013. Subsequent transfers occurred on 24 January 2019 (4.2 acres) and on 15 April 2019 (34.0 acres).
- **Fort Monroe Economic Development Conveyance (EDC) process.** The EDC between COV, the FMA and the Army (for property Areas 2 and 3) was approved on 10 January 2017; and 73.8 acres of the property was conveyed to the FMA and Commonwealth on 14 April 2017. On 12 March 2019, the Army transferred an additional 9.4 acres to the FMA.

- In total, 87% of Fort Monroe property has been successfully transferred.

