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Montrose EUL – Industry Forum Enhanced Use Leasing *Opportunity*

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Agenda

- EUL Site Description
- Implementation Process
- Site Specific Items to Consider
- VA's Goals and Objectives

EUL Site Description

Site Summary

- Entire Montrose VA Campus is approximately 184 acres
- 172 acres are available for reuse through EUL in two Phases
- 12 acres will remain VA presence after redevelopment
- 52 functioning buildings and structures totaling approximately 965,000 gross square feet
- Phase I entails 108 acres
- Phase II entails 64 acres
- More detailed building information is available in the Building Inventory on the project website

EUL Site Description

Site Map



Implementation Process

Conveyance Structure

- Phase I is available for reuse immediately
- Phase II is available for reuse after the implementation of CARES BPO 4
- CARES BPO 4 Footprint will be VA's remaining presence on Campus
- Phases I and II are not severable from each other
 - Planned development can occur in stages
- Developer to propose comprehensive Master Plan for entire EUL Site (Phases I + II)

Implementation Process

Phase I

- Available immediately
- Approximately 108 acres of land on western portion of EUL Site, with
- Approximately 335,000 GSF of improvements
- Developer to take over operation of Waste Water Treatment Plant
- Developer to provide the following relocation services to VA

Building #	Service to be relocated	Scope	Estimated SF
26	Gym	Build out new gym space in Building 18	6,000
29	Daycare	Build out daycare space on ground floor of Building 17	10,000
29	Residences	Build out approx. ten (10) rooms for residential use in Building 14	3,000
66 + 45	Storage	Construct new storage facility (enclosed butler building or pole barn type construction) to house materials and equipment	3,500

Implementation Process

Phase II

- Available after implementation of CARES
- Approximately 64 acres of land on eastern portion of EUL Site, with
- Approximately 445,000 GSF of improvements

Site Specific Items to Consider

Utilities

- Most Utility Services enter Campus through Phase II EUL Site
- Developer should propose a plan to share utilities with VA between Phases I and II
 - Consider Utility Access
 - Consider Utility Cost sharing
- Additional specific information about the existing utility systems will be provided in the following Infrastructure Presentation

Site Specific Items to Consider

Waste Water Treatment Plant

- Available for reuse immediately in Phase I
- Developer will take over plant operations and continue service to remaining VA presence on Campus and adjacent NY State Nursing Home
 - NY State Nursing Home will pay for services directly
 - VA will pay for its use
- Plant owns a SPDES permit for discharge of up to 400,000 gallons per day of treated water
- Sewage Treatment Facility could be used to serve redevelopment on Campus or adjacent neighborhoods in Town of Cortlandt

Site Specific Items to Consider

Historic Preservation

- Campus is designated with 'Determination of Eligibility for the National Register of Historic Places'
- Developer must comply with National Historic Preservation Act (NHPA)
- Adaptive Reuse or Demolition and New Construction are acceptable to propose in RFP response, if compliant with Historic Preservation Authorities having Jurisdiction

Site Specific Items to Consider

Other Issues

- Battery Place Resident Road Access
 - Residences located to the south of Montrose Campus used to have public road access via Battery Place Bridge
 - Battery Place Bridge has been condemned due to deterioration
 - VA has granted residents access from Albany Post Road via Montrose Campus
 - Proposed Development Concept should include plan for how to negotiate resident access with the Town of Cortlandt during and after redevelopment
- Hudson River Waterfront
 - Access to waterfront is conveyed in Phase I
 - Developer should maintain the integrity of the Hudson River Waterfront

VA's Goals and Objectives

Project Goals

- Provide affordable housing to veterans and senior veterans
 - In any housing opportunity, veterans should have preferred placement opportunities
- Use consideration received to enhance the services provided to veterans at the Montrose Campus
- Enhance amenities available to veterans and the surrounding community
- Compatibility with the fabric of the existing neighborhoods
- Maintain the integrity of the Hudson River Waterfront



Thank you