



FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | www.fora.org

ADMINISTRATIVE COMMITTEE MEETING

8:15 a.m. Wednesday, January 21, 2015

920 2nd Avenue, Suite A, Marina CA 93933 (FORA Conference Room)

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

4. PUBLIC COMMENT PERIOD

Individuals wishing to address the Committee on matters within its jurisdiction, but not on this agenda, may do so during this period for up to three minutes. Comments on specific agenda items are heard under that item.

5. APPROVAL OF MEETING MINUTES

a. December 3, 2014 Administrative Committee Meeting Minutes (*postponed from 12/30/14*)

6. JANUARY 9, 2014 BOARD MEETING FOLLOW UP

INFORMATION/ACTION

7. BUSINESS ITEMS

a. Fort Ord Pollution Legal Liability Insurance Policy

INFORMATION

i. Distribute Copies of New Insurance Policy

ii. Review Draft Cross Border Claim Agreement

b. California Department of Toxic Substances Control (DTSC) Annual Land Use Covenant (LUC) Reporting - Submittals

INFORMATION

i. FY 11-12 Reports

ii. Combined FY 12-13 and 13-14 Reports

c. Fort Ord Trails Symposium – January 22, 2015

INFORMATION

d. Fort Ord Design Charrette – February 2, 2015 Kick-off Event

INFORMATION

e. Capital Improvement Program Development Forecast Updates

INFORMATION

8. ITEMS FROM MEMBERS

9. ADJOURNMENT

Next Meeting Date: February 4, 2014

For information regarding items on this agenda or to request disability related modifications and/or accommodations please contact the Deputy Clerk 48 hours prior to the meeting.

Agendas are available on the FORA website at www.fora.org.



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:15 a.m., Wednesday, December 3, 2014 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Chair Houlemard called the meeting to order at 8:24 a.m. The following were present (*voting members):

Carlos Uruttia, County of Monterey*
Tim O'Halloran, City of Seaside *
Wendy Strimling, County of Monterey
Vicki Nakamura, MPC
Anya Spear, CSUMB
Lisa Rheinheimer, MST

Steve Matarazzo, UCSC
Lyle Shurtleff, BRAC
Patrick Breen, MCWD
Doug Yount, ADE
Bob Schaffer
Kathleen Lee, Sup. Potter's Office

FORA Staff:
Michael Houlemard
Jim Arnold
Crissy Maras
Jonathan Garcia
Josh Metz
Lena Spilman

Voting Members Absent: Elizabeth Caraker (City of Monterey), Layne Long (City of Marina), Dan Dawson (City of Del Rey Oaks).

2. PLEDGE OF ALLEGIANCE

Tim O'Halloran led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Chair Houlemard noted that the United Veterans Council would be hosting their Annual Recognition Dinner that night. He also announced both sides were close to finalizing a settlement agreement in the Marina v. FORA lawsuit regarding Preston Park.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES

- a. **October 1, 2014 Administrative Committee Meeting Minutes**
- b. **November 5, 2014 Administrative Committee Meeting Minutes**

Executive Officer Houlemard stated that the item would be postponed for lack of a quorum and the meeting would proceed as a meeting of the whole.

6. DECEMBER 12, 2014 BOARD MEETING - AGENDA REVIEW

Chair Houlemard postponed discussion of the Board packet and moved to item 7b to accommodate members needing to leave early (*item continued below*).

7. BUSINESS ITEMS

- b. **Pollution Legal Liability (PLL) Insurance Policy**
 - i. **First Named Insured Designee After 2020**
 - ii. **Individual Insurance Coverage Amounts**
 - iii. **Insurance Cost Reimbursement Agreements**

Chair Houlemard announced it was time to finalize jurisdiction participation in the PLL Insurance Policy, as executed agreements needed to be submitted to FORA by the end of December. Senior Planner Jonathan Garcia discussed recent discussions with the County of Monterey regarding their potential assumption of first named insured responsibility, and Chair Houlemard discussed alternatives for addressing outstanding items.

6. DECEMBER 12, 2014 BOARD MEETING - AGENDA REVIEW (CONTINUED)

Chair Houlemard reviewed the draft December 12th Board meeting agenda packet, and Associate Planner Josh Metz provided an overview of the January 22, 2015 Fort Ord Trails Symposium.

7. BUSINESS ITEMS (CONTINUED)

a. Approve 2015 Meeting Dates

Chair Houlemard reviewed the 2015 meeting schedule. No action was taken for lack of quorum.

c. 2012-14 Land Use Covenant Reporting Status Update

Mr. Garcia announced that Land Use Covenant Reports were due by December 31, 2014.

d. Regional Urban Design Guidelines (RUDG) Update

Mr. Metz briefly discussed the outcome of the RUDG site visit and preparation for the February Charrette. Chair Houlemard informed the Committee that the charrette marketing plan and schedule had been amended to reflect requests for greater input from the Latino and African American communities.

e. January 22, 2015 Trails Symposium Update

Mr. Metz stated the item did not require further discussion.

8. ITEMS FROM MEMBERS

None

9. ADJOURNMENT

Chair Houlemard adjourned the meeting at 9:06 a.m.



FORT ORD REUSE AUTHORITY

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MEMORANDUM

TO: Monterey Peninsula College (MPC), Monterey-Salinas Transit (MST), Transportation Agency for Monterey County (TAMC), County of Monterey, Cities of Monterey, Marina, and Seaside

FROM: Jonathan Garcia, Senior Planner

RE: Item 7a – Fort Ord Pollution Legal Liability (PLL) Insurance Policy: (i) Policy distribution and (ii) Review Draft Cross Border Claim Agreement

DATE: January 16, 2015

FORA recently purchased a 10-year PLL Insurance Policy from Chubb Custom Insurance Company for period 12/31/2014 to 12/31/2024 with \$50 million in coverage limits. FORA is the first-named insured under the policy. MPC, MST, TAMC, County of Monterey, Cities of Monterey, Marina, and Seaside are named insureds under the policy. FORA will distribute hard copies of the PLL policy during the January 21, 2015 Administrative Committee meeting. The following FORA weblink includes a PDF copy of the PLL policy:

<http://fora.org/Admin/2015/Additional/2014%20PLL%20Chubb%20Policy%20-%20transmital-summary-policy.pdf>

Special FORA counsel Barry Steinberg advised FORA that a Cross Board Claim Agreement would benefit FORA and the named insureds in the event of a cross border insurance claim. The following FORA weblink includes a MS Word document of the draft Cross Border Claim Agreement for review and editing by the proposed Parties (a hard copy is included with this memo):

<http://fora.org/Admin/2015/Additional/FORA%20PLL%20Cross%20Border%20Agreement.doc>

If you have any questions the PLL policy or draft Cross Border Claim Agreement, please contact me at (831) 883-3672 or jonathan@fora.org.

Enclosure (1)

AGREEMENT REGARDING POLLUTION AND LEGAL LIABILITY INSURANCE CROSS BORDER CLAIMS

This Agreement Regarding Pollution and Legal Liability Insurance Cross Border Claims (this “Agreement”) is made and entered into effective _31 December, 2015 (the “Effective Date”) by and among the **FORT ORD REUSE AUTHORITY**, a public corporation of the State of California (“FORA”), the **CITY OF MARINA**, the **CITY OF MONTEREY**, the **CITY OF SEASIDE**, the **COUNTY OF MONTEREY**, the **MONTEREY PENINSULA COMMUNITY COLLEGE DISTRCT**, a California community college district, the **MONTEREY-SALINAS TRANSIT DISTRICT**, a California special district, and the **TRANSPORTATION AGENCY FOR MONTEREY COUNTY**, a local area agency (each a “Party” and collectively, the “Parties”) with reference to the following facts.

A. FORA entered into a substantially similar Agreement Regarding Allocation of Pollution and Legal Liability Insurance Premium (the “PLL Agreement”) with each of the other Parties to this Agreement in or about December, 2014.

B. Pursuant to the PLL Agreement, a policy of Pollution and Legal Liability Insurance, policy number 37314351, has been obtained from Chubb Custom Insurance Company, which policy is effective for a ten (10) year term commencing December 31, 2014 and under which each of the Parties is a named insured (the “PLL Policy”).

C. The Parties desire by this Agreement to clarify how the Self Insured Retention and risk allocation aspects of coverage under the PLL Policy will be managed.

NOW, THEREFORE, based on the foregoing and in consideration of the mutual terms, covenants and conditions contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Sharing of Self Insured Retention. Each Party agrees that, in the event of claims under the PLL Policy under circumstances in which more than one insured suffers loss, damage or cost from the same Pollution Incident or Potential Incident (as defined in the Policy), the affected Parties who make claims under the PLL Policy will share the Self Insured Retention equally, without regard to causation or proportion of loss, damage, or cost.

2. Applicable Solely to Claims under PLL Policy. This Agreement applies solely to claims made under the PLL Policy. Each Party retains any right of cost recovery or to pursue any contribution action against any other Party without regard to this Agreement.

3. Additional Insureds. Any entity that seeks to be added to PLL Policy as an additional insured shall, as a condition precedent, execute, prior to being added to the PLL Policy as an additional insured, an agreement for the benefit of all other named and present or future additional insureds that adopts and accepts the provisions of this Agreement.

4. Notices. All notices and other communications given pursuant to this Agreement shall be in writing and shall be personally delivered or given by mailing the same by certified or registered mail, return receipt requested, postage prepaid or by United States express mail, by a commercially recognized courier service, or by facsimile transmission provided that a true copy of the facsimile transmission is sent on the same day by United States express mail or a commercially recognized courier service for delivery no later than the next business day. Any such notice or other communication shall be deemed to have been given on the earlier of (i) personal delivery, (ii) the date of delivery or refusal to accept delivery as shown on the return receipt, or (iii) when received by the Party to whom such notice or other communication is addressed if addressed as follows (or to such other or further addresses as a Party may designate by like notice, similarly sent):

Fort Ord Reuse Authority
ATTN: Michael A. Houlemard, Jr.,
Executive Officer
100 12th Street, Bldg. 2880
Marina, California 93933

City of Marina
ATTN: Layne Long
City Manager
211 Hillcrest Avenue
Marina, California 93933

City of Monterey
ATTN: Mike McCarthy
City Manager
580 Pacific Street
Monterey, California 93940

City of Seaside
ATTN: John Dunn
City Manager
440 Harcourt Avenue
Seaside, California 93955

County of Monterey
ATTN: Steve Mauck
Risk Manager
168 West Alisal Street, 3rd Floor
Salinas, California 93901

Monterey Peninsula Community College District
ATTN: Dr. Walter Tribley
President/Superintendent
980 Fremont Street
Monterey, California 93940

Monterey-Salinas Transit District
ATTN: Carl Sedoryk
General Manager/CEO
1 Ryan Ranch Road
Monterey, California 93940

Transportation Agency for Monterey County
ATTN: Debbie Hale
Executive Director
55-B Plaza Circle
Salinas, California 93901

5. Cooperation. Each of the Parties agrees to use reasonable and good faith efforts to take, or cause to be taken, all action to do, or cause to be done, and to assist and cooperate with any and all other Parties in doing, all things necessary, proper or advisable to consummate and make effective, in the most expeditious manner practicable, the transactions contemplated by this Agreement including signing, acknowledging, and delivering any instruments and documents as may be necessary, expedient, or proper, to carry out the intent and purpose of this Agreement. Each Party agrees to exercise good faith and fair dealing in the performance of its obligations under this Agreement.

6. Assignment. Except as otherwise provided in this Agreement, no Party shall have the right, power, or authority to assign or encumber any rights or interest in this Agreement or any portion of this Agreement, or to delegate any duties or obligations arising under this Agreement, voluntarily, involuntarily, or by operation of law, without the prior written consent of all other Parties.

7. Third-Party Rights. This Agreement has been made and is made solely for the benefit of the Parties. Nothing in this Agreement, express or implied, is intended to confer upon any individual or entity, other than the Parties, any rights or remedies, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to any Party to this Agreement, nor shall any provision give any third persons any right of subrogation or action over or against any Party to this Agreement.

8. Complete Agreement; Amendment. This Agreement is a full and complete statement of the Parties' understanding with respect to the matters set forth in this Agreement. This Agreement supersedes and replaces any and all prior or contemporaneous agreements, discussions, representations, or understandings between the Parties relating to the subject matter of this Agreement, whether oral or written. No addition, alteration, amendment, change, or

modification to this Agreement shall be binding upon the Parties, or any of them, unless reduced to writing and signed by each and all of the named insured Parties.

9. No Reliance. The Parties represent and acknowledge that in signing this Agreement they have not relied upon any course of conduct, representation, or statement made by any other Party with regard to the subject matter of this Agreement, other than those representations that are specifically stated in this Agreement.

10. Interpretation. This Agreement shall be construed as a whole and in accordance with its fair meaning. The organization and format of this Agreement (including the numbering of, or the captions, headings, or titles to, any sections or paragraphs of this Agreement) are intended solely for convenience of reference and shall not be used to construe the scope, meaning, intent, or interpretation of any part of this Agreement. Whenever used in this Agreement, the word “including” shall be deemed to be followed by the words “but not limited to.” Each number, tense, and gender used in this Agreement shall include any other tense, number, or gender where the context and references so require. Any pronoun used in this Agreement shall be read in the singular or plural number and in such gender as the context may require. It is understood and agreed by the Parties that this Agreement has been arrived at through negotiation and deliberation by the Parties, with each Party having had the opportunity to review and revise this Agreement and to discuss the terms and effect of this Agreement with counsel of its choice. Accordingly, any rule of law or legal decision that would require interpretation of any ambiguities in this Agreement against the Party that has drafted it is not applicable and is waived. Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law. Any provision of this Agreement held to be void or unenforceable under applicable law shall be deemed stricken and all remaining provisions of this Agreement shall continue to be valid and binding upon the Parties.

11. Attorneys’ Fees. In the event of any action or proceeding in law or in equity arising out of or in connection with this Agreement or to enforce or interpret any of the terms of this Agreement, the prevailing Party or Parties in such action shall be entitled to have and recover from the non-prevailing Party or Parties reasonable attorneys’ fees, including fees on appeal, in addition to such other relief as may be granted. Each Party shall bear its own attorneys’ fees and costs incurred in the negotiation and implementation of this Agreement.

12. Authority. Each person signing this Agreement on behalf of a Party expressly represents and warrants that he or she has received full and complete authority to sign this Agreement on behalf of that Party, whether the Party is an individual or an entity, by the exercise of any necessary powers governing the execution of contracts by that Party and that no further approval of any kind is necessary to bind that Party to this Agreement.

13. Counterparts. This Agreement may be signed in any number of counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same complete instrument. The signature page of each counterpart may be detached from such counterpart and attached to a single document which shall for all purposes be treated as an original.

IN WITNESS WHEREOF, the Parties have entered into this Agreement effective on the date first above written.

FORT ORD REUSE AUTHORITY

CITY OF MARINA

By: _____
Michael A. Houlemard, Jr.,
Executive Officer

By: _____
Layne Long,
City Manager

CITY OF MONTEREY

CITY OF SEASIDE

By: _____
Mike McCarthy,
City Manager

By: _____
John Dunn,
City Manager

COUNTY OF MONTEREY

MONTEREY-SALINAS TRANSIT DISTRICT

By: _____
Steve Mauck,
Risk Manager

By: _____
Carl Sedoryk,
General Manager/CEO

MONTEREY PENINSULA COMMUNITY COLLEGE DISTRICT

By: _____
Dr. Walter Tribbley,
President/Superintendent

TRANSPORTATION AGENCY FOR MONTEREY COUNTY

By: _____
Debbie Hale,
Executive Director



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MEMORANDUM

TO: Monterey Peninsula College (MPC), University of California Santa Cruz (UCSC), California State University Monterey Bay (CSUMB), County of Monterey, Cities of Del Rey Oaks, Monterey, Marina, and Seaside

FROM: Jonathan Garcia, Senior Planner

RE: Item 7b – Department of Toxic Substances Control (DTSC) Annual Land Use Covenant (LUC) Reporting – Submittals for FY 11-12 Report and Combined FY 12-13 and 13-14 Report

DATE: January 16, 2015

On September 26, 2014, FORA transmitted a request for combined FY 12-13 and 13-14 LUC Reports from the eight reporting entities (MPC, UCSC, CSUMB, County of Monterey, Cities of Del Rey Oaks, Monterey, Marina, and Seaside) with a deadline of December 31, 2014. Since that time, FORA received all LUC report submittals for the FY 11-12 LUC Report and the combined FY 12-13 and 13-14 LUC Report.

These LUC report submittals are available on the following FORA weblinks:

FY 11-12 LUC Report submittals:

<http://fora.org/Admin/2015/Additional/FortOrd-LUCReportsFY11-12.pdf>

Combined FY 12-13 and 13-14 LUC Report submittals:

http://fora.org/Admin/2015/Additional/FortOrd-LUCReportsFY12-13_FY13-14.pdf

If you have any questions about the annual LUC reporting process, please contact me at (831) 883-3672 or jonathan@fora.org.



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MEDIA RELEASE

Contact: Josh Metz, Associate Planner
(831) 883-3672 josh@fora.org

For Immediate Release: Wednesday, January 14, 2015

Public Workshops to Help Shape Future Fort Ord Regional Urban Design Guidelines

In the first part of next month, Fort Ord Reuse Authority (FORA) will host a series of public workshops focused on developing Regional Urban Design Guidelines (RUDG) for the former Fort Ord. The RUDG are a Reuse Plan requirement focused on creation of design guidelines for village and town centers, gateways, regional circulation corridors and trails. Design guidelines will inform standards for road design, setbacks, building height, landscaping, signage, and other matters of visual importance. FORA has retained a nationally renowned town planning firm, Dover, Kohl & Partners, to guide the public involvement process and produce draft guidelines. Public input will help assure the guidelines reflect community preferences.

Public participation will kick-off on **Monday, February 2**, with two consecutive events at the Carpenters Union Hall at 910 2nd Avenue, Marina (across from the Dunes shopping center off Imjin Parkway). The first event, from **1-4 p.m.**, will be an educational forum with town planning and walkability experts Victor Dover, Peter Katz, and Jeff Speck providing detailed discussion about issues facing Fort Ord and how Regional Urban Design Guidelines can help shape the future of redevelopment. That evening, from **6-9 p.m.** at the same location, a public design workshop will provide opportunity for hands-on public input into the draft design guidelines.

Several additional evening workshops have been scheduled at alternate locations to encourage broad community participation and feedback during the RUDG process, including:

- **Wednesday, February 4, 6:30-8:30 p.m.** and **Saturday, February 7, 9:30-11:30 a.m.** at Soper Field Community Center, 220 Coe Avenue in Seaside
- **Thursday, February 5, 3:00-5:00 p.m.** at the California State University Monterey Bay (CSUMB) Student Center, Building 12 (Intergarrison Rd, Seaside).
- **Saturday, February 7, 3:30-5:30 p.m.** at the Marina Public Library, 190 Seaside Circle in Marina (behind the Walmart shopping center)

Interested members of the public are encouraged to attend one or more of these events. Workshop attendees can expect hands-on interaction with urban planners, economists, transportation engineers, and environmental experts working on the RUDG. Each event will include presentation of draft guideline elements generated during previous sessions.

“The design charrette (workshop) process offers multiple stakeholder touch-points to ensure a consensus product,” says Bill Lennertz, executive director of the National Charrette Institute and a design team member.

“Completion of the Regional Urban Design Guidelines will further enable the quality development originally envisioned in the Base Reuse Plan to become reality,” says FORA executive officer Michael Houlemard. “Thanks to the hard work of the RUDG Task Force and FORA staff, we were able to recruit

one of the leading urban design firms in the country to participate in our competitive proposal process. Dover, Kohl & Partners stood out for their fresh ideas and proven innovative approaches to community planning. We look forward to a robust and inclusive process that brings our community together and advances the process of economic recovery here on former Fort Ord.”

More information and details about the RUDG process can be found on the FORA website (www.fora.org) or by contacting the FORA office at 883-3672.

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Information about Dover, Kohl & Partners:

Dover, Kohl & Partners is a nationally recognized town planning firm based in Coral Gables, Florida. Applying the principles of traditional town planning, the firm’s work encompasses restoring existing urban centers and towns, reconfiguring sprawling suburbs into communities of real neighborhoods, conserving natural environments, and preserving our society’s built legacy. Dover, Kohl & Partners is best known for its collaborative, public design processes, known as charrettes, as well as for illustrative master plans and form-based codes that emphasize complete neighborhoods as the basis for sound communities. Victor Dover and Joseph Kohl are charter members of the Congress for the New Urbanism, and have worked for many public agencies, developers, and citizen groups to create appropriate methods of land development and regulation.



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MEDIA RELEASE

Contact: Josh Metz, Associate Planner
(831) 883-3672 josh@fora.org

For Immediate Release: Tuesday, January 13, 2015

Trails Symposium Links Economic Reuse With Recreation and Transportation Opportunities

The public is encouraged to attend an exciting symposium providing opportunity to learn about and help plan the future of this region's economic vitality by connecting outdoor recreation, regional trail systems and transit alternatives as part of reuse of the former Fort Ord area.

The Fort Ord Trails Symposium will take place on Thursday, January 22 from 9 a.m. to 5:00 p.m. at the California State University Monterey Bay (CSUMB) University Center. The Symposium brings together a group of national urban design leaders and practitioners to present information about communities around the country that are turning investments in bicycle, pedestrian and equestrian infrastructure into economic engines.

The adopted master plan for former Fort Ord, the 1997 Fort Ord Base Reuse Plan, has long envisioned a framework of well-designed gateways, town and village centers, and regional circulation corridors for the region. With significant open space available at former Fort Ord and within many existing county and city areas, outdoor recreation and the enhancement of non-motorized alternatives for recreation and daily transportation is becoming more popular, desirable, and necessary. The Base Reuse Plan calls for creating three major trails along Intergarrison, Fort Ord Dunes State Beach, and Salinas Valley/Seaside, as well as access to the Fort Ord National Monument area now owned and managed by the Bureau of Land Management. Additional trails are envisioned along Monterey Road, Main Garrison, Crescent Avenue and Reservation Road.

The Symposium will focus on creating and linking economics and recreation through planning, networking and regional coordination. Speakers will include nationally-recognized community and economic planning professionals with expertise in economic development, community design, public access, linking assets and communities, and planning of transportation corridors and trails.

Walking and biking trails are not new concepts to Monterey County, and as the former Fort Ord area continues to redevelop over time, the integration of transit and recreation-oriented elements within the new communities, campuses, commercial and land conservation areas will assume even greater opportunity, interest and importance.

The Transportation Agency for Monterey County (TAMC) and a number of local cities and developments are already engaged in planning and implementing trail systems for communities and residents. Forward planning efforts for the Monterey Bay Sanctuary Scenic Trail, to construct a continuous recreation/transit-oriented trail from Wilder State Park in Santa Cruz to Pacific Grove, started several years ago. Additionally, two local grass-roots planning group efforts have created concepts for a Fort Ord Rec Trail and Greenway and a regional trail linking Big Sur Land Trust lands south of Carmel up through Fort Ord and to the Salinas River.

The Symposium schedule, list of presenters, and meeting location map are posted on the Fort Ord Reuse Authority (FORA) website at www.fora.org or can be obtained by calling the FORA office at (831) 883-3672.

Persons wishing to attend the Symposium, which includes a working lunch and keynote speaker, are asked to please RSVP by contacting the FORA office no later than Tuesday, January 20 to assure adequate food and space availability.

A separate but related series of public workshops focusing on developing Regional Urban Design Guidelines for the former Fort Ord is planned in February. For more information, visit the FORA website or contact the FORA office.

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MEMORANDUM

TO: Administrative Committee
FROM: Jonathan Garcia, Senior Planner
RE: Item 7e – Capital Improvement Program Development Forecast Updates
DATE: January 16, 2015

On an annual basis, FORA updates its Capital Improvement Program (CIP) document. This process begins with requesting and receiving updated development forecasts from the FORA land use jurisdictions.

Please send development forecasts information to Crissy Maras at Crissy@fora.org by February 12, 2015. Last year's forecasts are attached to this memo for reference.

Enclosure (1)

Table A1: Residential Annual Land Use Construction (dwelling units)

Land Use Type	Jurisdiction	Existing 7/1/14	Existing to 2021-22 Total	DRAFT							DRAFT	
				2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	
<u>New Residential</u>												
Marina Heights	MAR		1,050	20	76	144	180	186	180	141	123	
The Promontory	MAR											
Dunes on Monterey Bay	MAR	108	1,237	50	60	90	90	90	90	50	609	
TAMC Planned	MAR		200					100	100			
Marina Subtotal			2,487									
CSUMB Planned	CSU						150	150	150	42		
UC Planned	UC		240			40	40	40	40	40	40	
East Garrison I	MCO	170	1,472	92	90	90	195	170	170	170	325	
Seaside Highlands Homes	SEA	152	152									
Seaside Resort Housing	SEA	3	126	2	1	4	6	55	55			
Seaside Planned	SEA		987			25	150	150	147	200	315	
Seaside Subtotal			1,265									
Del Rey Oaks Planned	DRO		691			130	287	274				
Other Residential Planned	Various	-	5	-	-	-	-	-	-	-	5	
Subtotal		433	6,160	164	227	523	948	1,065	782	601	1,417	
TOTAL NEW RESIDENTIAL			6,160									
<u>Existing/Replacement Residential</u>												
Preston Park	MAR	352	352									
Cypress Knolls	MAR		400			100	100	100	100			
Abrams B	MAR	192	192									
MOCO Housing Authority	MAR	56	56									
Shelter Outreach Plus	MAR	39	39									
Veterans Transition Center	MAR	13	13									
Interim Inc	MAR	11	11									
Sunbay (former Thorson Park)	SEA	297	297									
Brostrom	SEA	225	225									
Seaside Highlands	SEA	228	228									
Subtotal		1,413	1,813	-	-	100	100	100	100	-	-	
TOTAL EXISTING RESIDENTIAL			1,813									
Total		1,846	7,973	164	227	623	1,048	1,165	882	601	1,417	

Table A2: Non-Residential Annual Land Use Construction (building square feet or hotel rooms)

Land Use Type	Jurisdiction	Existing 7/1/14	Existing to 2021-22 Total	DRAFT						DRAFT	
				2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<u>Office</u>											
Del Rey Oaks Planned	DRO		200,000			100,000		100,000			
Monterey Planned	MRY		721,524			120,552	120,552	120,552	179,934	179,934	
East Garrison I Office Development	MCO		35,000	18,000	12,000	5,000					
Imjin Office Park	MAR	37,000	46,000	9,000	-						
Dunes on Monterey Bay	MAR	40,000	760,000	150,000	50,000	50,000		100,000	100,000		270,000
Cypress Knolls Community Center	MAR		16,000			16,000					
Interim Inc. - Rockrose Gardens	MAR	14,000	14,000	-							
TAMC Planned	MAR		40,000					20,000	20,000		
Seaside Planned	SEA		87,000			25,000	25,000	27,000	10,000		
UC Planned	UC	-	340,000	-	-	40,000	40,000	140,000	40,000	40,000	40,000
Subtotal		91,000	2,259,524	177,000	62,000	356,552	185,552	507,552	349,934	219,934	310,000
<u>Industrial</u>											
Monterey Planned	MRY		216,275					72,092	72,092	72,092	
Industrial – City Corp. Yard	MAR	12,300	12,300								
Dunes on Monterey Bay	MAR		-	-	-	-	-				
Cypress Knolls Support Services	MAR		6,000			6,000					
Marina Planned	MAR	250,000	486,000	29,500	29,500	29,500	29,500	29,500	29,500	29,500	29,500
TAMC Planned	MAR		35,000					17,500	17,500		
Seaside Planned	SEA		160,320			75,320	50,000	35,000			
UC Planned	UC	38,000	158,000	-	-	20,000	20,000	20,000	20,000	20,000	20,000
Subtotal		300,300	1,073,895	29,500	29,500	130,820	99,500	174,092	139,092	121,592	49,500
<u>Retail</u>											
Del Rey Oaks Planned	DRO		20,000			20,000					
East Garrison I Retail	MCO		40,000	-	-	20,000	20,000				
Cypress Knolls Community Center	MAR		30,000			30,000					
Dunes on Monterey Bay	MAR	368,000	568,000	154,000	46,000						
TAMC Planned	MAR		75,000	-	-	-	-	37,500	37,500	-	-
Seaside Resort Golf Clubhouse	SEA		16,300		16,300						
Seaside Planned	SEA		1,011,500			100,000	100,000	659,500	152,000	-	-
UC Planned	UC		367,000	-	-	52,500	78,500	52,500	52,500	52,500	78,500
Subtotal		368,000	2,127,800	154,000	62,300	222,500	198,500	749,500	242,000	52,500	78,500
<u>Hotel (rooms)</u>											
Del Rey Oaks Planned	DRO		550			550					
Dunes - Limited Service	MAR		100	100							
Dunes - Full Service	MAR		400		400						
Seaside Golf Course Hotel	SEA		330				330				
Seaside Golf Course Timeshares	SEA		170							170	
Seaside Planned	SEA		570		200	120			175	75	
UC Planned	UC	-	-	-	-	-	-	-	-	-	-
Subtotal		-	2,120	100	600	670	330	-	175	245	-