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## **APPENDIX C**

COMMUNITY OUTREACH MATERIALS CONTAINING:

PUBLIC WORKSHOP NOTICES

PUBLIC WORKSHOP AGENDA

PUBLIC WORKSHOP PRESENTATIONS

COMMENT FORM

WORKSHOP INFORMATION MATERIALS (TABLES AND MAPS)

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# FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933  
Phone: (831) 883-3672 – Fax: (831) 883-3675  
Website: [www.fora.org](http://www.fora.org)

## REUTILIZACIÓN DEL ANTIGUO FORT ORD

### Están invitados a un taller de estudio del Plan de Reutilización de la Base!

La Autoridad de Reutilización de Fort Ord (FORA) está reconsiderando el Plan de Reutilización de 1997 de la antigua base Fort Ord. La participación del público en la evaluación es bienvenida. Por favor, considere venir a cualquiera de los talleres a continuación para aprender más sobre el Plan y compartir sus puntos de vista sobre el estudio del Plan.

**Fecha: Lunes, Mayo 21**

Hora: 6:30 – 9 p.m.  
Lugar: Salinas Community Center  
940 North Main Street, Salinas  
Co-Anfitrión: Condado de Monterey

**Fecha: Martes, Mayo 22**

Hora: 6:30 – 9 p.m.  
Lugar: Carpenter's Hall  
910 2<sup>nd</sup> Avenue (a lado Imjin Parkway), Marina  
Co-Anfitrión: Ciudad de Marina

**Fecha: Martes, Mayo 29**

Hora: 6:30 – 9 p.m.  
Lugar: Monterey Conference Center – Ferrante Room  
1 Portola Plaza, Monterey  
Co-Anfitrión: Ciudades Del Rey Oaks y Monterey

**Fecha: Miércoles, Mayo 30**

Hora: 6:30 – 9 p.m.  
Lugar: Oldemeyer Multi-Use Center  
986 Hilby Avenue, Seaside  
Co-Anfitrión: Ciudad de Seaside

**Fecha: Sábado, Junio 2**

Hora: 9:30 a.m. – medio día  
Lugar: Carpenter's Hall  
910 2<sup>nd</sup> Avenue (a lado Imjin Parkway), Marina  
Co-Anfitrión: Sierra Club Ventana Chapter

**Datos de Origen:** El antiguo Fort Ord fue una base militar activa desde 1917 hasta 1994. Más de 35,000 personas y 18,000 puestos de trabajo dejaron a la región de la Bahía de Monterey, debido al cierre de la base. Después de una considerable aportación de toda la región, el Plan fue aprobado en 1997 para guiar la conversión de 27,800 acres de la base de los militares a usos civiles. Los tres objetivos principales del Plan son el Desarrollo Económico, Educación y Protección del Medio Ambiente.

**Desarrollo Económico:** Áreas de desarrollo existentes y futuras de creación de empleo de empresas industriales al por menor/comercial e industria ligera, y de vivienda para los futuros empleados y otras necesidades regionales, se limitan a 10,000 de 27,800 acres de la antigua base. El Plan se ha estructurado para que el desarrollo sea a largo plazo y gradual. Dependiendo de tener un adecuado suministro de agua, el Plan actualmente tiene una capacidad de 6,160 nuevas unidades de vivienda y 1,813 unidades existentes que necesitan ser reemplazadas. Dentro de las limitaciones de recursos existentes, el plan provee una población de 37,370 personas adicionales y la generación de 18,340 empleos para reemplazar el motor económico de los militares en la antigua base.

**Educación:** Seis instituciones de educación superior e investigación (Universidad Estatal de California – de la Bahía de Monterey, la Universidad de California, Facultad de Derecho de Monterey, Instituto de Investigación de Astronomía de Monterey, Escuela de la Península de Monterey, Escuela de Chapman) ahora están ubicados en el antiguo Fort Ord, y continuarán expandiendo sus servicios a través del tiempo. Escuela Primaria Marshall, Chartwell, Colegio Secundario de Marina, y Colegio Secundario Central Coast también se encuentran ubicados en la antigua base.

**Medio ambiente:** Alrededor de dos tercios de la antigua base están destinados a espacios abiertos, senderos recreativos, la conservación del hábitat y la protección del medio ambiente. El Monumento Nacional de Fort Ord, designado en abril de 2012 por el presidente Obama, conserva más de 14,600 acres como espacio abierto permanente. Una parte de la base esta ubicada al frente de la playa es ahora el 979-acres del Parque Estatal Fort Ord Dunes. Más de 2,000 acres adicionales de hábitat, recreacional, y espacios abiertos de tierra han sido designados a lo largo de la antigua base. Un cementerio de Veteranos de 78 acres también se planea.

**Para enviar comentarios:** Venga a cualquiera de las reuniones; correo electrónico: [plan@fora.org](mailto:plan@fora.org); FAX: 831-883-3675; o enviar por correo a: FORA, 920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

**Para obtener más información o traducción en español:** Llame a Jonathan Garcia o Darren McBain a FORA, 831-883-3672, o visite el sitio web de FORA a [www.fora.org](http://www.fora.org) (Inglés)





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## REUSE OF THE FORMER FORT ORD

### Come to a Base Reuse Plan Study Workshop!

The Fort Ord Reuse Authority (FORA) is reassessing the 1997 Fort Ord Base Reuse Plan. Public participation in the reassessment is welcomed. Please consider coming to any of the workshops listed below to learn more about the Plan and share your views on the reassessment study.

**Date:** **Monday, May 21**

**Time:** 6:30 – 9 p.m.

**Location:** Salinas Community Center  
940 North Main Street, Salinas

**Co-host:** Monterey County

**Date:** **Tuesday, May 22**

**Time:** 6:30 – 9 p.m.

**Location:** Carpenter's Hall  
910 2<sup>nd</sup> Ave. (off Imjin Parkway), Marina

**Co-host:** City of Marina

**Date:** **Tuesday, May 29**

**Time:** 6:30 – 9 p.m.

**Location:** Monterey Conference Center –  
Ferrante Room  
1 Portola Plaza, Monterey

**Co hosts:** Cities of Del Rey Oaks and Monterey

**Date:** **Wednesday, May 30**

**Time:** 6:30 – 9 p.m.

**Location:** Oldemeyer Multi-Use Center  
986 Hilby Avenue, Seaside

**Co-host:** City of Seaside

**Date:** **Saturday, June 2**

**Time:** 9:30 a.m. – noon

**Location:** Carpenter's Hall  
910 2nd Avenue (off Imjin Parkway), Marina

**Co-Host:** Sierra Club Ventana Chapter

**Background Information:** The former Fort Ord was an active military base from 1917 to 1994. Over 35,000 people and 18,000 jobs left the Monterey Bay region due to the base's closure. After considerable input from the entire region, the Plan was adopted in 1997 to guide conversion of the base's 27,800 acres from military to civilian use. The Plan's three primary goals are Economic Development, Education, and Environmental Protection.

**Economic Development:** Existing and future development areas for job-creating retail/commercial and light industrial businesses, and housing for future employees and other regional needs, are limited to 10,000 of the former base's 27,800 acres. The Plan was structured for development to be long-term and gradually paced. Dependent upon having adequate water supply, the Plan currently caps housing development at 6,160 new units and 1,813 existing units to be replaced. Within the existing resource constraints, the plan anticipates a replacement population of 37,370 persons and generation of 18,340 jobs to replace the military's economic engine on the former base.

**Education:** Six higher-educational and research institutions (California State University – Monterey Bay, the University of California, Monterey College of Law, Monterey Institute of Research Astronomy, Monterey Peninsula College, Chapman College) now have locations on the former Fort Ord, and will continue to expand services over time. Marshall Elementary, Chartwell, Marina High School, and Central Coast High School are also located on the former base.

**Environment:** About two-thirds of the former base is being set aside for open space, recreational trails, habitat conservation, and protection of the natural environment. The Fort Ord National Monument, designated in April 2012 by President Obama, preserves more than 14,600 acres as permanent open space. The base's beachfront is now the 979-acre Fort Ord Dunes State Park. More than 2,000 additional acres of habitat, recreational, and open space land uses have been designated throughout the former base. A 78-acre Veterans Cemetery is also planned.

**To Submit Comments:** Come to any of the meetings; email: [plan@fora.org](mailto:plan@fora.org); FAX: 831-883-3675; or send U.S. mail to: FORA, 920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

**For More Information:** Visit the FORA website at [www.fora.org](http://www.fora.org) or contact Darren McBain at FORA, 831-883-3672.

*Si necesita informacion o traduccion en espanol, favor de llamar a Jonathan Garcia o Darren McBain al 831-883-3672.*







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## FORT ORD REUSE AUTHORITY BASE REUSE PLAN REASSESSMENT WORKSHOP

- I. Welcome
- II. Overview of Workshop
- III. Jurisdiction Co-Host Remarks
- IV. Presentations
  1. Brief history of Fort Ord
  2. The Base Reuse Plan
  3. The Reassessment Process
  4. Components of the Reassessment Report
  5. Presentation Wrap-Up
- V. Small Group Discussion
- VI. Discussion Group Recaps
- VII. Wrap Up

**Thank You!**











# Public Workshop

## Fort Ord Reuse Plan Reassessment



Presentation by:  
Fort Ord Reuse Authority  
EMC Planning Group Team

Co-hosted by:



# Brief History of Fort Ord

Fort Ord Reuse Plan Reassessment



- Significant military presence since 1917
- Approximately 28,000-acre installation
- 14,500 military jobs
- 3,800 civilian jobs
- Population of 31,270
- Listed for closure in 1991 (closed in 1994)

# Fort Ord Reuse Authority Background

Fort Ord Reuse Plan Reassessment



- **Fort Ord Reuse Authority (FORA) created by state law (1994)**
- **Broad powers to plan, oversee, finance, and implement base reuse programs**
- **25-member Board of Directors**
- **Title 7.85 Section 67650 (Authority Act)**
- **June 30, 2014: Authority Act scheduled to expire**

# Base Reuse Plan: The 3 E's

Fort Ord Reuse Plan Reassessment



1. Economic recovery/reuse
2. Educational focus
3. Environmental protection

# Economic Recovery/Reuse

Fort Ord Reuse Plan Reassessment



## BRP Design Principle:

Establish a mixed-use base reuse program

--villages as focal points.

- 18,342 jobs by 2015
- Job creation from education-related (including R&D), light industrial, and office sources
- A limited replacement/reuse program (~7,000 of 28,000 acres)

# Educational Focus

Fort Ord Reuse Plan Reassessment



**Base Reuse Plan (BRP) Design Principle:**  
Create a unique identity for the new community  
around the educational institutions including:

- California State University Monterey Bay
- University of California Monterey Bay  
Educational, Science and Technology Center
- Monterey Peninsula College

# Environmental Protection

Fort Ord Reuse Plan Reassessment



## BRP Design Principle:

Encourage sustainable practices and environmental conservation.

- Approx. 18,000 acres of 28,000 acres (>65% of the former base) designated for habitat conservation
- Army's Habitat Management Plan adopted
- Habitat Conservation Plan and associated environmental review nearing completion
- Habitat management and restoration activities underway

# 1996 Draft Base Reuse Plan

Fort Ord Reuse Plan Reassessment



## 1996 Draft Base Reuse Plan Program

- ~52,000 resident population
- ~45,000 jobs to replace military employment
- ~22,000 residential units
- ~14m sq. ft. business park, light industrial, office, R&D, and commercial development



# Resource-Constrained BRP

Fort Ord Reuse Plan Reassessment



## Resource-Constrained Base Reuse Plan Program (1997-present)

- ~37,000 resident population
- ~18,000 jobs (2015 target)
- ~11,000 residential units (incl. 6,160 new)
- ~5.5m sq. ft. business park, light industrial, office, R&D, and commercial development

A “balanced” reuse program ensuring economic and educational opportunities with environmental protection

# Resource-Constrained BRP (cont'd)

Fort Ord Reuse Plan Reassessment



## Development and Resource Management Plan (“DRMP”)

### Water Supply Management

- 6,600 AFY of Salinas Valley groundwater – majority conveyed to FORA for allocation and use.
- Supplemental desal/recycled resources anticipated.

### Residential Development Program

- New housing limited to 6,160 dwelling units
- Estimated build-out population 37,370 (replacing Army)

### Job Creation Program

- Estimated job creation ~18,000 (replacing Army total)

### Transportation Management

- FORA funds its fair share of “on-site” and “off-site” regional roadway and transit capital improvements.

# Base Reuse Plan Land Use Summary

Fort Ord Reuse Plan Reassessment



<b>Land Use Summary from 1997 BRP</b>	<b>Acres</b>
Habitat Management	17,179
Parks & Open Space	2,014
Visitor Serving	808
Public facilities (incl.military – Commissary, etc.)	1,072
CSUMB	1,292
POM Annex military housing	782
Rights of Way	1,161
Business Park, Light Industrial, Office, R&D, Retail, Residential	3,571
<b>Total</b>	<b>27,879</b>

# FORA Capital Improvement Program Mitigations

Fort Ord Reuse Plan Reassessment



## Transportation/Transit

- On-site and off-site regional roadway obligations
- Transit: vehicle purchases/replacements and intermodal centers

## Water Augmentation

- 2,400 AFY

## Storm Drainage

## Habitat Management

- HCP preparation and funding

## Public Facilities

- Firefighting rolling stock

# Funding Sources

Fort Ord Reuse Plan Reassessment



- Land sales and leasing
- Financing district (*developer fees*)
- Redevelopment tax increment (*future availability is uncertain*)
- Jurisdiction member fees (Govt. Code 67650)
- State, Federal, and institutional grants
- Reimbursements

# Reuse Implementation Factors

Fort Ord Reuse Plan Reassessment



## Habitat Planning Approvals

- US Fish and Wildlife Service and California Department of Fish and Game reviewing Admin. Draft HCP prior to public review draft HCP release
- Process leading to Final HCP, EIR/EIS, permits, and program implementation

## Other Permitting Issues

- 63 federal, state and local agencies are involved in reuse on the former Fort Ord

## Former munitions sites

- Environmental Services Cooperative Agreement (ESCA) – FORA received a DoD grant for privatized clean up on 3,340 acres
- US Army inland range remediation (portions of Fort Ord National Monument)

## Financing Infrastructure

- Uneven/unpredictable funding- “smoothing the roller coaster”
- CA Redevelopment dissolution reduced reuse resources

# Major Entitled Projects

Fort Ord Reuse Plan Reassessment



- **Marina Heights**
- **The Dunes on Monterey Bay  
(formerly known as “University Villages” – partially built)**
- **Seaside Resort**
- **East Garrison**
- **Cypress Knolls**
- **Seaside Highlands (built)**

# BRP Reassessment Background

Fort Ord Reuse Plan Reassessment



- June 1997, FORA Board adopts BRP
- July 1997, Sierra Club files suit
- Nov. 1998, FORA and Sierra Club sign settlement agreement
  - FORA adopts Chapter 8 to its Master Resolution
  - Sierra Club dismisses litigation



# BRP Reassessment Background

## Chapter 8 of FORA Master Resolution

Fort Ord Reuse Plan Reassessment



- Details consistency determination processes for Legislative Land Use Decisions and Development Entitlements
- Requires FORA Board to perform a “reassessment, review, and consideration of the BRP” by January 1, 2013

# What is the Reuse Plan Reassessment?

Fort Ord Reuse Plan Reassessment



## Board Adopted Chapter 8 to the FORA Master Resolution 8.01.010(h)

as a part of the Sierra Club Settlement Agreement

*Article 8.01.010(h) states:*

*“The Reuse Plan shall be reviewed periodically at the discretion of the Authority Board. The Authority Board shall perform a full reassessment, review, and consideration of the Reuse Plan and all mandatory elements as specified in the Authority Act prior to the allocation of an augmented water supply, or prior to the issuance of a building permit for the 6001<sup>st</sup> residential dwelling unit on the Fort Ord territory, or by January 1, 2013, whichever event occurs first...”*

**FORA Board has been actively implementing the Reuse Plan through its project consistency determination review process**

# Scope in Partnership with FORA Staff

Fort Ord Reuse Plan Reassessment



## STEP 1 Scoping

- Reuse Plan Status
- Market Study
- Public Workshops

*Information Gathering, Assessment, & Public Input*

*April to July  
2012*

## STEP 2 Summary Scoping Report

- Board Workshop

*Information collected & public input from Step 1*

*Aug. to Sept.  
2012*

## STEP 3 Reassessment Document

- Board Workshop

*Future options & considerations by the Board*

*Sept. to Nov.  
2012*

## STEP 4 Public Review, Hearing(s), and Adoption of the Reassessment Document

*Nov. to Dec.  
2012*

# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



## Research and Scoping - Market Study

- Interviews
- Jobs, population, and development outlook
- Emerging trends
- Real estate performance
- Vertical development feasibility
- Competitive position
- Real estate demand
- Financial and Capital Improvement Program update

# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



## Research and Scoping - Public Outreach and Involvement

- A coordinated effort to reach out to diverse interests
- Five public workshops co-hosted by FORA with:
  - Monterey County (May 21)
  - City of Marina (May 22)
  - City of Seaside (May 29)
  - Cities of Monterey & Del Rey Oaks (May 30)
  - Sierra Club (June 2)
- Two FORA Board workshops
  - Public input on draft Scoping Plan (Aug.)
  - Public input on draft reassessment document (Oct.)

# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



## Research and Scoping - Public Outreach and Involvement

- Mapping and analysis of baseline (1997) and current development and resource (water use) conditions – one common dataset
- Review FORA Board Consistency Determinations – changes in BRP land use relative to 1997 baseline
- Review BRP consistency with local and regional plans
- Review BRP policies and documents

# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



## Summary Scoping Report

Report Results of Research Tasks. Basic Content:

- Methodology
- Summary of 1997 baseline and current land use and resource use conditions – maps and tables
- BRP updates resulting from Board Consistency Determinations
- Potential policy modifications
- Summary of community input – key issues/concerns
- Economic analysis summary

# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



## Reassessment Document

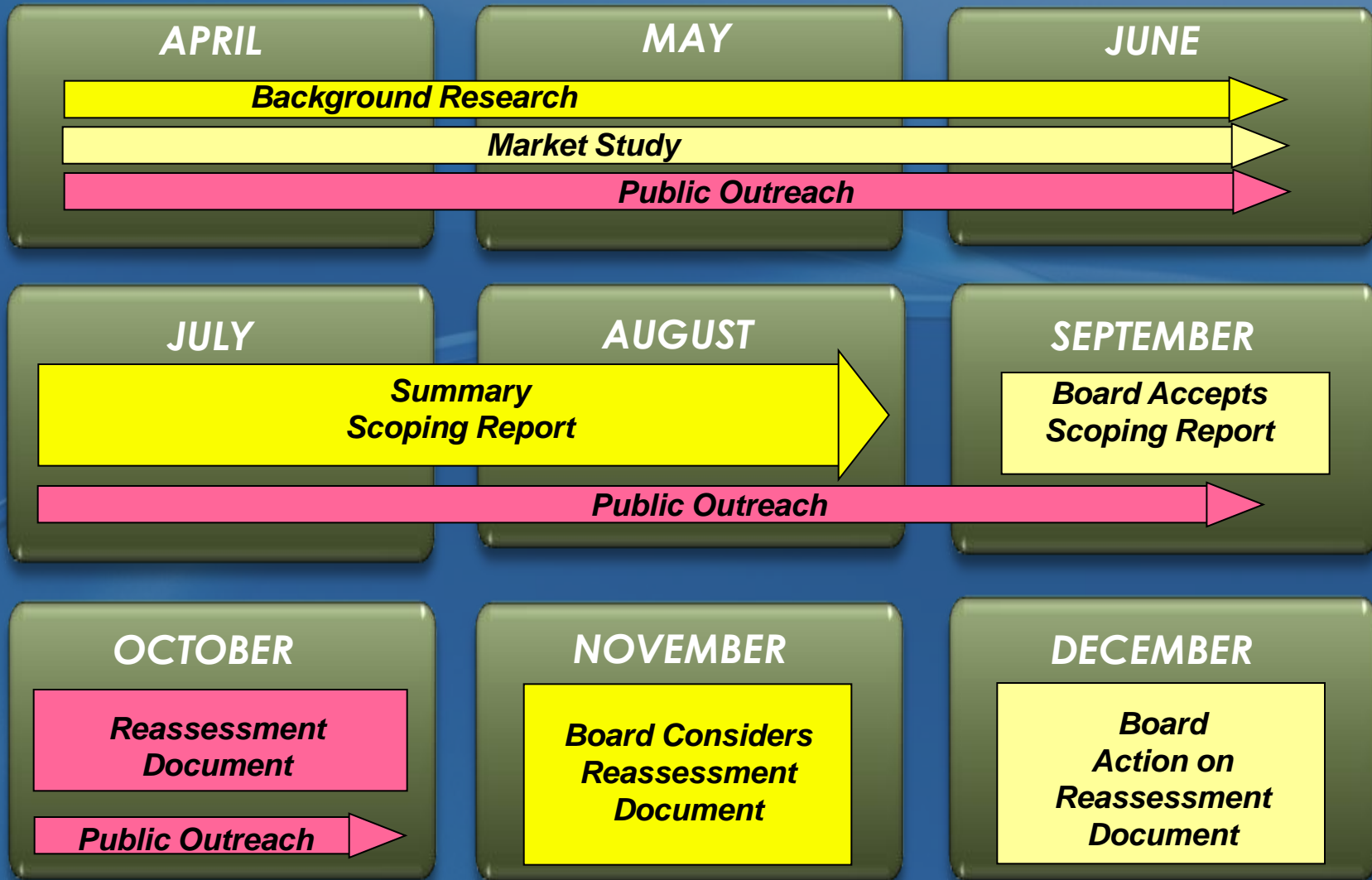
Provide FORA Board with Possible Actions for the Future Modification of the Reuse Plan.

- Methodology
- Key findings/observations
- Optional actions:
  - Maintenance actions (administrative changes that have no effect on plan policy or direction)
  - Routine actions (modifications reflecting prior Board actions to bring the BRP “current”)
  - Special consideration actions (substantive BRP adjustments requiring specific Board action)



# Reassessment Schedule

Fort Ord Reuse Plan Reassessment



# Community Input – Process/Outcomes

Fort Ord Reuse Plan Reassessment



**Purpose:**

**Desired Outcomes:**

**Instructions:**

- 
- 
- 

**Discussion Group Recap**

# Wrap Up

Fort Ord Reuse Plan Reassessment



## Additional Opportunities for Input

- Submit comments/Information via FORA website:  
[www.fora.org](http://www.fora.org).
- Attend additional workshops

Find Information Regarding the Reassessment Process at:

[www.fora.org](http://www.fora.org)

# Thank You!





ENVIRONMENT



EDUCATION



ECONOMIC DEVELOPMENT

# Public Workshop

## Fort Ord Reuse Plan Reassessment



Presentation by:  
Fort Ord Reuse Authority  
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Fort Ord Reuse Plan Reassessment



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Fort Ord Reuse Plan Reassessment



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Fort Ord Reuse Plan Reassessment



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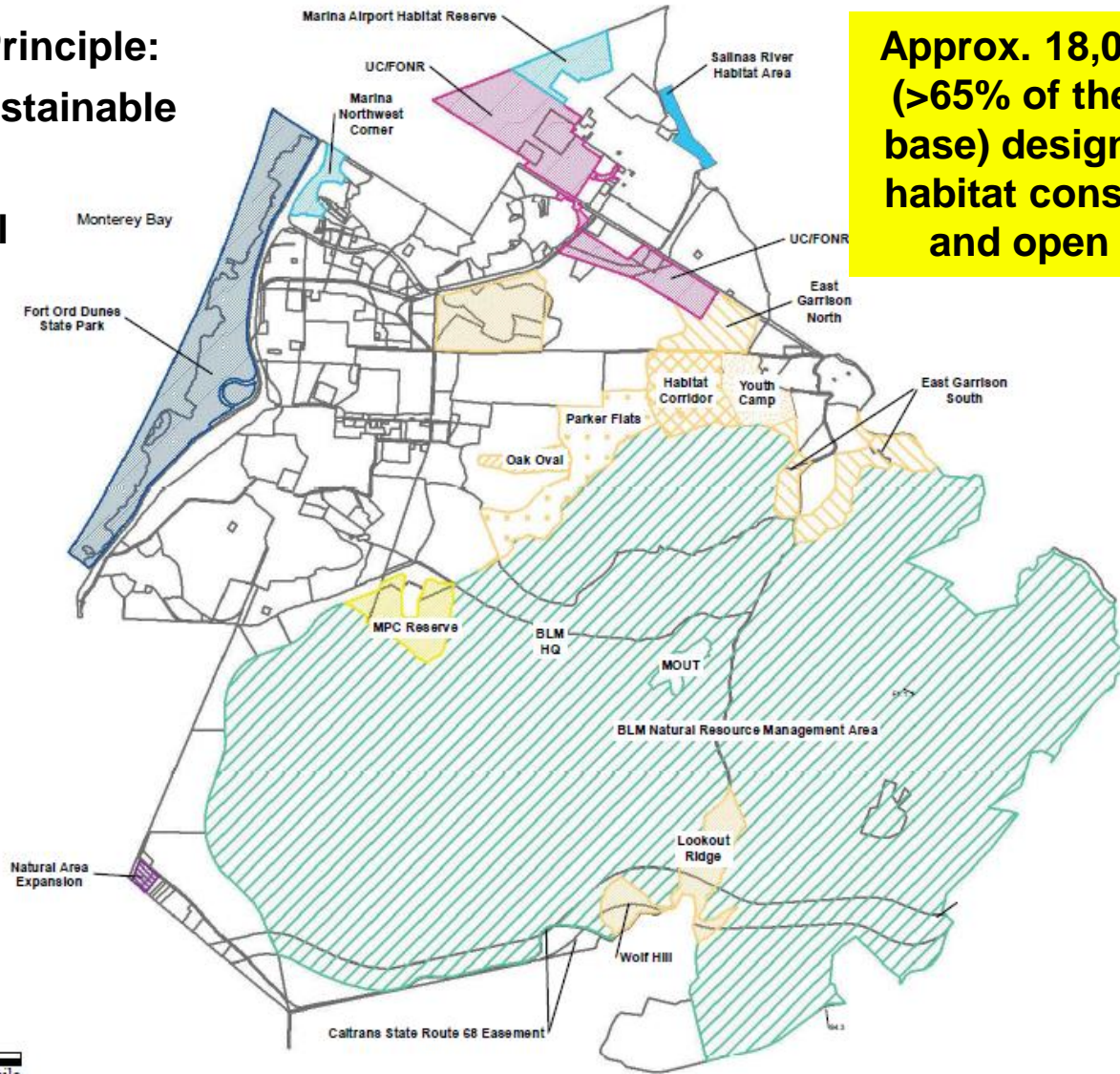
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# Environmental Protection (cont'd)

Fort Ord Reuse Plan Reassessment



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Fort Ord Reuse Plan Reassessment



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- FORA funds its fair share of “on-site” and “off-site” regional roadway and transit capital improvements.

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POM Annex military housing	782
Rights of Way	1,161
Business Park, Light Industrial, Office, R&D, Retail, Residential	3,571
<b>Total</b>	<b>27,879</b>



# FORA Capital Improvement Program Mitigations

Fort Ord Reuse Plan Reassessment



## Transportation / Transit:

### On-Site

- Eastside Parkway
- South Boundary Road
- Gigling Road
- Inter-Garrison Road
- Abrams Road (Reimbursement Agreement ["RA"])
- 8<sup>th</sup> Street (RA)
- Salinas Avenue (RA)

### Off-Site

- Davis Road north of Blanco Road
- Davis Road south of Blanco Road
- Reservation Road widening 4-lanes to Watkins Gate
- Reservation Road widening Watkins Gate to Davis Road
- Crescent Avenue extend to Abrams (RA)

### Regional

- HWY 1 - Seaside Sand City
- HWY 1 – Monterey Road interchange
- HWY 156 – Freeway upgrade
- HWY 68 – Operational improvements

### Transit

- Transit vehicle purchase/replacement
- Intermodal centers

## Other:

- Water augmentation
- Storm drainage
- Habitat management
- Firefighting equipment

# Funding Sources

Fort Ord Reuse Plan Reassessment



- **Communities Facilities District (“CFD”) Fee/ Development Fee funds:**  
Base-wide impact mitigations
- **Land Sales proceeds fund:**  
Building removal as per FORA Board direction
- **Tax Increment funds:**  
Operations and other unfunded projects
- **Grants fund:**  
Specific projects, i.e., transportation projects
- **Loans fund:**  
Specific CIP projects and must be paid back

# Reuse Implementation Factors

Fort Ord Reuse Plan Reassessment



## Permitting

- 63 federal, state and local agencies are involved in reuse on the former Fort Ord

## Former Munitions Sites

- Environmental Services Cooperative Agreement (ESCA) – FORA received a DoD grant for privatized clean up on 3,340 acres
- US Army inland range remediation (portions of Fort Ord National Monument)

## Financing Infrastructure

- Uneven/unpredictable funding- “smoothing the roller coaster”
- CA Redevelopment dissolution reduced reuse resources

# Major Entitled Projects

Fort Ord Reuse Plan Reassessment



- Marina Heights
- The Dunes on Monterey Bay  
(formerly known as “University Villages” – partially built)
- Seaside Resort
- East Garrison
- Cypress Knolls
- Seaside Highlands (built)

# BRP Reassessment Background

Fort Ord Reuse Plan Reassessment



- June 1997, FORA Board adopts BRP
- July 1997, Sierra Club files suit
- Nov. 1998, FORA and Sierra Club sign settlement agreement
  - FORA adopts Chapter 8 to its Master Resolution
  - Sierra Club dismisses litigation
- Details consistency determination processes for Legislative Land Use Decisions and Development Entitlements
- Requires FORA Board to perform a “reassessment, review, and consideration of the BRP” by January 1, 2013

# What is the Reuse Plan Reassessment?

Fort Ord Reuse Plan Reassessment



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as a part of the Sierra Club Settlement Agreement

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- **BRP amended by consistency determinations by FORA Board**
- **Reassessment vs. Update**

# Scope in Partnership with FORA Staff

Fort Ord Reuse Plan Reassessment



## STEP 1 Scoping

- Reuse Plan Status
- Market Study
- Public Workshops

*Information Gathering, Assessment, & Public Input*

*April to July  
2012*

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# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



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- Interviews
- Jobs, population, and development outlook
- Emerging trends
- Real estate performance
- Vertical development feasibility
- Competitive position
- Real estate demand
- Financial and Capital Improvement Program update



# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



## Research and Scoping - Public Outreach and Involvement

- A coordinated effort to reach out to diverse interests
- Five public workshops co-hosted by FORA with:
  - Monterey County (May 21)
  - City of Marina (May 22)
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- TWO FORA Board workshops
  - Public input on draft Scoping Plan (Aug.)
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# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



## Research and Scoping - Public Outreach and Involvement

- Mapping and analysis of baseline (1997) and current development and resource (water use) conditions – one common dataset
- Review FORA Board Consistency Determinations – changes in BRP land use relative to 1997 baseline
- Review BRP consistency with local and regional plans
- Review BRP policies and documents

# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



## Summary Scoping Report

### Report Results of Research Tasks. Basic content:

- **Methodology**
- **Summary of 1997 baseline and current land use and resource use conditions – maps and tables**
- **BRP updates resulting from Board consistency determinations**
- **Potential policy modifications**
- **Summary of community input – key issues/interests**
- **Economic analysis summary**

# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



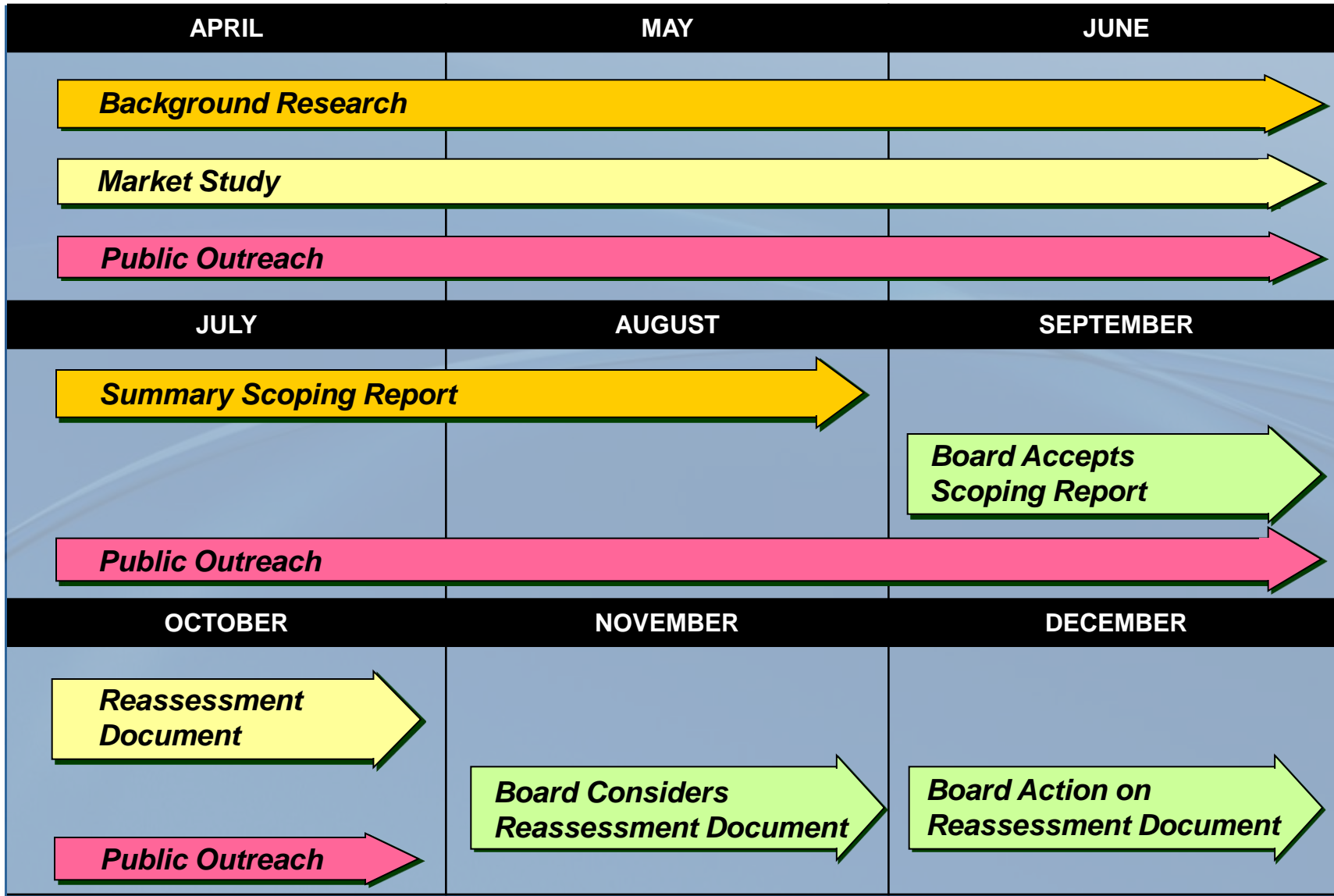
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  - **Special consideration actions (substantive BRP adjustments requiring specific Board action)**

# Reassessment Schedule

Fort Ord Reuse Plan Reassessment



# Wrap Up

Fort Ord Reuse Plan Reassessment



- **Provide Opportunities for Community Participation & Input**
- **Workshops - Community Participation**
- **Public Comments - Workshops, Meetings, Email, Mail**
- **For more information or to submit comments:**
  - **[www.fora.org](http://www.fora.org) or [plan@fora.org](mailto:plan@fora.org)**
  - **FORA, 920 2nd Avenue, Suite A, Marina CA 93933**

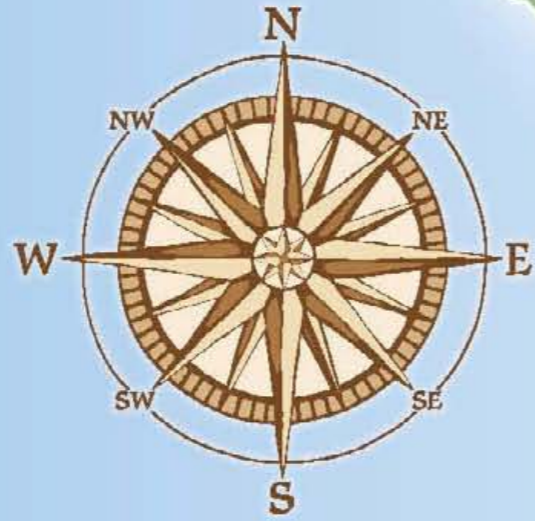
## Thank You!

# Wrap Up

Fort Ord Reuse Plan Reassessment



**Thank You for Your Interest  
and Participation!**



NAVIGATE YOUR  
MONTEREY BAY EXPERIENCE FROM  
**MARINA**

**LODGING • DINING • SHOPPING • SERVICES • RECREATION**



[WWW.CITYOFMARINA.ORG](http://WWW.CITYOFMARINA.ORG)



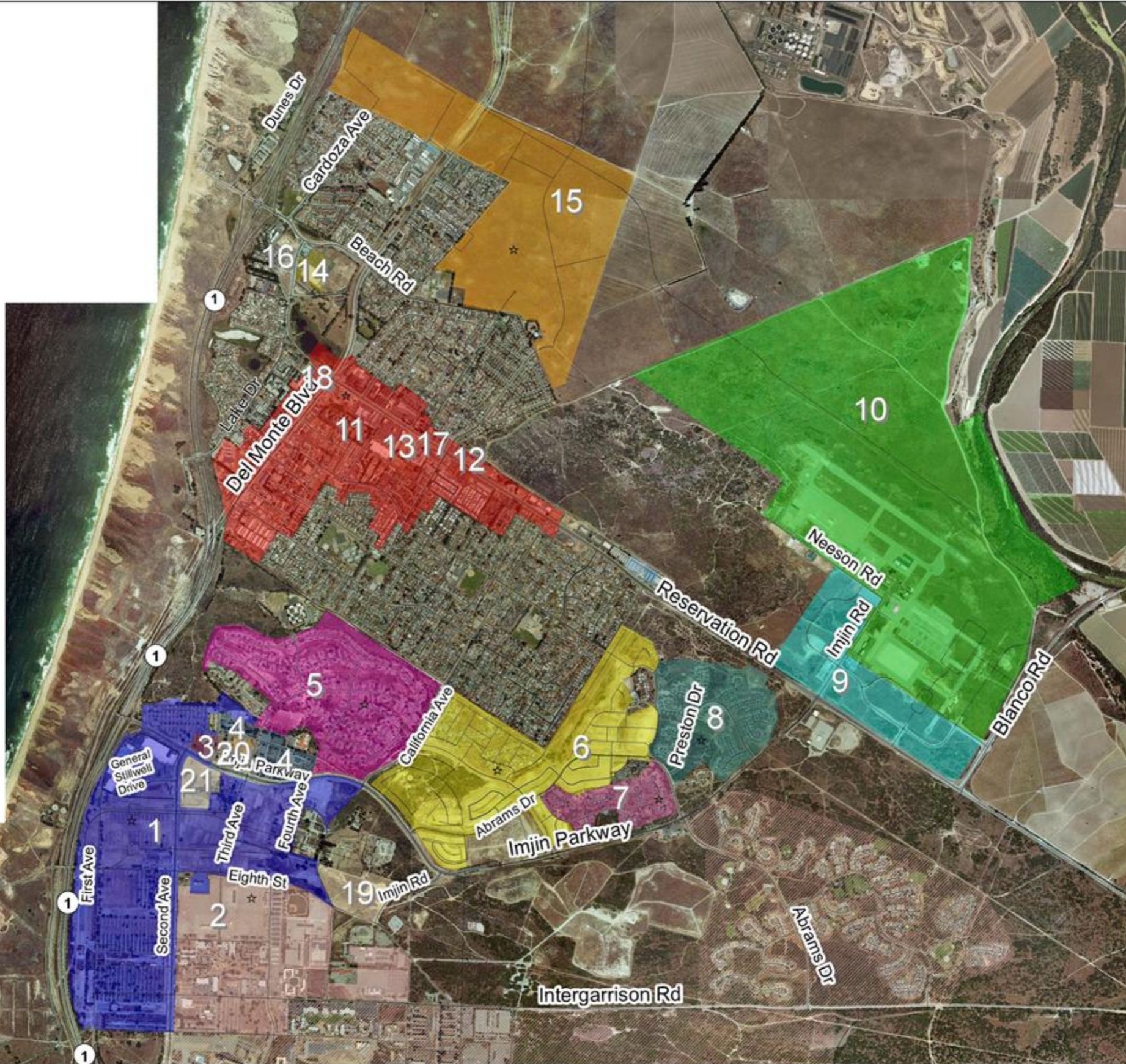
[WWW.MARINACHAMBER.COM](http://WWW.MARINACHAMBER.COM)







# CITY OF MARINA Development Projects



### Legend

- Marina City Limits
- Affordable Housing
- 1 The Dunes On Monterey Bay
- 2 CSUMB (Within Marina)
- 2 CSUMB (Outside Marina)
- 3 Imjin Office Partners
- 4 MPC
- 5 Cypress Knolls
- 6 Marina Heights
- 7 Abrams B Housing
- 8 Preston Park
- 9 UCMBEST
- 10 Airport Economic Development Area
- 11 Downtown Vitalization
- 12 Ramada Inn
- 13 MST Site
- 14 Walmart
- 15 Marina Station
- 16 Seaside Cottages
- 17 Altieri Project
- 18 Locke Paddon Point
- 19 Institute for Canine Studies
- 20 SVMHS Medical Complex
- 21 CHOMP Medical Complex



0 0.25 0.5 1 Miles

Aerial Imagery obtained October 2007

# Strategic Development Projects

Development Potential							
	Airport Economic Development Area	Cypress Knolls	Downtown Vitalization	Marina Heights	Marina Station	The Dunes	TOTAL
Housing Units		772	2,400	1,050	1,464	1,237	6,923
Commercial Industrial (SF)	2,040,000	50K	380,000	0	855,000	1,299,000	4,244,000
Hotel Rooms	0	0	TBD	0	0	500	500
Valuation 2021 (\$Billion)	0.39	0.57	TBD	1.02	1.14	1.67	4.97
Population (residential)	0	1,411	TBD	2,742	3,806	3,221	15,180
Site area (gross acres)	805	190	320	248	322	420	2,305
Permanent Full Time Jobs	5,010	TBD	TBD	TBD	2,017	4,790	12,397
Projected Buildout (year)	2025	2020	2030	2020	2027	2020	N/A



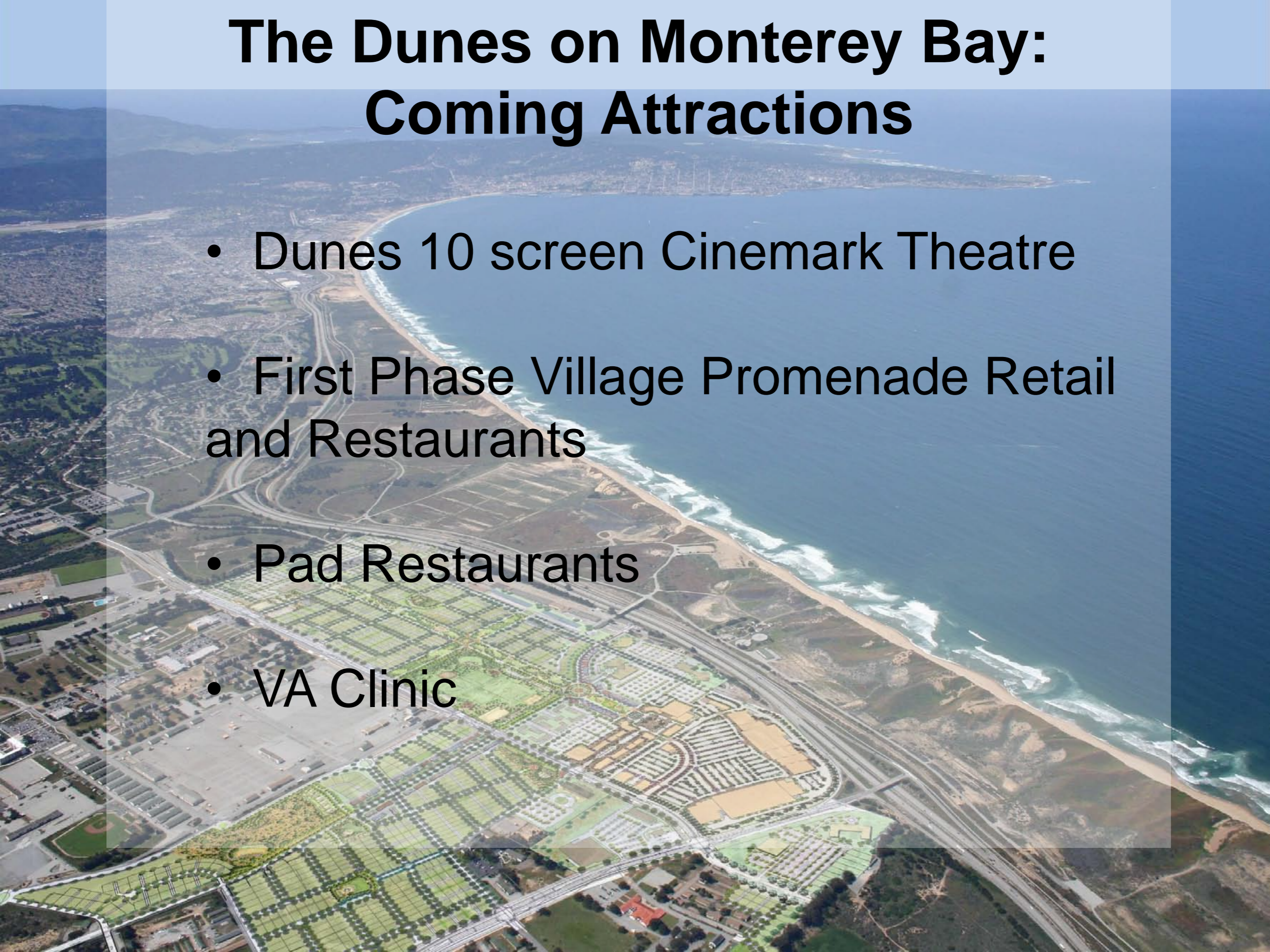


# The Dunes on Monterey Bay



# The Dunes on Monterey Bay: Coming Attractions

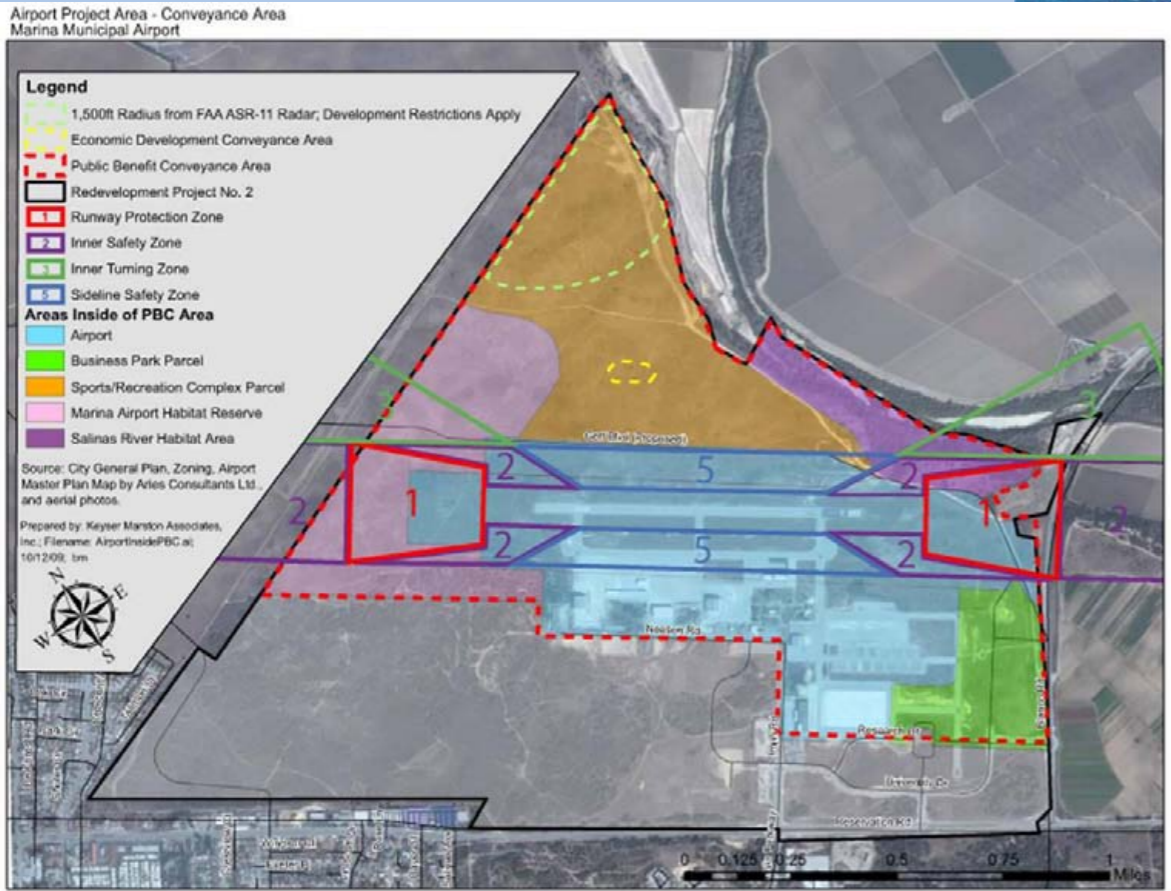
- Dunes 10 screen Cinemark Theatre
- First Phase Village Promenade Retail and Restaurants
- Pad Restaurants
- VA Clinic



# Marina Heights



# Airport Economic Development Area



# Cypress Knolls

Today



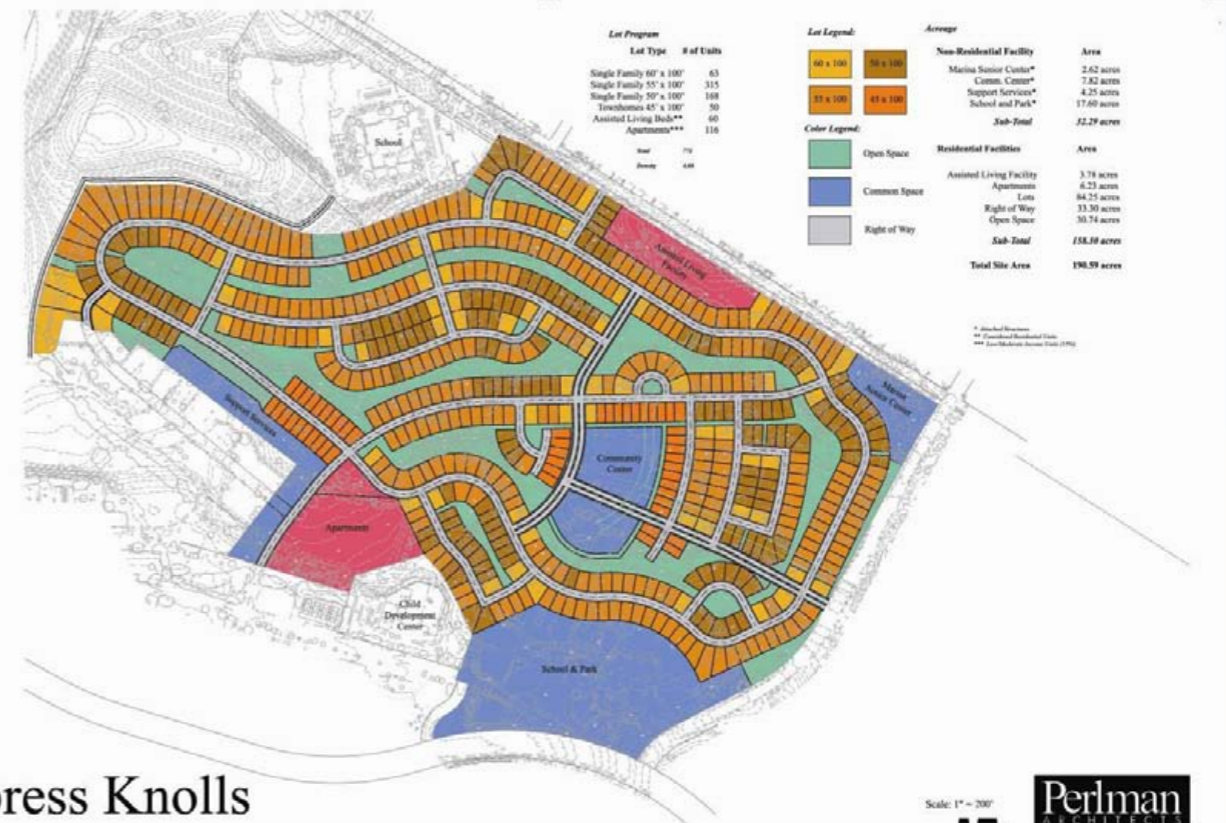
Tomorrow



CRAFTSMAN - ATTACHED

EUROPEAN COTTAGE

RANCH



## Cypress Knolls

Marina, CA 93933

Scale: 1" = 200'



Date: September 19, 2006  
Project Number:

Perlman Architects of California, Inc.  
20101 S.W. Birch St., Suite 140  
Troy, CA 95060  
949.851.8200 949.851.4383  
©COPYRIGHT 2006 PERLMAN ARCHITECTS, INC.

# Infill Projects Recently Completed (2010-2011)

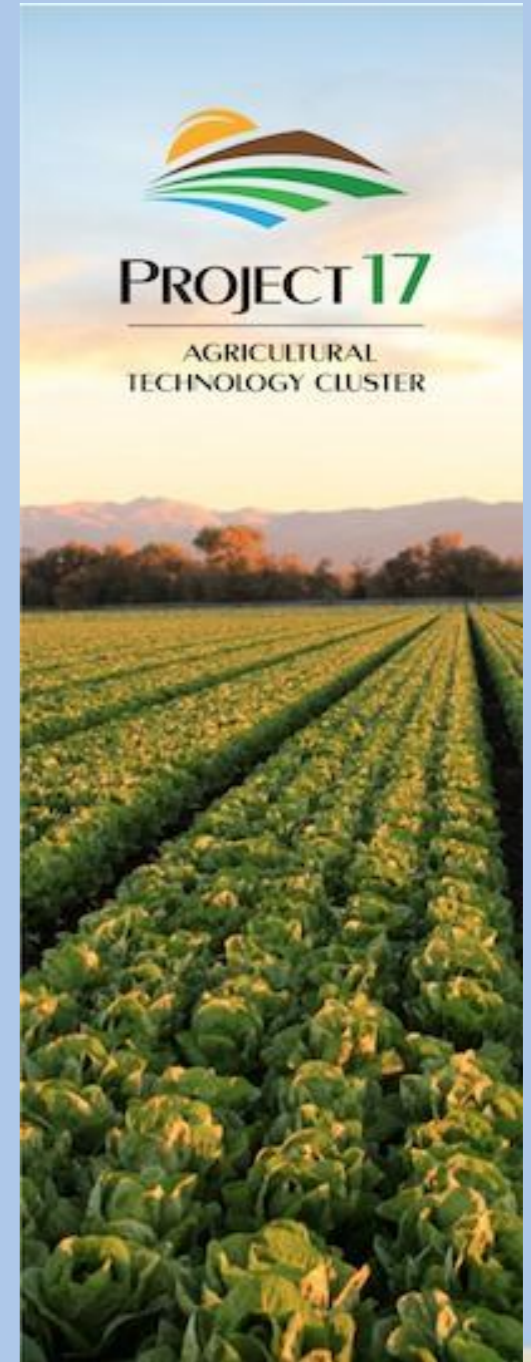
- Peninsula Wellness Center
- Monterey Bay Urgent Care
- Marina Education Center
- Imjin Office Partners





# Marina Technology Cluster

- Business Incubator
- Project 17
- Regional Business Plan Competition



# Additional Topics on FORA Reassessment

- Continuing obligations beyond 2014, source funds FORA is using for those obligations, and alternative agencies (e.g. JPA, other LRA) that could manage those tasks and source funds, and which agencies other military base reuse processes have/are using to accomplish these tasks.
- Tax increment and other financial changes regarding reuse of Fort Ord since Feb. 1 dissolution of RDA's and the options of using FORA tax increment in the future.



# Additional Topics on FORA Reassessment

- Discussion of current status of Imjin Parkway congestion between Imjin Rd. and Reservation Rd., history of how current financing arrangements for improvements to this road were created, and options to use FORA CIP funds instead of waiting for MoCo Regional CIP funds to reduce congestion.
- Discussion of current traffic conditions of Hwy 1 interchange at Imjin Parkway, history of how current financing arrangements for improvements to this interchange were created, and options to rearrange these financing arrangements.
- Discussion on a reduction/modification of the CIP resulting from the loss of tax increment.
- Discussion on alternate funding now that RDA's are dissolved.







# Public Workshop

## Fort Ord Reuse Plan Reassessment



Presentation by:  
Fort Ord Reuse Authority  
EMC Planning Group Team

Co-hosted by:



# Brief History of Fort Ord

Fort Ord Reuse Plan Reassessment



- Significant military presence since 1917
- Approximately 28,000-acre installation
- 14,500 military jobs
- 3,800 civilian jobs
- Population of 31,270
- Listed for closure in 1991 (closed in 1994)

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Fort Ord Reuse Plan Reassessment



- **Fort Ord Reuse Authority (FORA) created by state law (1994)**
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- **Title 7.85 Section 67650 (Authority Act)**
- **June 30, 2014: Authority Act scheduled to expire**

# Base Reuse Plan: The 3 E's

Fort Ord Reuse Plan Reassessment



1. Economic recovery/reuse
2. Educational focus
3. Environmental protection



# Economic Recovery/Reuse

Fort Ord Reuse Plan Reassessment



## BRP Design Principle:

Establish a mixed-use base reuse program  
–villages as focal points.

- Job creation from education-related (including R&D), light industrial, and office sources
- A limited replacement/reuse program

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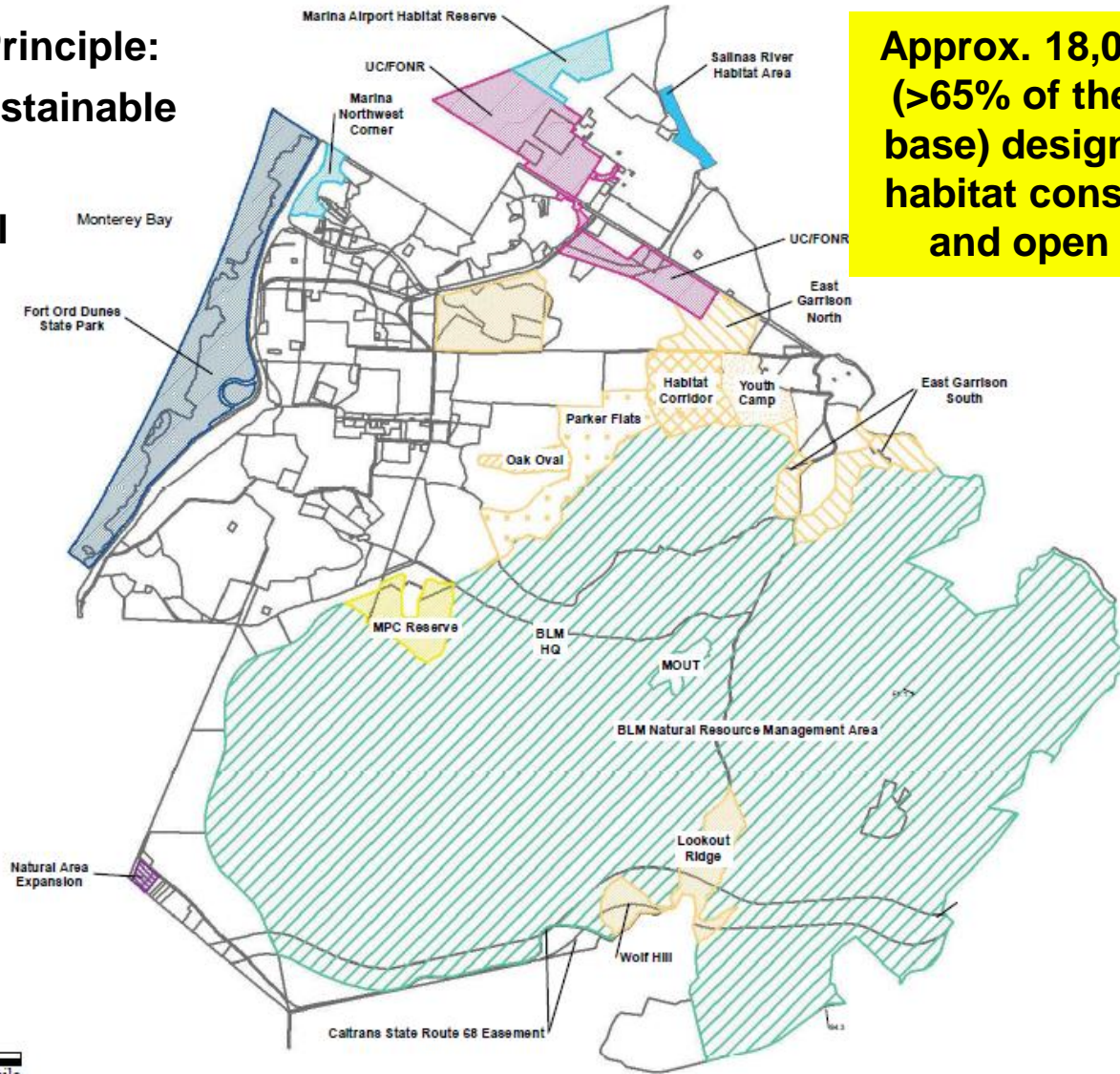
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Fort Ord Reuse Plan Reassessment



**BRP Design Principle:**  
Encourage sustainable practices and environmental conservation.



**Approx. 18,000 acres (>65% of the former base) designated for habitat conservation and open space**

# Environmental Protection (cont'd)

Fort Ord Reuse Plan Reassessment



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- Army's Habitat Management Plan adopted
- Habitat Conservation Plan and associated environmental review nearing completion
  - US Fish and Wildlife Service and California Department of Fish and Game reviewing Admin. Draft HCP prior to public review draft HCP release
  - Process leading to Final HCP, EIR/EIS, permits, and program implementation
- Habitat management and restoration activities underway

# 1996 Draft Base Reuse Plan

Fort Ord Reuse Plan Reassessment



## 1996 Draft Base Reuse Plan Program

- ~52,000 resident population
- ~45,000 jobs to replace military employment
- ~22,000 residential units
- ~14m sq. ft. business park, light industrial, office, R&D, and commercial development

# Resource-Constrained BRP

Fort Ord Reuse Plan Reassessment



## Resource-Constrained Base Reuse Plan Program (1997-present)

- ~37,000 resident population
- ~18,000 jobs (2015 target)
- ~11,000 residential units (incl. 6,160 new)
- ~5.5m sq. ft. business park, light industrial, office, R&D, and commercial development

A “balanced” reuse program ensuring economic and educational opportunities with environmental protection

# Resource-Constrained BRP (cont'd)

Fort Ord Reuse Plan Reassessment



## Development and Resource Management Plan (“DRMP”)

### Water Supply Management

- 6,600 AFY of Salinas Valley groundwater – majority conveyed to FORA for allocation and use.
- Supplemental desal/recycled resources anticipated.

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- New housing limited to 6,160 dwelling units

### Transportation Management

- FORA funds its fair share of “on-site” and “off-site” regional roadway and transit capital improvements.

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Fort Ord Reuse Plan Reassessment



Land Use Summary from 1997 BRP	Acres
Habitat Management	17,179
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Public facilities (incl. military – Commissary, etc.)	1,072
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POM Annex military housing	782
Rights of Way	1,161
Business Park, Light Industrial, Office, R&D, Retail, Residential	3,571
<b>Total</b>	<b>27,879</b>



# FORA Capital Improvement Program Mitigations

Fort Ord Reuse Plan Reassessment



## Transportation / Transit:

### On-Site

- Eastside Parkway
- South Boundary Road
- Gigling Road
- Inter-Garrison Road
- Abrams Road (Reimbursement Agreement ["RA"])
- 8<sup>th</sup> Street (RA)
- Salinas Avenue (RA)

### Off-Site

- Davis Road north of Blanco Road
- Davis Road south of Blanco Road
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- Crescent Avenue extend to Abrams (RA)

### Regional

- HWY 1 - Seaside Sand City
- HWY 1 – Monterey Road interchange
- HWY 156 – Freeway upgrade
- HWY 68 – Operational improvements

### Transit

- Transit vehicle purchase/replacement
- Intermodal centers

## Other:

- Water augmentation
- Storm drainage
- Habitat management
- Firefighting equipment

# Funding Sources

Fort Ord Reuse Plan Reassessment



- **Communities Facilities District (“CFD”) Fee/ Development Fee funds:**  
Base-wide impact mitigations
- **Land Sales proceeds fund:**  
Building removal as per FORA Board direction
- **Tax Increment funds:**  
Operations and other unfunded projects
- **Grants fund:**  
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- **Loans fund:**  
Specific CIP projects and must be paid back

# Reuse Implementation Factors

Fort Ord Reuse Plan Reassessment



## Permitting

- 63 federal, state and local agencies are involved in reuse on the former Fort Ord

## Former Munitions Sites

- Environmental Services Cooperative Agreement (ESCA) – FORA received a DoD grant for privatized clean up on 3,340 acres
- US Army inland range remediation (portions of Fort Ord National Monument)

## Financing Infrastructure

- Uneven/unpredictable funding- “smoothing the roller coaster”
- CA Redevelopment dissolution reduced reuse resources

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Fort Ord Reuse Plan Reassessment



- Marina Heights
- The Dunes on Monterey Bay  
(formerly known as “University Villages” – partially built)
- Seaside Resort
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- Cypress Knolls
- Seaside Highlands (built)

# BRP Reassessment Background

Fort Ord Reuse Plan Reassessment



- June 1997, FORA Board adopts BRP
- July 1997, Sierra Club files suit
- Nov. 1998, FORA and Sierra Club sign settlement agreement
  - FORA adopts Chapter 8 to its Master Resolution
  - Sierra Club dismisses litigation
- Details consistency determination processes for Legislative Land Use Decisions and Development Entitlements
- Requires FORA Board to perform a “reassessment, review, and consideration of the BRP” by January 1, 2013

# What is the Reuse Plan Reassessment?

Fort Ord Reuse Plan Reassessment



## Board Adopted Chapter 8 to the FORA Master Resolution 8.01.010(h)

as a part of the Sierra Club Settlement Agreement

*Article 8.01.010(h) states:*

*“The Reuse Plan shall be reviewed periodically at the discretion of the Authority Board. The Authority Board shall perform a full reassessment, review, and consideration of the Reuse Plan and all mandatory elements as specified in the Authority Act prior to the allocation of an augmented water supply, or prior to the issuance of a building permit for the 6001<sup>st</sup> residential dwelling unit on the Fort Ord territory, or by January 1, 2013, whichever event occurs first...”*

- **BRP amended by consistency determinations by FORA Board**
- **Reassessment vs. Update**

# Scope in Partnership with FORA Staff

Fort Ord Reuse Plan Reassessment



## STEP 1 Scoping

- Reuse Plan Status
- Market Study
- Public Workshops

*Information Gathering, Assessment, & Public Input*

*April to July  
2012*

## STEP 2 Summary Scoping Report

- Board Workshop

*Information collected & public input from Step 1*

*Aug. to Sept.  
2012*

## STEP 3 Reassessment Document

- Board Workshop

*Future options & considerations by the Board*

*Sept. to Nov.  
2012*

## STEP 4 Public Review, Hearing(s), and Adoption of the Reassessment Document

*Nov. to Dec.  
2012*

# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



## Research and Scoping - Market Study

- Interviews
- Jobs, population, and development outlook
- Emerging trends
- Real estate performance
- Vertical development feasibility
- Competitive position
- Real estate demand
- Financial and Capital Improvement Program update



# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



## Research and Scoping - Public Outreach and Involvement

- A coordinated effort to reach out to diverse interests
- Five public workshops co-hosted by FORA with:
  - Monterey County (May 21)
  - City of Marina (May 22)
  - Cities of Monterey & Del Rey Oaks (May 29)
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Fort Ord Reuse Plan Reassessment



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Fort Ord Reuse Plan Reassessment



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Fort Ord Reuse Plan Reassessment



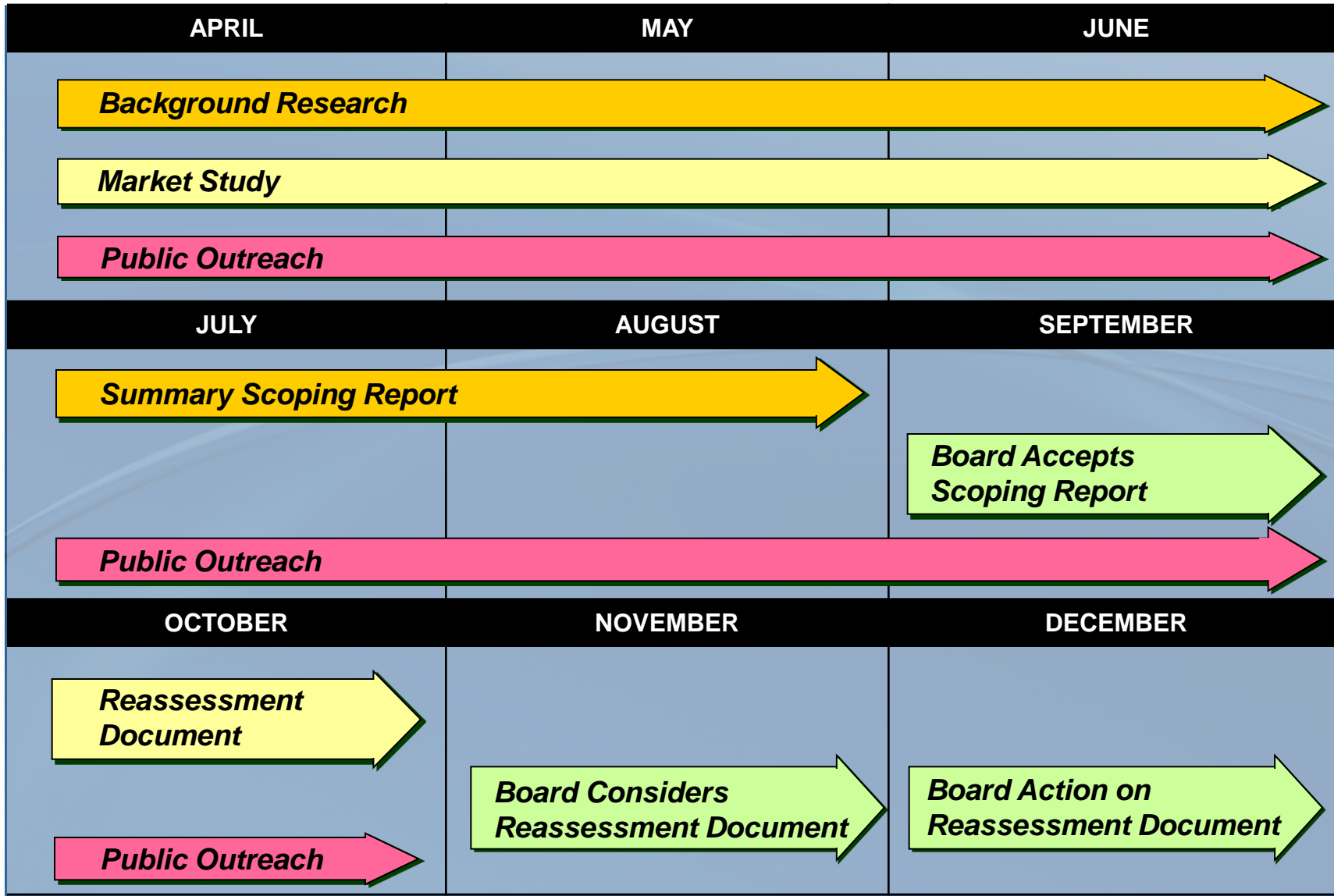
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Fort Ord Reuse Plan Reassessment



# Wrap Up

Fort Ord Reuse Plan Reassessment



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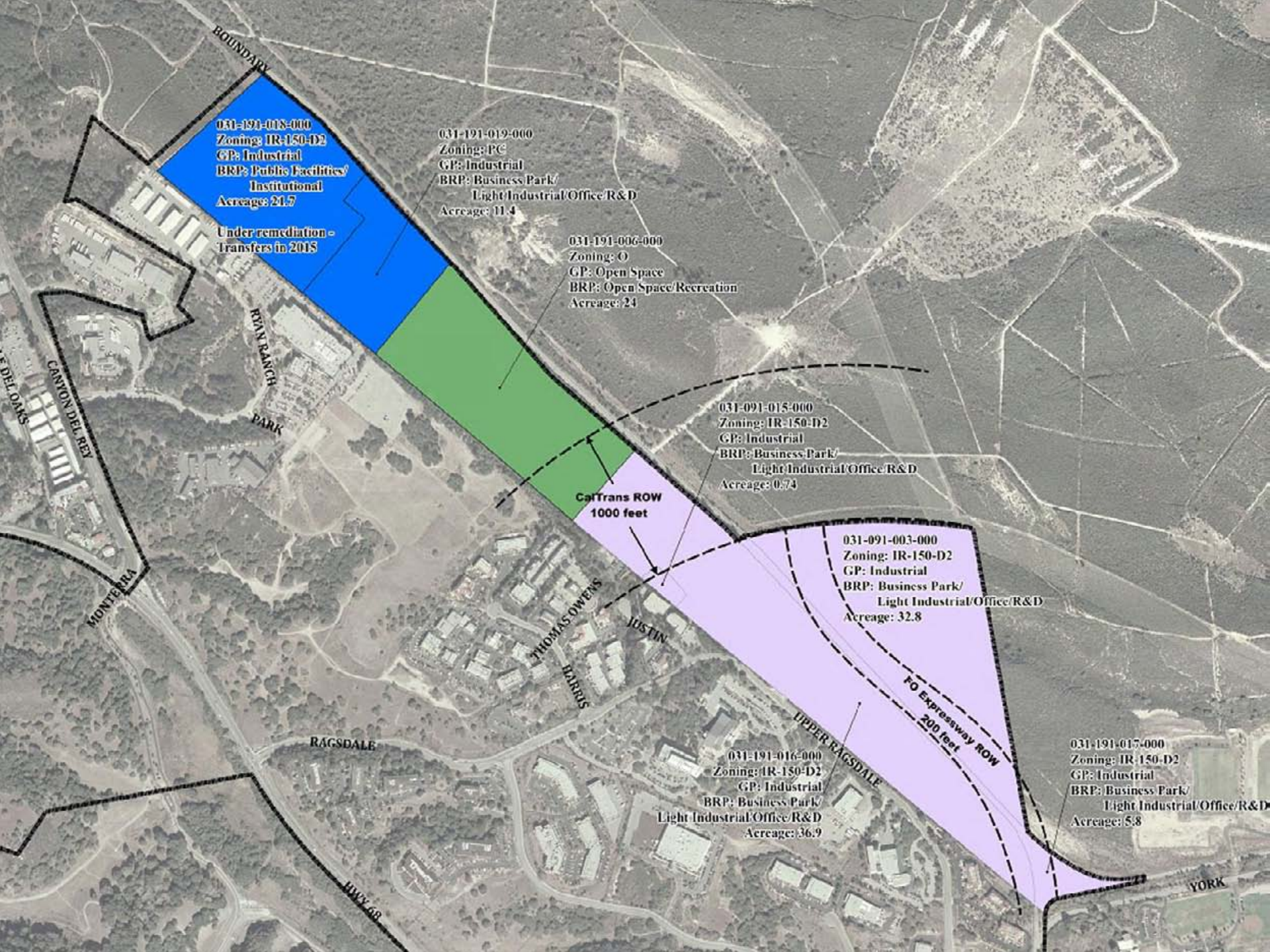
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# Wrap Up

Fort Ord Reuse Plan Reassessment



**Thank You for Your Interest  
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031-191-018-000  
Zoning: IR-150-D2  
GP: Industrial  
BRP: Public Facilities/  
Institutional  
Acreage: 21.7

Under remediation -  
Transfers in 2015

031-191-019-000  
Zoning: PC  
GP: Industrial  
BRP: Business Park/  
Light Industrial/Office R&D  
Acreage: 11.4

031-191-006-000  
Zoning: O  
GP: Open Space  
BRP: Open Space/Recreation  
Acreage: 24

031-091-015-000  
Zoning: IR-150-D2  
GP: Industrial  
BRP: Business Park/  
Light Industrial/Office R&D  
Acreage: 0.74

031-091-003-000  
Zoning: IR-150-D2  
GP: Industrial  
BRP: Business Park/  
Light Industrial/Office R&D  
Acreage: 32.8

031-191-016-000  
Zoning: IR-150-D2  
GP: Industrial  
BRP: Business Park/  
Light Industrial/Office R&D  
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031-191-017-000  
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Acreage: 5.8

BOUNDARY

CalTrans ROW  
1000 feet

FO Expressway ROW  
200 feet

CANYON DEL REY

MONTEPERRA

RYAN RANCH  
PARK

THOMAS OWENS  
BARRIS

JUSTIN

RAGSDALE

UPPER RAGSDALE

YORK

HMTY GR







ENVIRONMENT



EDUCATION



ECONOMIC DEVELOPMENT

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Co-hosted by:



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Fort Ord Reuse Plan Reassessment



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Fort Ord Reuse Plan Reassessment



## BRP Design Principle:

Establish a mixed-use base reuse program – villages as focal points

- Job creation from education-related (including R&D), light industrial, and office sources
- A limited replacement/reuse program
- Regional Urban Design Guidelines
  - “to govern the visual quality of areas of regional importance”
  - Hwy 1 Corridor guidelines adopted in 2005
  - FORA 2012-13 work plan will explore other potential areas for developing guidelines with Marina, Seaside, and Monterey County.

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Fort Ord Reuse Plan Reassessment



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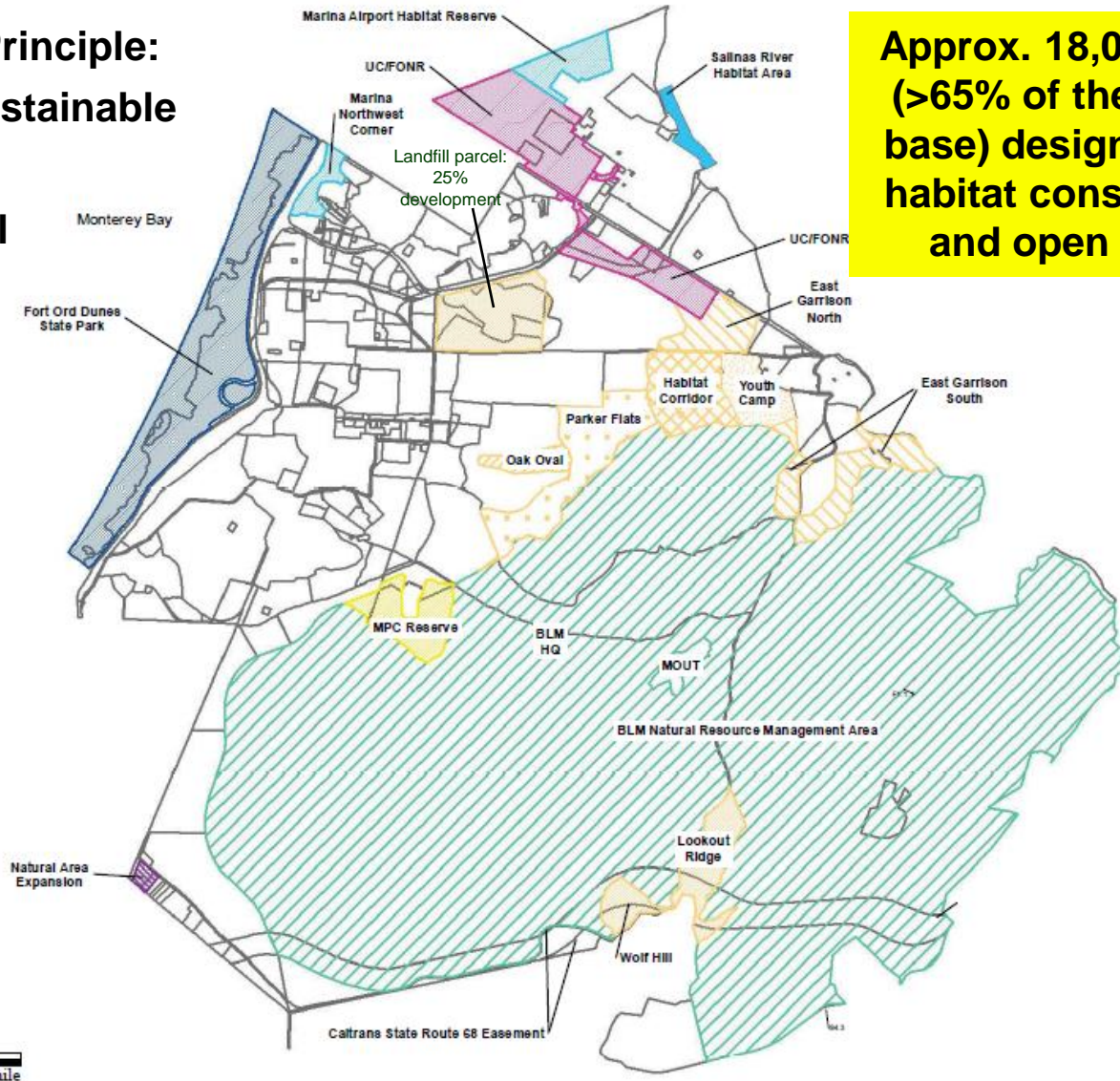
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Fort Ord Reuse Plan Reassessment



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as a part of the Sierra Club Settlement Agreement

*Article 8.01.010(h) states:*

*“The Reuse Plan shall be reviewed periodically at the discretion of the Authority Board. The Authority Board shall perform a full reassessment, review, and consideration of the Reuse Plan and all mandatory elements as specified in the Authority Act prior to the allocation of an augmented water supply, or prior to the issuance of a building permit for the 6001<sup>st</sup> residential dwelling unit on the Fort Ord territory, or by January 1, 2013, whichever event occurs first...”*

- **BRP amended by consistency determinations by FORA Board**
- **Reassessment vs. Update**

# Scope in Partnership with FORA Staff

Fort Ord Reuse Plan Reassessment



## STEP 1 Scoping

- Reuse Plan Status
- Market Study
- Public Workshops

*Information Gathering, Assessment, & Public Input*

*April to July  
2012*

## STEP 2 Summary Scoping Report

- Board Workshop

*Information collected & public input from Step 1*

*Aug. to Sept.  
2012*

## STEP 3 Reassessment Document

- Board Workshop

*Future options & considerations by the Board*

*Sept. to Nov.  
2012*

## STEP 4 Public Review, Hearing(s), and Adoption of the Reassessment Document

*Nov. to Dec.  
2012*

# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



## Research and Scoping - Market Study

- Interviews
- Jobs, population, and development outlook
- Emerging trends
- Real estate performance
- Vertical development feasibility
- Competitive position
- Real estate demand
- Financial and Capital Improvement Program update

# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



## Research and Scoping - Public Outreach and Involvement

- A coordinated effort to reach out to diverse interests
- Five public workshops co-hosted by FORA with:
  - Monterey County (May 21)
  - City of Marina (May 22)
  - Cities of Monterey & Del Rey Oaks (May 29)
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  - Sierra Club (June 2)
- TWO FORA Board workshops
  - Public input on draft Scoping Plan (Aug.)
  - Public input on draft reassessment document (Oct.)

# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



## Research and Scoping - Public Outreach and Involvement

- Mapping and analysis of baseline (1997) and current development and resource (water use) conditions – one common dataset
- Review FORA Board Consistency Determinations – changes in BRP land use relative to 1997 baseline
- Review BRP consistency with local and regional plans
- Review BRP policies and documents

# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



## Summary Scoping Report

### Report Results of Research Tasks. Basic content:

- **Methodology**
- **Summary of 1997 baseline and current land use and resource use conditions – maps and tables**
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- **Potential policy modifications**
- **Summary of community input – key issues/interests**
- **Economic analysis summary**



# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



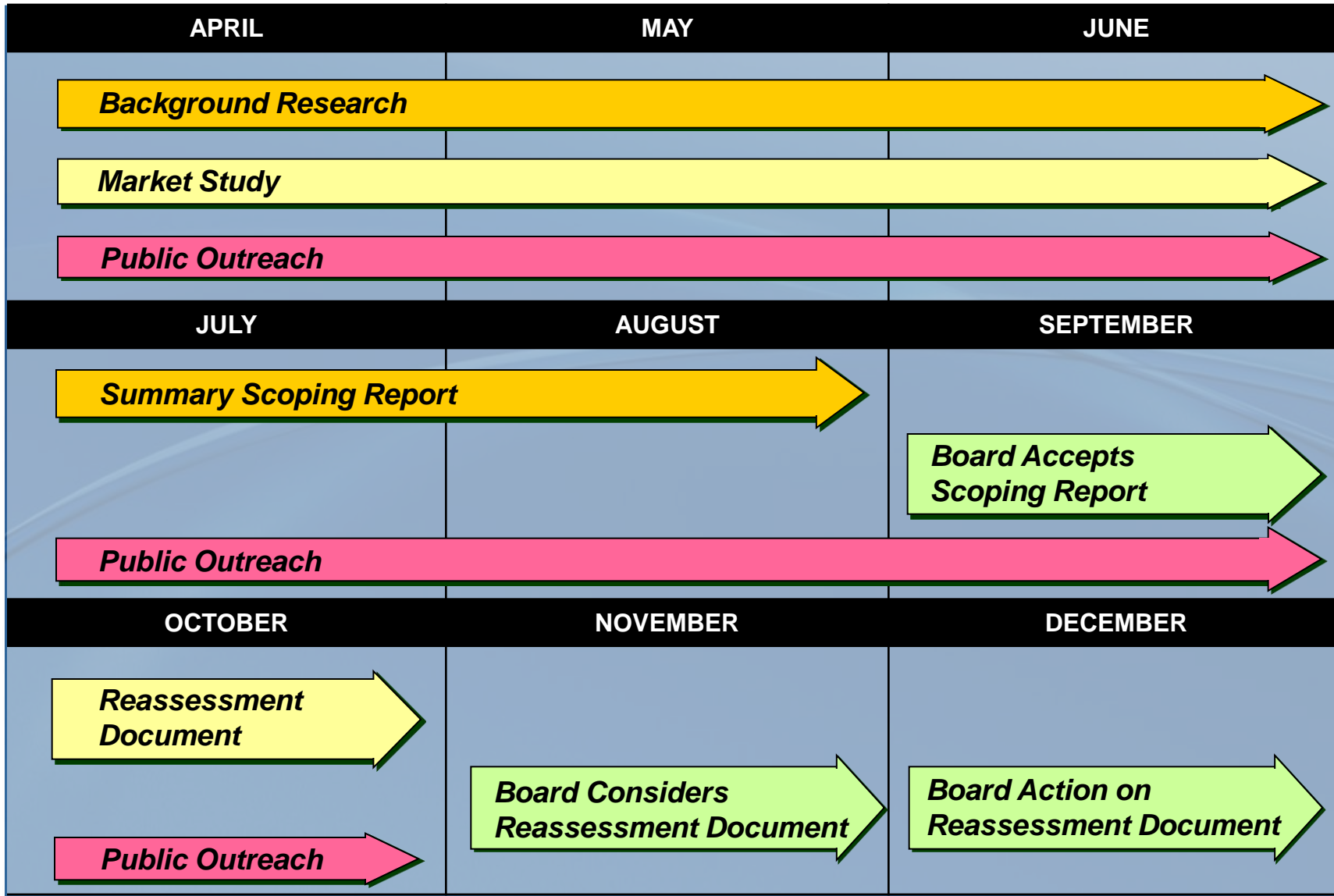
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Provide FORA Board with Possible Options for the Future Modification of the Reuse Plan.

- Methodology
- Key findings/observations
- Optional actions:
  - Maintenance actions (administrative changes that have no effect on plan policy or direction)
  - Routine actions (modifications reflecting prior Board actions to bring the BRP “current”)
  - Special consideration actions (substantive BRP adjustments requiring specific Board action)

# Reassessment Schedule

Fort Ord Reuse Plan Reassessment



# Wrap Up

Fort Ord Reuse Plan Reassessment



- **Provide Opportunities for Community Participation & Input**
- **Workshops - Community Participation**
- **Public Comments - Workshops, Meetings, Email, Mail**
- **For more information or to submit comments:**
  - [www.fora.org](http://www.fora.org) or [plan@fora.org](mailto:plan@fora.org)
  - **FORA, 920 2nd Avenue, Suite A, Marina CA 93933**

## Thank You!

# Wrap Up

Fort Ord Reuse Plan Reassessment



**Thank You for Your Interest  
and Participation!**

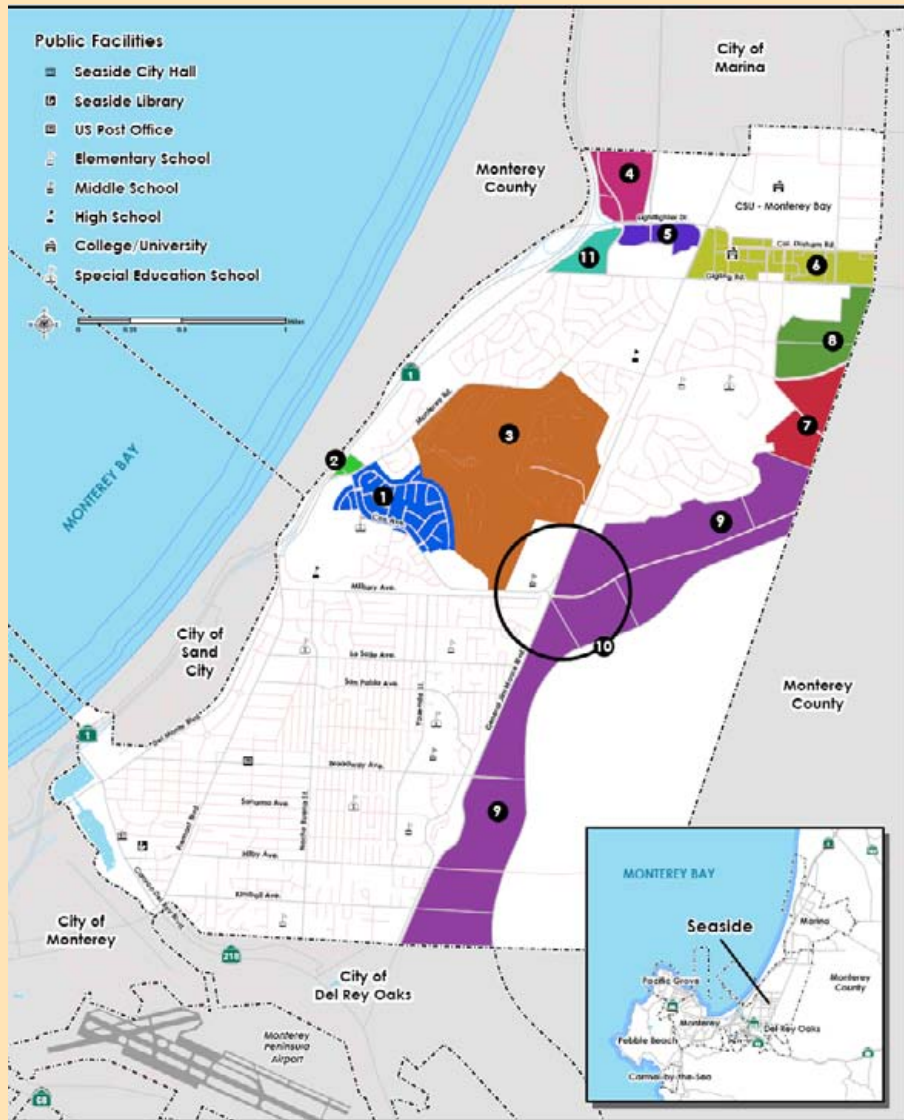


# Fort Ord Reuse Authority Base Reassessment Seaside Workshop

May 30, 2012



# Seaside Former Fort Ord Lands



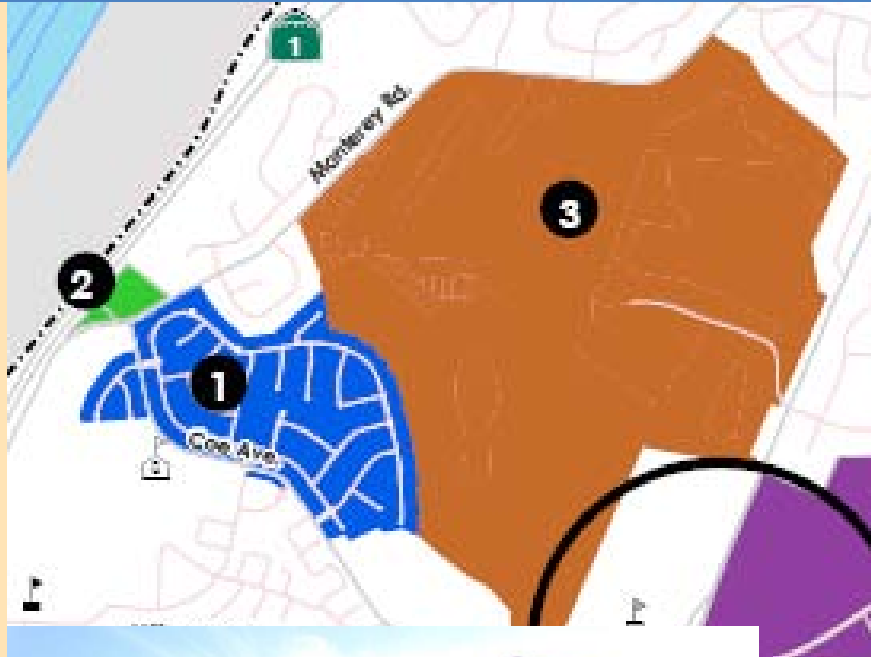
Land Acquisition/Swap

Capital Improvement Projects

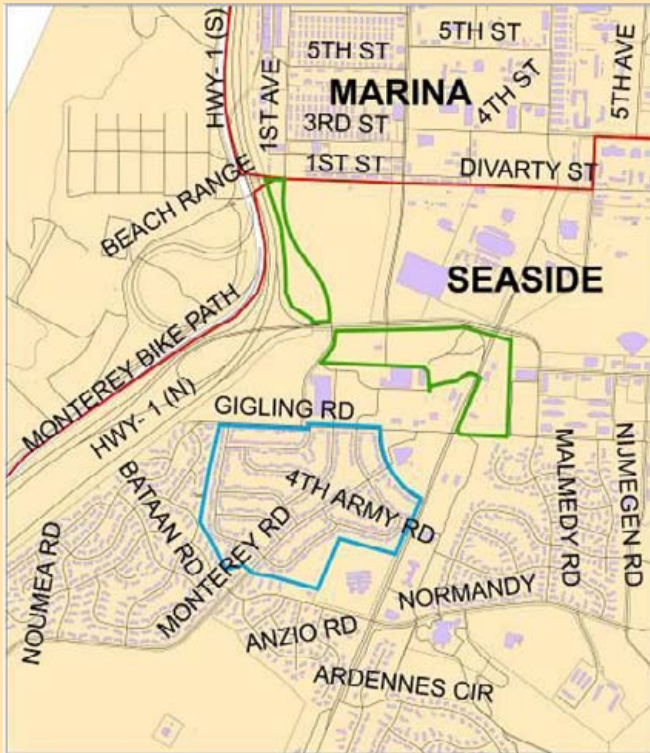
Studies and Plans

Development Projects

# Hayes Housing and Golf Course Acquisition



# 2008 Land Swap



## Legend

-  Property Transfer to Army
-  Property Transfer to Seaside
-  Municipal
-  Road\_Centerline
-  BUILDINGS
-  Parcel\_Area

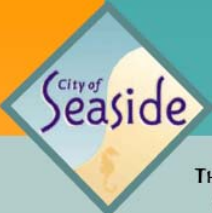




# Capital Improvement Projects



# Completed Studies and Plans



**THE REDEVELOPMENT AGENCY  
OF THE CITY OF SEASIDE**

**Agency Board**


Chairman  
Ralph Rubio

Vice Chairman  
Thomas Mancini

Board Members:  
Donnis Alexander  
Stovne Bloomer  
Don Jordan

**FORMER FORT ORD  
PROPERTIES  
MARKET STUDY  
MAY 2007**


440 Harcourt Avenue  
Seaside, California 93955  
831.899.6700



**CALIFORNIA  
CENTRAL  
COAST  
VETERANS  
CEMETERY  
FORT ORD**


**FINAL DRAFT  
DEVELOPMENT MASTER PLAN**  
SEPTEMBER 2008

Prepared for:



168 WEST ALDIAL STREET, 3RD FLOOR ~ SALINAS, CA 93901

**CITY OF SEASIDE  
SEASIDE EAST CONCEPTUAL MASTER PLAN**  
DRAFT SEPTEMBER 2010




**The Projects at  
Main Gate**  
Specific Plan

The Projects at Main Gate  
Specific Plan

City of Seaside  
Lead Agency and Land Use Authority

PMC  
Specific Plan Preparation and Planning Consultants

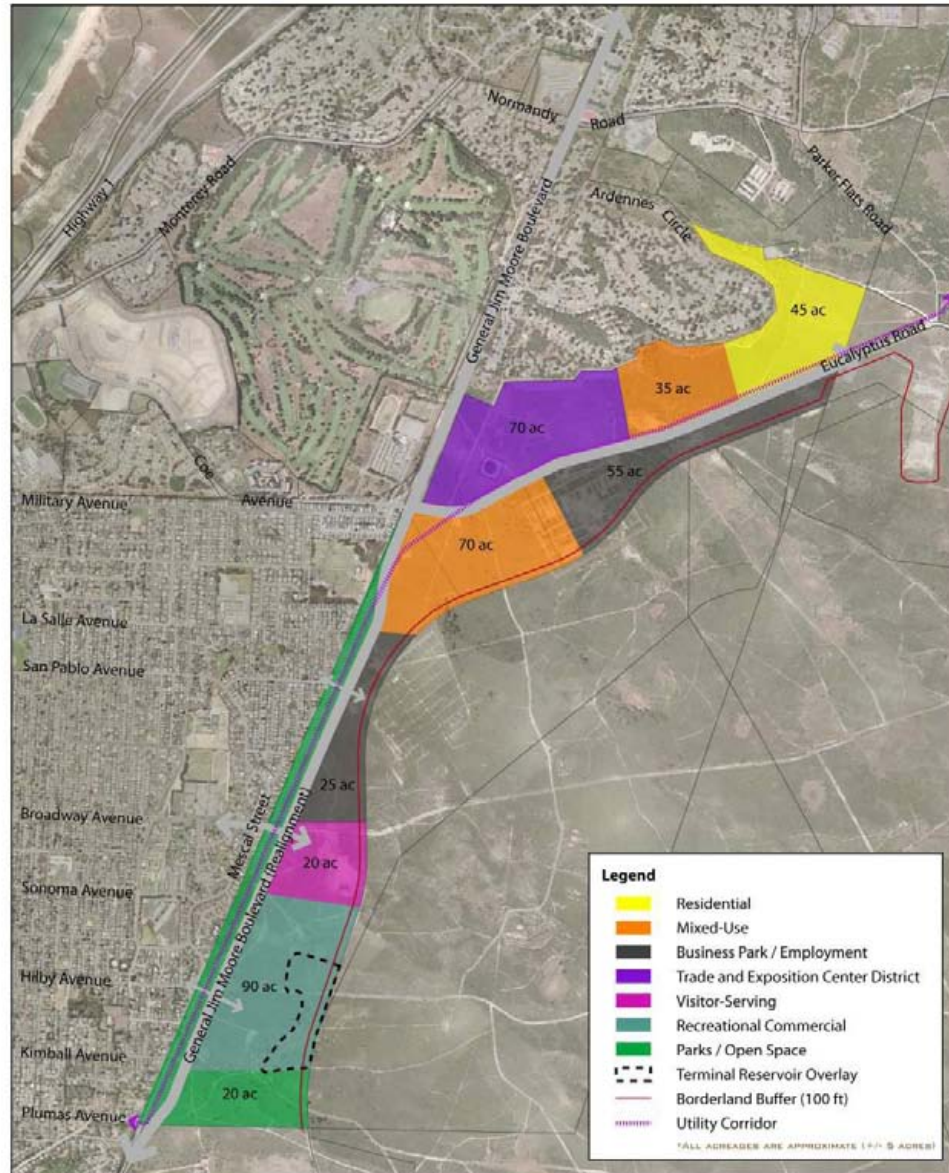



**August 2010**

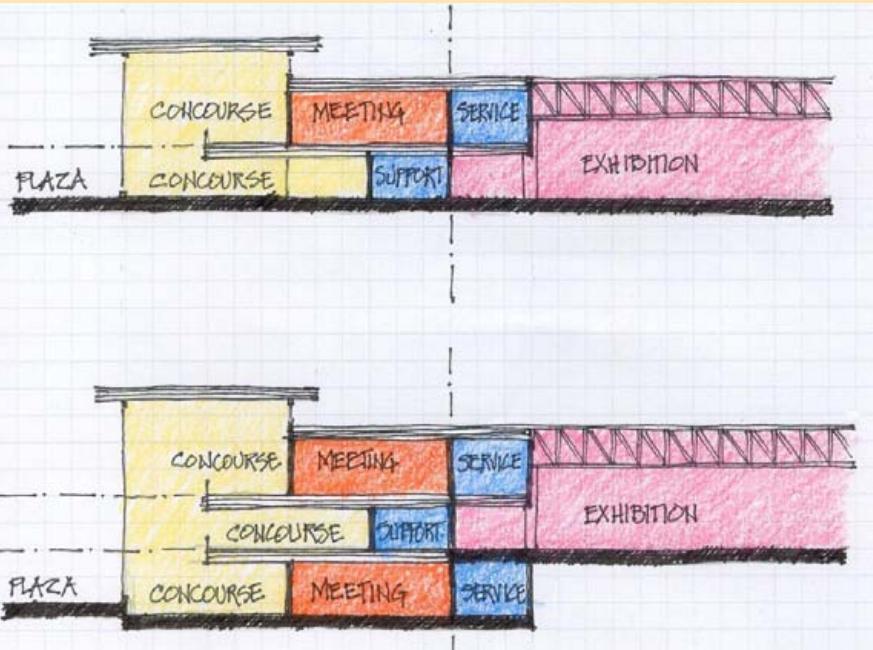
# The Projects at Main Gate



# Seaside East Conceptual Master Plan



# Trade and Convention Center



# Seaside Resort Development



# Central Coast Veteran's Cemetery and Proposed Monterey Downs and Horse Park









ENVIRONMENT



EDUCATION



ECONOMIC DEVELOPMENT

# Public Workshop

## Fort Ord Reuse Plan Reassessment



Presentation by:  
Fort Ord Reuse Authority  
EMC Planning Group Team

Co-hosted by:



# Brief History of Fort Ord

Fort Ord Reuse Plan Reassessment



- Significant military presence since 1917
- Approximately 28,000-acre installation
- 14,500 military jobs
- 3,800 civilian jobs
- Population of 31,270
- Listed for closure in 1991 (closed in 1994)

# Fort Ord Reuse Authority Background

Fort Ord Reuse Plan Reassessment



- **Fort Ord Reuse Authority (FORA) created by state law (1994)**
- **Broad powers to plan, oversee, finance, and implement base reuse programs**
- **25-member Board of Directors**
- **Title 7.85 Section 67650 (Authority Act)**
- **June 30, 2014: Authority Act scheduled to expire**

# Base Reuse Plan: The 3 E's

Fort Ord Reuse Plan Reassessment



1. Economic recovery/reuse
2. Educational focus
3. Environmental protection

# Economic Recovery/Reuse

Fort Ord Reuse Plan Reassessment



## **BRP Design Principle:**

**Establish a mixed-use base reuse program – villages as focal points**

- **Job creation from education-related (including R&D), light industrial, and office sources**
- **A limited replacement/reuse program**
- **Regional Urban Design Guidelines**
  - “to govern the visual quality of areas of regional importance”
  - Hwy 1 Corridor guidelines adopted in 2005
  - FORA 2012-13 work plan will explore other potential areas for developing guidelines with Marina, Seaside, and Monterey County.

# Educational Focus

Fort Ord Reuse Plan Reassessment



## BRP Design Principle:

Create a unique identity for the new community around the educational institutions including:

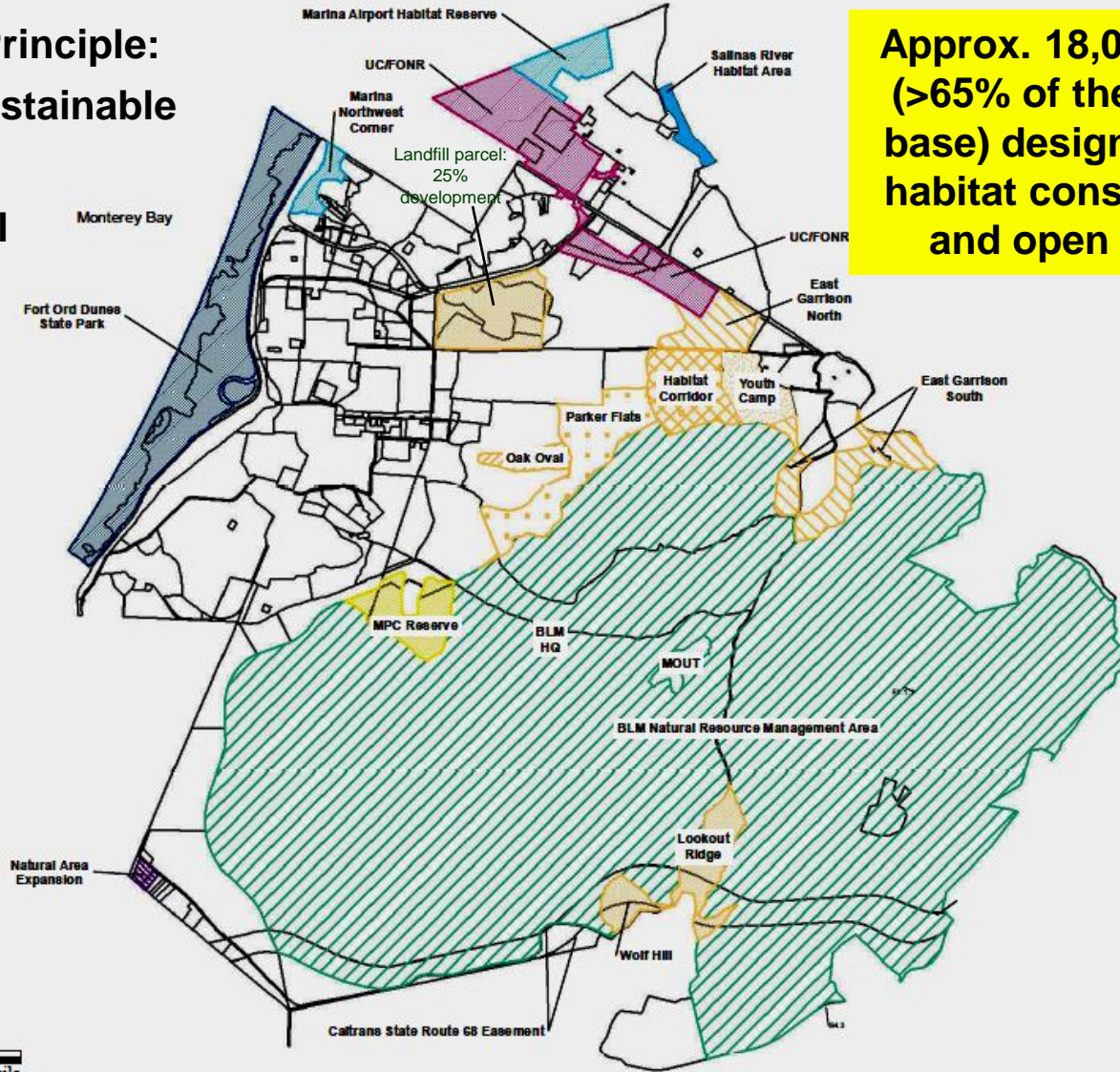
- California State University Monterey Bay
- University of California Monterey Bay  
Educational, Science and Technology Center
- Monterey Peninsula College

# Environmental Protection

Fort Ord Reuse Plan Reassessment



**BRP Design Principle:**  
Encourage sustainable practices and environmental conservation.



**Approx. 18,000 acres (>65% of the former base) designated for habitat conservation and open space**



# Environmental Protection (cont'd)

Fort Ord Reuse Plan Reassessment



## Habitat Conservation

- Army's Habitat Management Plan adopted
- Habitat Conservation Plan and associated environmental review nearing completion
  - US Fish and Wildlife Service and California Department of Fish and Game reviewing Admin. Draft HCP prior to public review draft HCP release
  - Process leading to Final HCP, EIR/EIS, permits, and program implementation
- Habitat management and restoration activities underway



# 1996 Draft Base Reuse Plan

Fort Ord Reuse Plan Reassessment



## 1996 Draft Base Reuse Plan Program

- ~52,000 resident population
- ~45,000 jobs to replace military employment
- ~22,000 residential units
- ~14m sq. ft. business park, light industrial, office, R&D, and commercial development

# Resource-Constrained BRP

Fort Ord Reuse Plan Reassessment



## Resource-Constrained Base Reuse Plan Program (1997-present)

- ~37,000 resident population
- ~18,000 jobs (2015 target)
- ~11,000 residential units (incl. 6,160 new)
- ~5.5m sq. ft. business park, light industrial, office, R&D, and commercial development

A “balanced” reuse program ensuring economic and educational opportunities with environmental protection

# Resource-Constrained BRP (cont'd)

Fort Ord Reuse Plan Reassessment



## Development and Resource Management Plan (“DRMP”)

### Water Supply Management

- 6,600 AFY of Salinas Valley groundwater – majority conveyed to FORA for allocation and use.
- Supplemental desal/recycled resources anticipated.

### Residential Development Program

- New housing limited to 6,160 dwelling units

### Transportation Management

- FORA funds its fair share of “on-site” and “off-site” regional roadway and transit capital improvements.

# Base Reuse Plan Land Use Summary

Fort Ord Reuse Plan Reassessment



<b>Land Use Summary from 1997 BRP</b>	<b>Acres</b>
Habitat Management	17,179
Parks & Open Space	2,014
Visitor Serving	808
Public facilities (incl. military – Commissary, etc.)	1,072
CSUMB	1,292
POM Annex military housing	782
Rights of Way	1,161
Business Park, Light Industrial, Office, R&D, Retail, Residential	3,571
<b>Total</b>	<b>27,879</b>

# FORA Capital Improvement Program Mitigations

Fort Ord Reuse Plan Reassessment



## Transportation / Transit:

### On-Site

- Eastside Parkway
- South Boundary Road
- Gigling Road
- Inter-Garrison Road
- Abrams Road (Reimbursement Agreement ["RA"])
- 8<sup>th</sup> Street (RA)
- Salinas Avenue (RA)

### Off-Site

- Davis Road north of Blanco Road
- Davis Road south of Blanco Road
- Reservation Road widening 4-lanes to Watkins Gate
- Reservation Road widening Watkins Gate to Davis Road
- Crescent Avenue extend to Abrams (RA)

### Regional

- HWY 1 - Seaside Sand City
- HWY 1 – Monterey Road interchange
- HWY 156 – Freeway upgrade
- HWY 68 – Operational improvements

### Transit

- Transit vehicle purchase/replacement
- Intermodal centers

## Other:

- Water augmentation
- Storm drainage
- Habitat management
- Firefighting equipment

# Funding Sources

Fort Ord Reuse Plan Reassessment



- **Communities Facilities District (“CFD”) Fee/ Development Fee funds:**  
Base-wide impact mitigations
- **Land Sales proceeds fund:**  
Building removal as per FORA Board direction
- **Tax Increment funds:**  
Operations and other unfunded projects
- **Grants fund:**  
Specific projects, i.e., transportation projects
- **Loans fund:**  
Specific CIP projects and must be paid back

# Reuse Implementation Factors

Fort Ord Reuse Plan Reassessment



## Permitting

- 63 federal, state and local agencies are involved in reuse on the former Fort Ord

## Former Munitions Sites

- Environmental Services Cooperative Agreement (ESCA) – FORA received a DoD grant for privatized clean up on 3,340 acres
- US Army inland range remediation (portions of Fort Ord National Monument)

## Financing Infrastructure

- Uneven/unpredictable funding- “smoothing the roller coaster”
- CA Redevelopment dissolution reduced reuse resources

# Major Entitled Projects

Fort Ord Reuse Plan Reassessment



- Marina Heights
- The Dunes on Monterey Bay  
(formerly known as “University Villages” – partially built)
- Seaside Resort
- East Garrison
- Cypress Knolls
- Seaside Highlands (built)



# BRP Reassessment Background

Fort Ord Reuse Plan Reassessment



- June 1997, FORA Board adopts BRP
- July 1997, Sierra Club files suit
- Nov. 1998, FORA and Sierra Club sign settlement agreement
  - FORA adopts Chapter 8 to its Master Resolution
  - Sierra Club dismisses litigation
- Details consistency determination processes for Legislative Land Use Decisions and Development Entitlements
- Requires FORA Board to perform a “reassessment, review, and consideration of the BRP” by January 1, 2013

# What is the Reuse Plan Reassessment?

Fort Ord Reuse Plan Reassessment



## Board Adopted Chapter 8 to the FORA Master Resolution 8.01.010(h)

as a part of the Sierra Club Settlement Agreement

*Article 8.01.010(h) states:*

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Fort Ord Reuse Plan Reassessment



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Fort Ord Reuse Plan Reassessment



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Fort Ord Reuse Plan Reassessment



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# Primary Reassessment Process Tasks

Fort Ord Reuse Plan Reassessment



## Reassessment Document

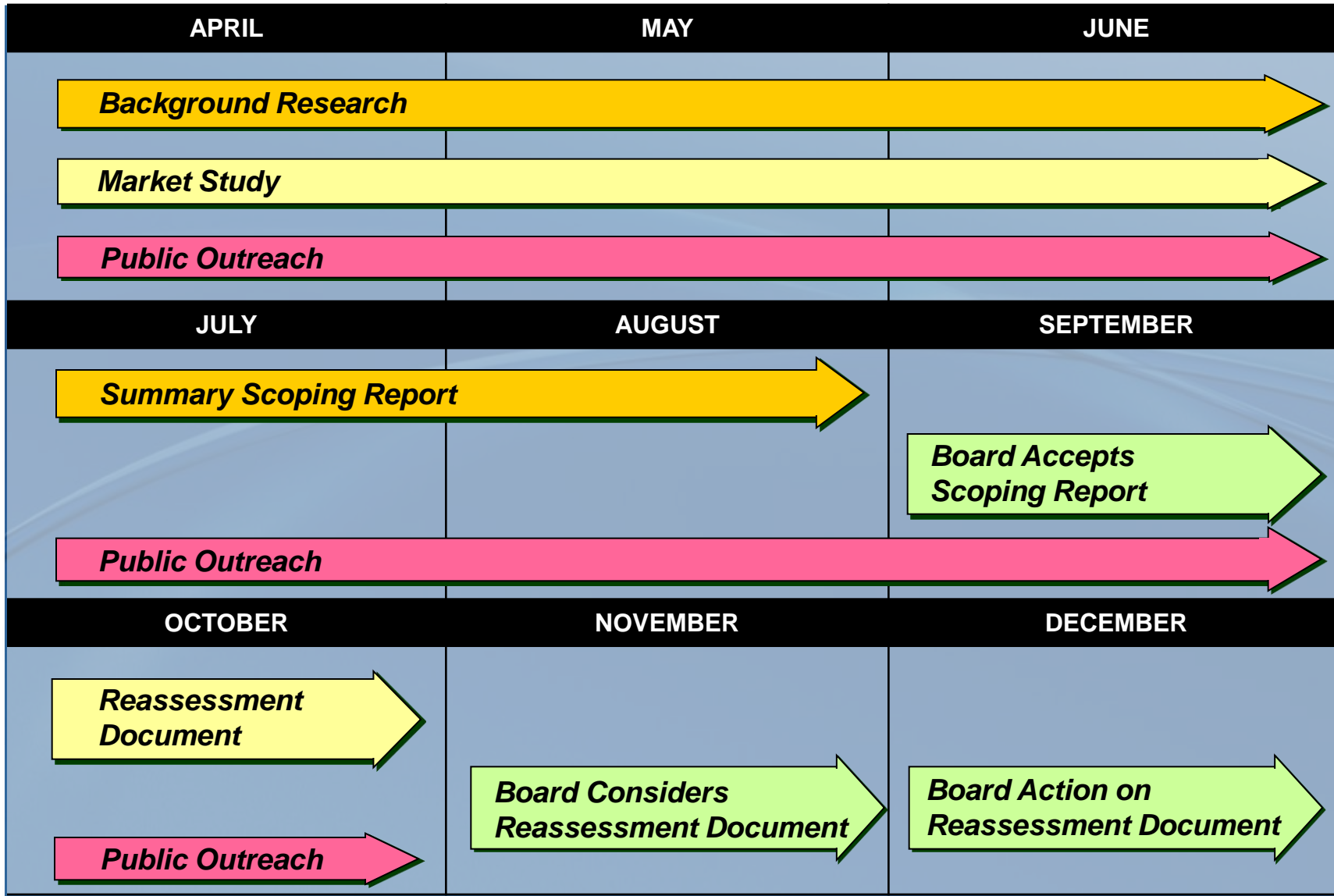
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# Reassessment Schedule

Fort Ord Reuse Plan Reassessment



# Wrap Up

Fort Ord Reuse Plan Reassessment



- **Provide Opportunities for Community Participation & Input**
- **Workshops - Community Participation**
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  - **FORA, 920 2nd Avenue, Suite A, Marina CA 93933**

## Thank You!

# Wrap Up

Fort Ord Reuse Plan Reassessment



**Thank You for Your Interest  
and Participation!**

# Workshop Number 5 on the Reassessment of the Fort Ord Base Reuse Plan



**SIERRA  
CLUB**  
FOUNDED 1892

**Sierra Club ~ Ventana Chapter**  
Tom Moore ~ Steve Zmak ~ Jane Haines ~ Scott Waltz

# Purpose of the Sierra Club

- “to explore, enjoy, and protect the wild places of the earth;
- to practice and promote the responsible use of the earth's ecosystems and resources;
- to educate and enlist humanity to protect and restore the quality of the natural and human environment;
- and to use all lawful means to carry out these objectives.”



# 1998 Sierra Club – FORA Settlement

## SETTLEMENT AGREEMENT AND GENERAL RELEASE

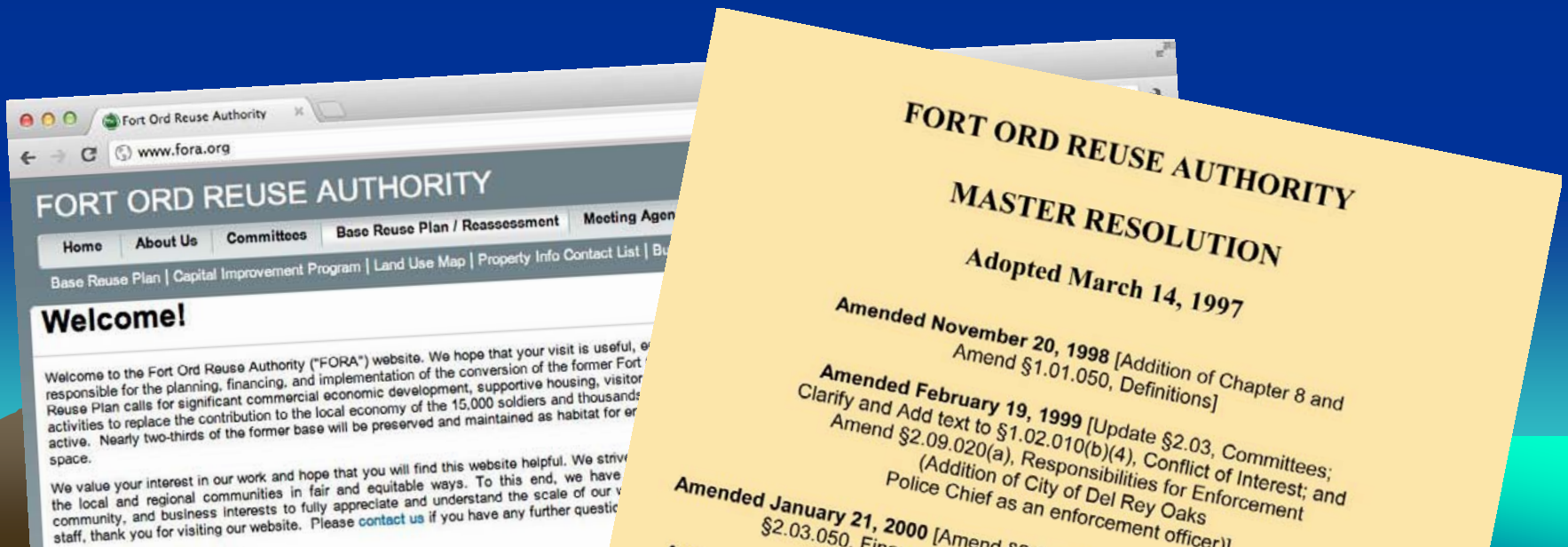
This Agreement is made this 30 day of November, 1998, by and between Petitioner SIERRA CLUB and Respondent FORT ORD REUSE AUTHORITY.

### Recitals

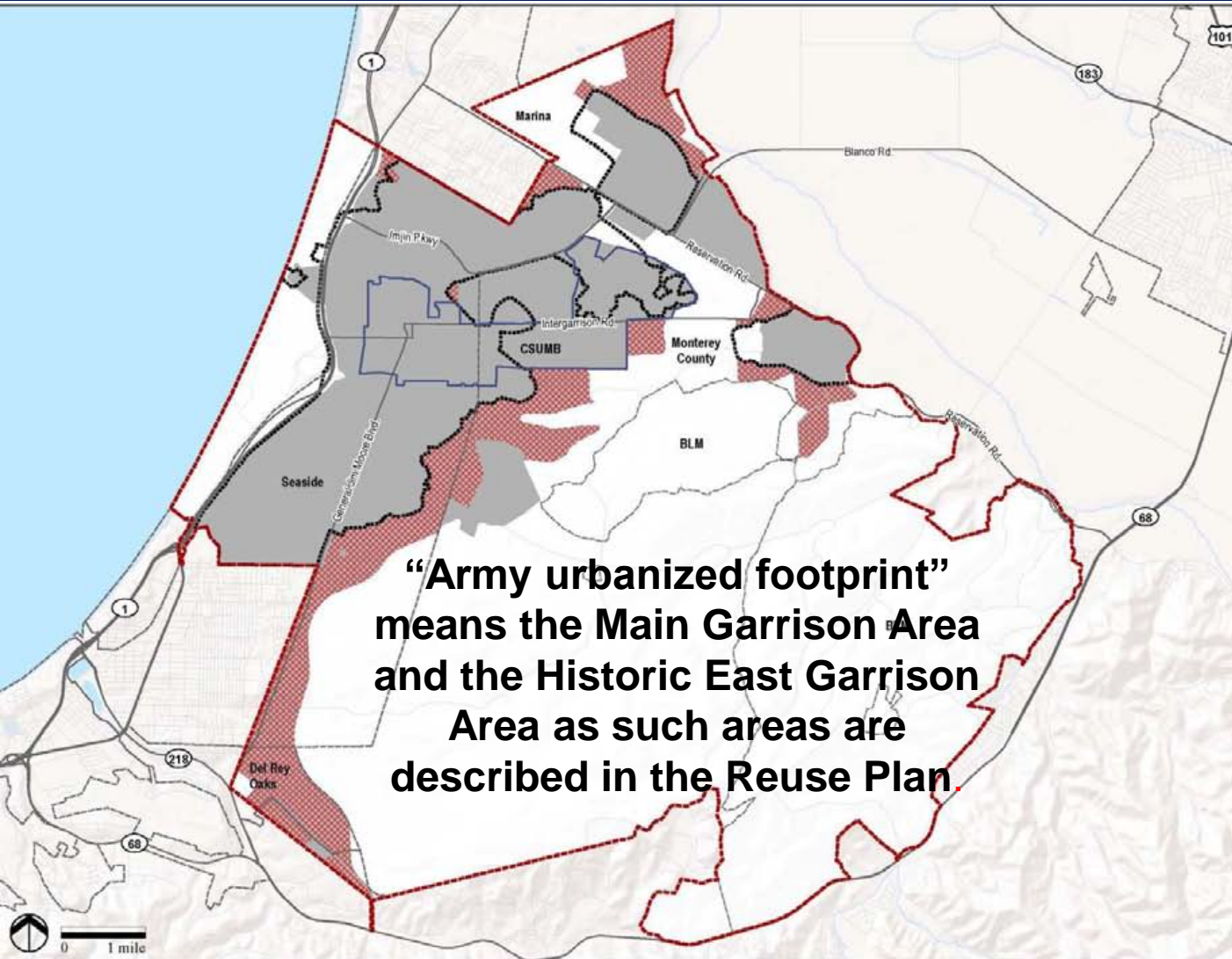
- A. On July 16, 1997, Petitioner SIERRA CLUB, a California non-profit corporation, filed a Petition for Writ of Mandamus against Respondent FORT ORD REUSE AUTHORITY ("FORA"), a governmental entity organized under the laws of the State of California, challenging actions of FORA in approving the Fort Ord Reuse Plan and the Reuse Plan's concomitant Environmental Impact Report. The Petition for Writ of Mandamus was filed in Monterey County Superior Court and is identified in the official records of the court as Case No. 112014.
- B. Pursuant to the provisions of the California Environmental Quality Act, the Petitioner and Respondent have met on numerous occasions over many months in an attempt to resolve the dispute in an amicable and constructive manner.
- C. Without admitting liability or guilt, all parties desire to resolve this litigation and avoid incurring further cost, expense, and disruption incident to the litigation. The parties further desire to achieve a full and complete settlement of all claims and causes of action with reference to each other.
- D. Settlement of the dispute involves FORA adoption of a legislative action in the form of an amendment to FORA's "Master Resolution." This legislative action has been identified as "Chapter 8 to the Fort Ord Reuse Authority Master Resolution, relating to Base Reuse Planning and Consistency Determinations" and the proposed legislative action has been subject to public hearings and discussions. The most recent draft of this legislative action reflects the results of this hearing process and it is attached to this agreement as Exhibit "A." The form of the deed restriction and notice required by Section 8.01.010 (j) and (k) of Chapter 8 are attached to this agreement as Exhibits "B" and "C." The Sierra Club has reviewed Exhibits "A," "B," "C" and the Sierra Club has approved these documents and supports the Sierra Club Directors' adoption of this legislation in its

# Location of the Settlement Agreement

- Memorialized as Chapter 8 of FORA's Master Resolution
- [http://www.fora.org/Reports/031210.master resolution.pdf](http://www.fora.org/Reports/031210.master%20resolution.pdf)



# Army Urbanized Footprint



**“Army urbanized footprint” means the Main Garrison Area and the Historic East Garrison Area as such areas are described in the Reuse Plan.**

## Legend

- Fort Ord Boundary
- Army Urbanized Footprint (see note 1)
- Base Reuse Plan Development Footprint (see note 2)
- Base Reuse Plan Development Footprint Located Outside the Army Urbanized Footprint (see note 3)

## Map Description

This map illustrates locations of areas designated for development in the 1997 Base Reuse Plan relative to the Army Urbanized Footprint.

## Notes

1. The “Army Urbanized Footprint” is derived from the Draft Land Use Baseline Study of Fort Ord, California, prepared by the U.S. Army Corps of Engineers, Sacramento District in March 1992. The majority of the urbanized footprint boundary is taken from Figure 3 – Fort Ord Existing Land Use Map. Adjustments to this line were made for the Frederick Park and Schoonover Park housing areas based on Figure 7 Fort Ord Locator Map; the revised line matches actual development in this area.

2. The Base Reuse Plan Development Footprint is derived from the 1997 Base Reuse Plan. This boundary is taken from Figure 3.3-1 Land Use Concept Ultimate Development, and includes areas with land use designations that allow for development.

3. Areas within the Base Reuse Plan Development Footprint that are undeveloped and designated for development by the Fort Ord Base Reuse Plan and the jurisdictions within which the areas are located.

Note: Infill opportunities within areas under the jurisdiction of CSUMB, BLM, U.S. Army, U.C. Santa Cruz, MPC, MPUSD, and California Dept. of Parks and Recreation are not included, because they are not under local land use jurisdiction authority, and CSUMB, U.C., and California Department of State Parks are exempt from FORA consistency reviews.

Source: Fort Ord Reuse Authority 2012, U.S. Army Corps of Engineers 2012, ESRI 2005



# FORA Master Resolution, Chp. 8

## Build on Urbanized Areas First

- “Reuse of property in the Army urbanized footprint should be encouraged.”

*FORA Master Resolution Section 8.02.020 -- Specific Programs And Mitigation Measures For Inclusion In Legislative Land Use Decisions. Subsection (e), p. 52.*



# FORA Master Resolution, Chp. 8

## Preservation of Historic Resources

- “Each land use agency... must adopt the cultural resources policies and programs of the Reuse Plan concerning historic preservation, and provide appropriate incentives for historic preservation...”

*Master Resolution Section 8.02.020. Subsection (f), p. 53*



# FORA Master Resolution, Chp. 8

## Compatibility of Land Uses

- “Each land use agency will... encourage land uses that are compatible with the character of the surrounding districts... and discourage new land use activities which are potential nuisances and/or hazards...”

*Master Resolution Section 8.02.020. Subsection (e), p. 52*



# FORA Master Resolution, Chp. 8

## Open Space Buffers

- “Each land use agency must review each application for a development entitlement for compatibility with adjacent open space land uses and require suitable open space buffers to be incorporated into the development plans...”

*Master Resolution Section 8.02.020.  
Subsection (a)(1), p. 52*



# FORA Master Resolution, Chp. 8

## Water Conservation

- “Each land use agency must include policies and programs in their... general, area, and specific plans to address water supply and water conservation.”
- This includes: “Adoption and enforcement of a water conservation ordinance which... is at least as stringent as Regulation 13 of the MPWMD...”

*Master Resolution Section 8.02.020. Subsection (j), p. 53-54*



# FORA Master Resolution, Chp. 8

## Water Supply

- Chapter 8 requires: “Adoption of appropriate land use regulations that will ensure that development entitlements will not be approved until there is verification of an assured long-term water supply for such development entitlements...”

*Master Resolution Section 8.02.020. Subsection (j), p. 54*



# FORA Master Resolution, Chp. 8

## Transportation Network

- “Each land use agency must include policies and programs in their respective applicable... plans that ensure that the design and construction of all major arterials... under the jurisdiction of the Authority will have direct connections to the regional network.”

Master Resolution Section 8.02.020. Subsection (o), p. 56



# FORA Master Resolution, Chp. 8

## Consistency Determinations

- Land use jurisdictions must make general and specific plans for their parts of Ft. Ord
- FORA must determine whether or not such plans are consistent with the Base Reuse Plan.
- **This limits what cities and county can do.**





# FORA Master Resolution, Chp. 8

## Consistency of Developer's Entitlements

- Entitlements are a right to put a property to a specified use – granted by city or county.
- Entitlements for developers must be denied by FORA board if not consistent with the Base Reuse Plan.
- **This further limits what cities and counties can do on Fort Ord.**



# One of Sierra Club's Major Reassessment Concerns

- Sierra Club's settlement agreement with FORA based its appeal fee for a citizen to contest a project's consistency with the Base Reuse Plan on the Monterey County appeal fee. Since 1998, the County has raised this fee from:

**\$252 to \$5,040**

- We are seeking to reduce this to an amount accessible to the average citizen of Monterey County. However, it now requires FORA approval to do so.



# Sierra Club's Reassessment Concerns

- See our letter to FORA on the back table.



SIERRA CLUB VENTANA CHAPTER

P.O. BOX 5667, CARMEL, CALIFORNIA 93921

CHAPTER OFFICE • ENVIRONMENTAL CENTER (831) 624-8032

MEMORANDUM FOR: Fort Ord Reuse Authority  
SUBJECT: Reassessment of the Base Reuse Plan  
DATE: June 1, 2012

VIA: [plan@fora.org](mailto:plan@fora.org)

The Ventana Chapter of the Sierra Club, FORA subcommittee, submits the following five recommendations for the reassessment, review and consideration of the Fort Ord Base Reuse Plan (BRP):

1. Develop a vigorous marketing plan based on the recommendations in BRP Volume 3, pages III-3 to III-6;
2. To the extent possible given the entitlements that 2012 ensure that no new entitlement footprint...

# Areas of Concern

1. What changes do you wish to see in the vision for Fort Ord?
2. What changes do you wish to see in the planned process for achieving this vision?
3. What changes do you wish to see in the way FORA manages this planned process?



# Protecting Wilderness for All to Enjoy



## New Opportunities





# FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933  
Phone: (831) 883-3672 – Fax: (831) 883-3675  
Website: [www.fora.org](http://www.fora.org)

## FORT ORD REUSE PLAN REASSESSMENT COMMENT FORM

FORA welcomes public input on issues specific to the 1997 Fort Ord Base Reuse Plan reassessment process. The overall goal of the reassessment process is to explore whether the objectives and policies in the Base Reuse Plan should be updated to better address current conditions and meet the community's future needs. A Reassessment Report will be prepared for this purpose. The Reassessment Report will include a range of changes to the Base Reuse Plan that may be considered for future action by the FORA Board of Directors.

Public comments will be most useful if they are specific rather than general and are provided in the form of recommendations. Recommendations and information on the following components of the Reuse Plan and related topics would be most helpful:

- Reuse Plan Objectives, Policies, and Programs
- Land Use Planning
- Jobs and Economic Development
- Habitat Management and Conservation
- Recreation, Open Space, and Trails
- Reuse Plan Consistency (Internally and with Regional Plans)
- Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Clean-up
- Infrastructure and Utilities
- Transportation
- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name: \_\_\_\_\_

Address (Optional): \_\_\_\_\_

Email (Optional): \_\_\_\_\_

FORA cannot directly respond to comments that are submitted. However, substantive comments that are specific to the reassessment purpose will be considered.

Comments can be submitted to FORA by email: [plan@fora.org](mailto:plan@fora.org); FAX: 831-883-3675; or mail to: FORA, 920 2nd Avenue, Suite A, Marina CA 93933. For more information about FORA, the Base Reuse Plan, or the workshops, visit the FORA website at [www.fora.org](http://www.fora.org) or contact Darren McBain at FORA, (831) 883-3672.

*Space for written comments is provided on the reverse side.*











## FORT ORD REUSE PLAN REASSESSMENT WATER ALLOCATIONS STATUS

### Allocation as of May 2012 (AFY)

Jurisdiction	Ground Water Allocation Total	2011 Consumption*
CSUMB	1,035.0	461.0
UC MBEST	230.0	2.0
County of Monterey	710.0	10.0
County/State Parks	39.5	0.0
Del Rey Oaks	242.5	0.0
Monterey	65.0	0.0
Marina Sphere	10.0	0.0
Marina	1,325.0	263.0
Seaside	1,012.5	807.0
U.S. Army	1,582.0	677.0
<b>Total</b>	<b>6,251.5</b>	<b>2,220.0</b>
<b>Total Groundwater</b>	<b>6,600.0</b>	
<b>Remaining**</b>	<b>348.5</b>	<b>4,380.0</b>

*Source:* \* Data Source is MCWD table "W-5" from draft FY 2012-13 compensation plan

*Note:* \*\* To be allocated to strategic reserve to cover projected line loss



## FORT ORD REUSE PLAN REASSESSMENT EMPLOYMENT STATUS

### \*2008 Estimated Employment at New Development within FORA Jurisdictions

Project	Number of Jobs
<b>Office</b>	
Builders Exchange of the Central Coast	4
Bureau of Land Management	17
Contractors Development Center	28
Goodwill Industries (Shoreline)	5
Homeless Coalition	2
LFR Levine Fricke/Weston Solutions	15
Marina Coast Water District	35
Marina Community Partners	3
North Tree Fire	4
Schaff & Wheeler	5
University of California, Santa Cruz (UCMBEST)	238
Veterans Transition Center	9
<b>Subtotal Office</b>	<b>365</b>
<b>Industrial</b>	
Don Chapin Batch Plant	6
Las Animas Concrete, LLC	13
Marina Municipal Airport	138
<b>Subtotal Industrial</b>	<b>157</b>
<b>Retail</b>	
Marina Dunes Shopping Center	750
Ord Market	7
Seaside Golf Course	98
<b>Subtotal Retail</b>	<b>855</b>
<b>Residential</b>	
Alliance Residential Company	31
East Garrison Partners, LLC	50
Housing Authority	4
Interim Inc.	24

Seaside Resort Development, LLC	20
Shelter Outreach Plus	35
<b>Subtotal Residential</b>	<b>164</b>
<b>Institutional</b>	
California State University of Monterey Bay (CSUMB)	715
Chartwell School	38
Golden Gate University	5
Monterey College of Law	13
Monterey Institute of Research and Astronomy	4
Monterey Peninsula College (MPC)	27
<b>Subtotal Institutional</b>	<b>802</b>
<b>Government</b>	
Children's Services	6
Defense Language Institute Staff	167
Defense Manpower Data Center	958
Fort Ord Reuse Authority (FORA)	14
Monterey County CID Building	31
Veterans Administration Clinic	200
<b>Subtotal Government</b>	<b>1,376</b>
<b>TOTAL</b>	<b>3,719</b>

*\*Note:* Employment information is from August 2008. FORA staff will conduct an updated employment survey to inform the reassessment report.

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## FORT ORD REUSE PLAN REASSESSMENT HOUSING UNIT STATUS

### Units Built & Entitled

PROJECT	BUILT UNITS		ENTITLED UNITS	
	Existing/ Replacement	New	Existing/ Replacement	New
<b>MARINA</b>				
Preston Park (rental units)	352	-	-	-
Abrams B	92	-	-	-
MC Housing Authority	56	-	-	-
Shelter Outreach Plus	53	-	-	-
Veterans Transition Center	13	-	-	-
Interim Inc.	11	-	-	-
Marina Heights	-	-	-	1,050
The Dunes on Monterey Bay	-	-	-	1,237
Cypress Knolls	-	-	512	200
Rock Rose Garden	-	-	-	21
<b>Marina Subtotal</b>	<b>577</b>	<b>-</b>	<b>512</b>	<b>2,508</b>
<b>SEASIDE</b>				
Sunbay	297	-	-	-
Brostrom Mobile Homes	225	-	-	-
Seaside Highlands	-	380	-	-
Seaside Resort	-	1	-	124
<b>Seaside Subtotal</b>	<b>522</b>	<b>381</b>	<b>-</b>	<b>124</b>
<b>MONTEREY COUNTY</b>				
East Garrison 1	-	65	-	1,405
<b>Monterey County Subtotal</b>	<b>-</b>	<b>65</b>	<b>-</b>	<b>1,405</b>
<b>SUBTOTAL ALL UNITS</b>	<b>1,099</b>	<b>446</b>	<b>512</b>	<b>4,037</b>
<b>TOTAL UNITS BUILT</b>	<b>1,545</b>			
<b>TOTAL UNITS ENTITLED</b>			<b>4,549</b>	
<b>TOTAL EXISTING/REPLACEMENT</b>			<b>1,611</b>	
<b>TOTAL NEW</b>			<b>4,483</b>	
<b>TOTAL UNITS</b>			<b>6,094</b>	

FORT ORD REUSE PLAN REASSESSMENT

<b>Units – FORA Cap</b>		
	<b>New Units</b>	<b>Existing/Replacement Units</b>
<b>FORA Cap</b>	<b>6,160</b>	<b>1,813</b>
Built/Entitled to Date	4,483	1,611
Units Remaining Under Cap	1,677	202
<b>Total Units Remaining Under Cap</b>	<b>1,879</b>	
<b>Units Not Included in FORA Cap</b>		
	<b>Units</b>	<b>Dorms</b>
Army Existing Housing	1,590	
CSUMB East Campus	1,253	
CSUMB Main Campus		1,832 (bed count)
<b>Total Units Not Included in FORA Cap</b>	<b>2,843</b>	<b>1,832</b>



### Legend

- Fort Ord Boundary
- CSUMB Campus Boundary
- Municipal Boundaries

### Map Description

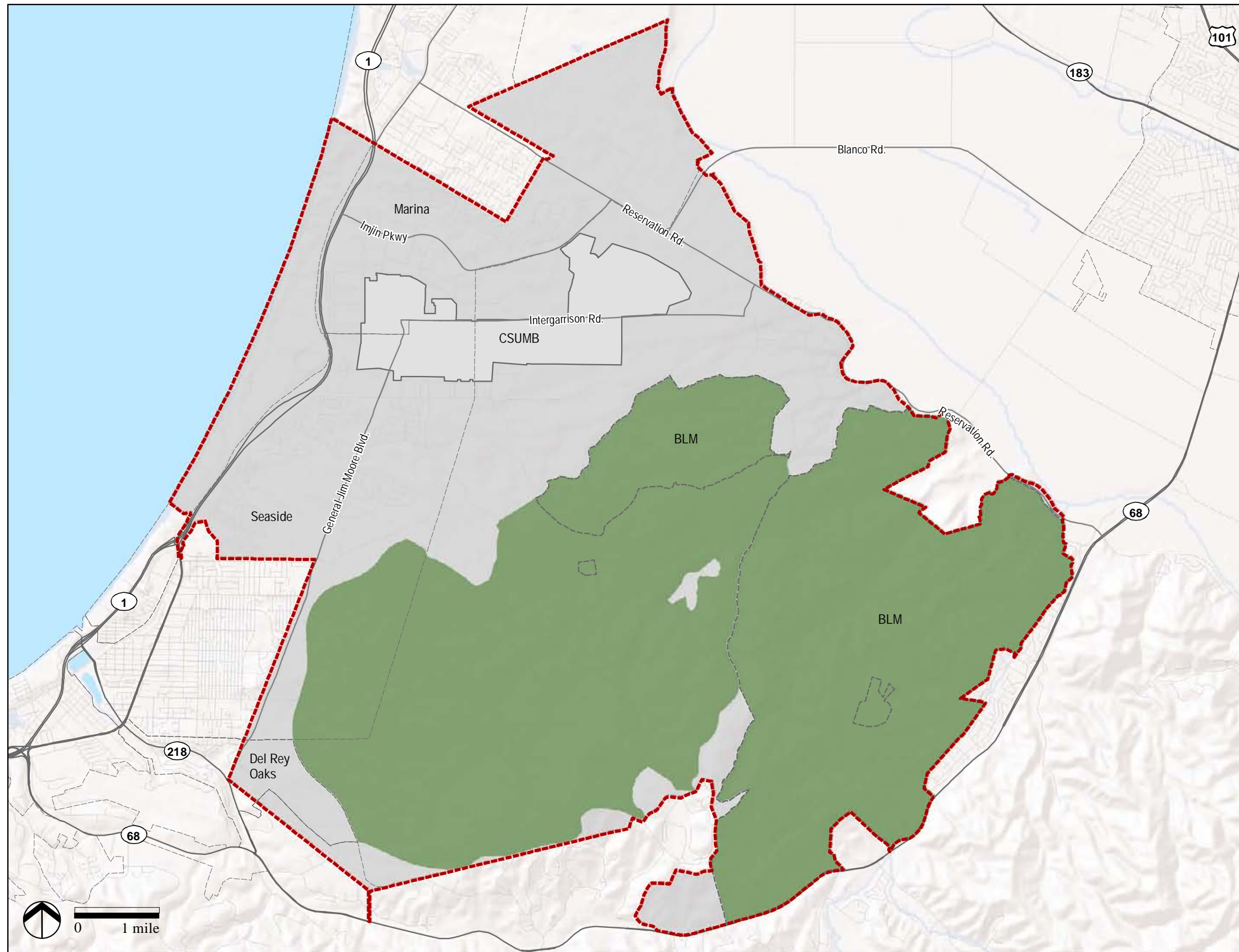
2010 aerial photograph of Fort Ord

Source: FORA 2012, U.S. Army Corps of Engineers GIS Database 2012





## Aerial Photograph of the Former Fort Ord

Fort Ord Reuse Plan Reassessment



### Legend

-  Fort Ord Boundary
-  Fort Ord National Monument Lands

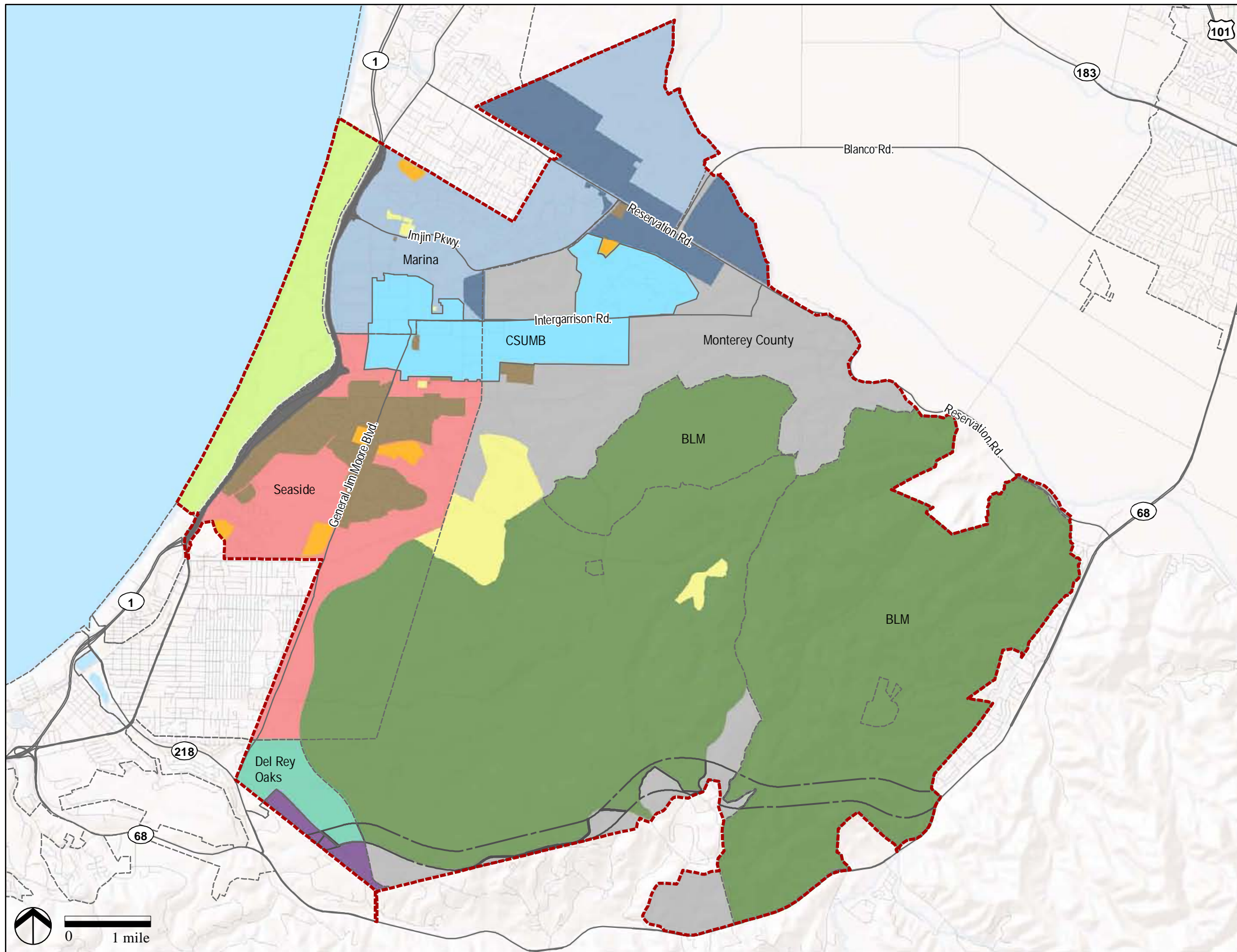
### Map Description

This map illustrates the areas newly designated as the Fort Ord National Monument.

Source: U.S. Army Corps of Engineers GIS Database 2012, ESRI 2009







### Legend

- Fort Ord Boundary
- State Route 68 Bypass Reservation
  
- Land Use Authority (see note 1)**
- U.S. Army (3.17%)
- BLM U.S. Department of the Interior (52.7%)
- CSUMB (4.99%)
- U.C. Santa Cruz (3.91%)
- California Department Parks & Recreation (3.59%)
- Monterey County (12.43%)
- City of Marina (8.13%)
- City of Seaside (5.91%)
- City of Monterey (0.49%)
- City of Del Rey Oaks (1.30%)
- Caltrans (0.82%)
- Monterey Peninsula College (2.06%)
- Monterey Peninsula Unified School District (0.51%)

### Map Description

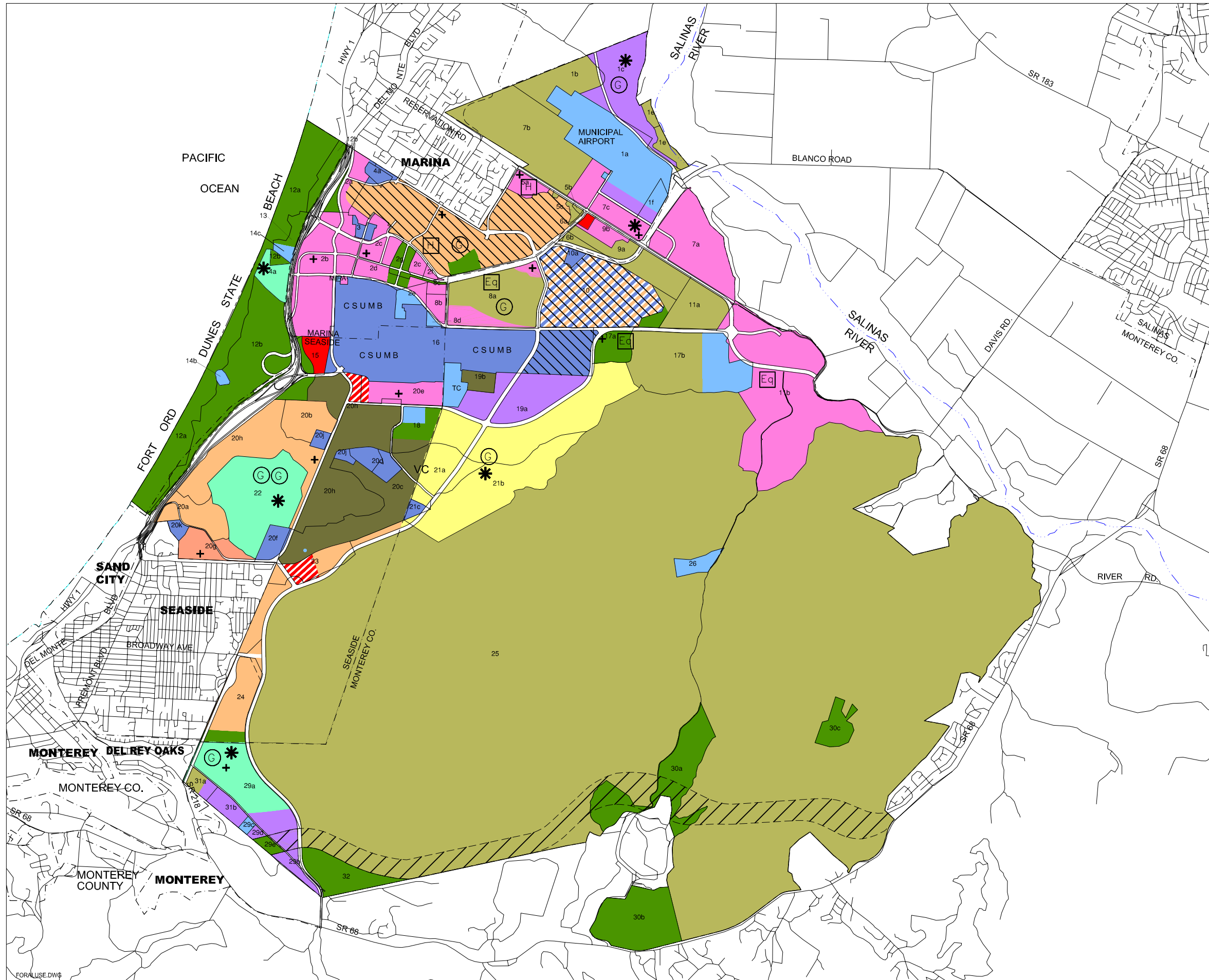
This map identifies the location and size of jurisdictional governed areas within Fort Ord.

### Notes

1. Represents jurisdictions with authority over land use and entitlement approvals, and the percentage of land within Fort Ord governed by each.

Source: Fort Ord Reuse Authority 2012, U.S. Army Corps of Engineers GIS Database 2012, ESRI 2009





# FORT ORD REUSE PLAN

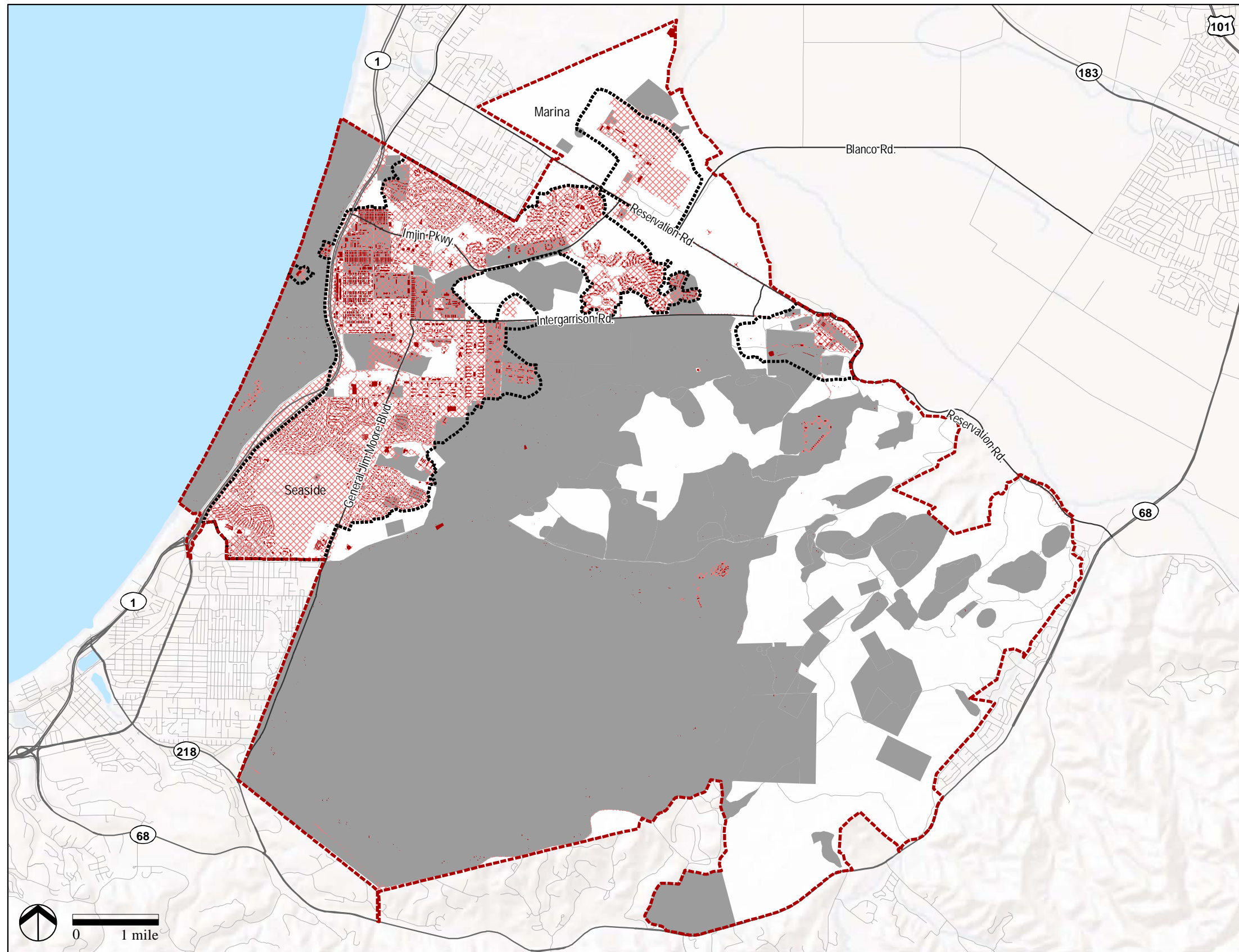
Fort Ord Reuse Authority (FORA)

Land Planning	EDAW, Inc.
Market Analysis	EMC Planning Group, Inc.
Transportation Engineering	Sedway Kotin Mouchly Group
Civil Engineering	JHK and Associates
Fiscal Analysis	Reimer Associates
Habitat Planning	Angus McDonald Associates
Public Communications	Zander Associates
Community Development	The Ingram Group
	Resource Corps International





- LEGEND:**
- SFD Low Density Residential
  - SFD Medium Density Residential
  - MFD High Density Residential
  - Residential Infill Opportunities
  - Hwy 68 Bypass ROW; Development with Restrictions
  - Planned Development Mixed Use District
  - Business Park/Light Industrial Office/R & D
  - + Convenience Retail
  - Neighborhood Retail
  - Regional Retail
  - Visitor Serving
  - G Golf Course Opportunity Site
  - \* Hotel Opportunity Site
  - Eq Equestrian Center Opportunity Site
  - Open Space/Recreation
  - Habitat Management
  - School/University
  - University Medium Density Residential
  - H Alternative High School Sites
  - Public Facility/Institutional
  - Military Enclave
  - VC Veterans Cemetary

SHEET TITLE:  
**LAND USE CONCEPT  
 ULTIMATE DEVELOPMENT**

 NORTH	SOURCE: Jones & Stokes, 1995 Reimer Associates, (Re-Projected), 1995 Monterey County, 1995 EDAW, Inc., 1996	FIGURE: <b>3.3-1</b>
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## Legend

-  Fort Ord Boundary
-  Army Urbanized Footprint (see note 1)
-  Built Areas (see note 2)
-  Structure/Building Footprints (see note 3)

## Army Munitions Areas (see note 4)

-  Munitions Areas

## Map Description

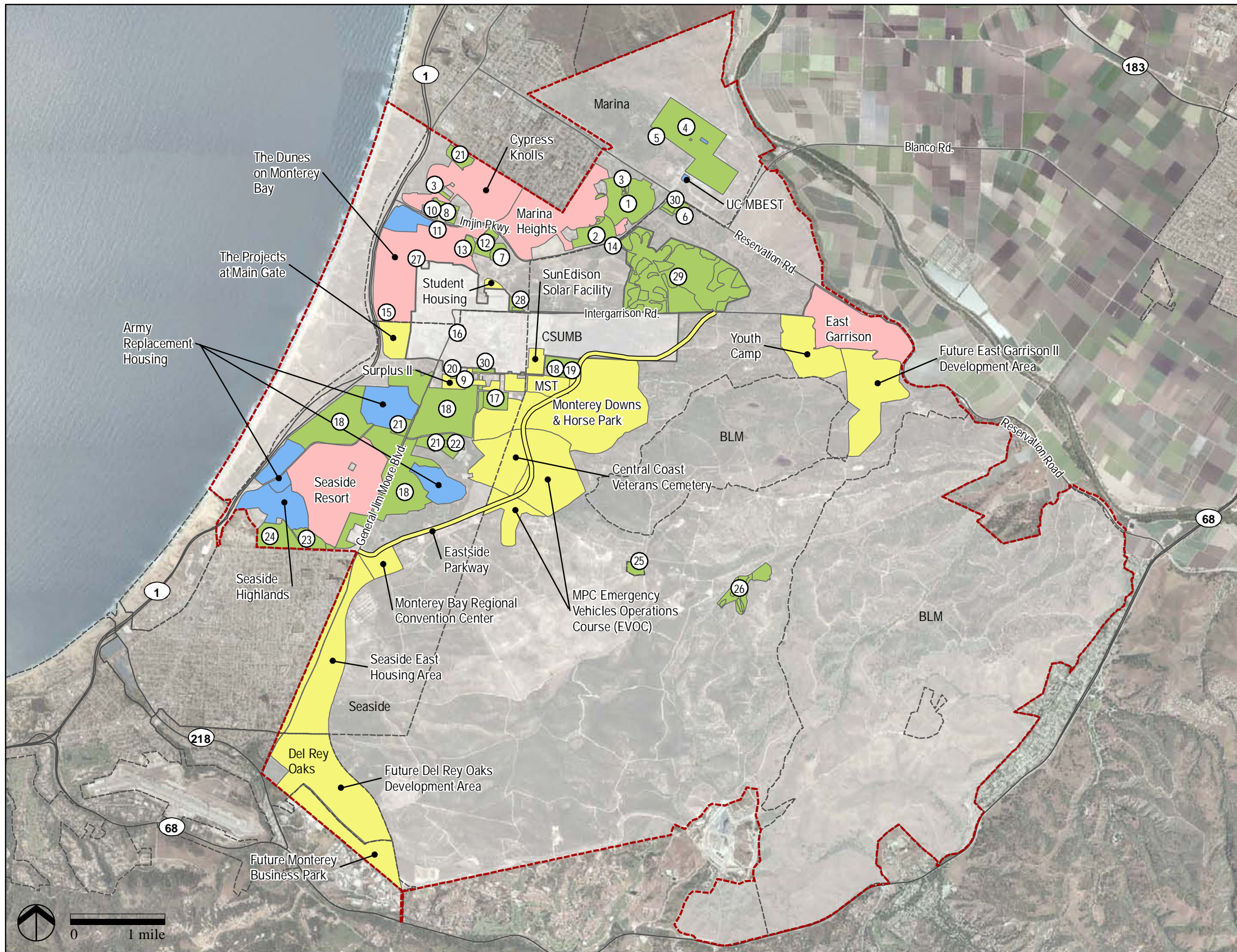
This map illustrates the existing land characteristics of Fort Ord at the time of base closure in 1997.

## Notes

1. The "Army Urbanized Footprint" is derived from the Draft Land Use Baseline Study of Fort Ord, California, prepared by the U.S. Army Corps of Engineers, Sacramento District in March 1992. The majority of the urbanized footprint boundary is taken from Figure 3 – Fort Ord Existing Land Use Map. Adjustments to this line were made for the Frederick Park and Schoonover Park housing areas based on Figure 7 Fort Ord Locator Map; the revised line matches actual development in this area.
2. The areas considered "Built" were determined by a visual survey of an historic 1999 aerial photograph. "Built" areas include buildings, structures, paved areas, and other development features.
3. The Structure/Building Footprints represent existing structures or buildings that existed at the time of base closure in 1997, based on information from the U.S. Army Corps of Engineers GIS Database.
4. Areas established by the Army Environmental Program and implemented under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). These areas include Army Munitions Cleanup Sites, military firing ranges and target points, and the former solid waste landfill site. A large portion of these areas are located within lands designated as Habitat Management in the Fort Ord Base Reuse Plan. This information is from the U.S. Army Corps of Engineers GIS Database.

Source: U.S. Army Corps of Engineers GIS Database 2012, ESRI 2009





### Legend

- Fort Ord Boundary
- New Projects Built Since 1997
- Building Reuse/Refurbishment Projects Since 1997 (see list below)
- Projects Entitled Since 1997
- Current Proposed Projects

### # Building Reuse/Refurbishment Projects (list below corresponds to #'s on map)

1. Preston Park
2. Abrams B
3. Non-Profit Housing Areas
4. Marina Airport
5. Neeson Rd. Industrial/Office Building Reuse
6. Assured Aggregate Operations
7. Las Animas Concrete
8. MPC Marina
9. MPC Seaside Safety Training Center
10. Veterans Transition Center
11. Shoreline/Goodwill Industries
12. Marina Equestrian Center
13. MCWD Offices
14. Ord Market
15. County of Monterey Offices
16. Army Veterans Clinic
17. Army DoD Center
18. Army Housing
19. Commissary/Post Exchange
20. Monterey College of Law
21. MPUSD Schools
22. Chartwell School
23. Sunbay
24. Brostrom Mobile Homes
25. BLM Headquarters
26. Military Operations in Urban Terrain (MOUT)
27. Monterey Institute of Research in Astronomy
28. Golden Gate University
29. CSUMB Housing
30. Army Reserve/National Guard

### Map Description

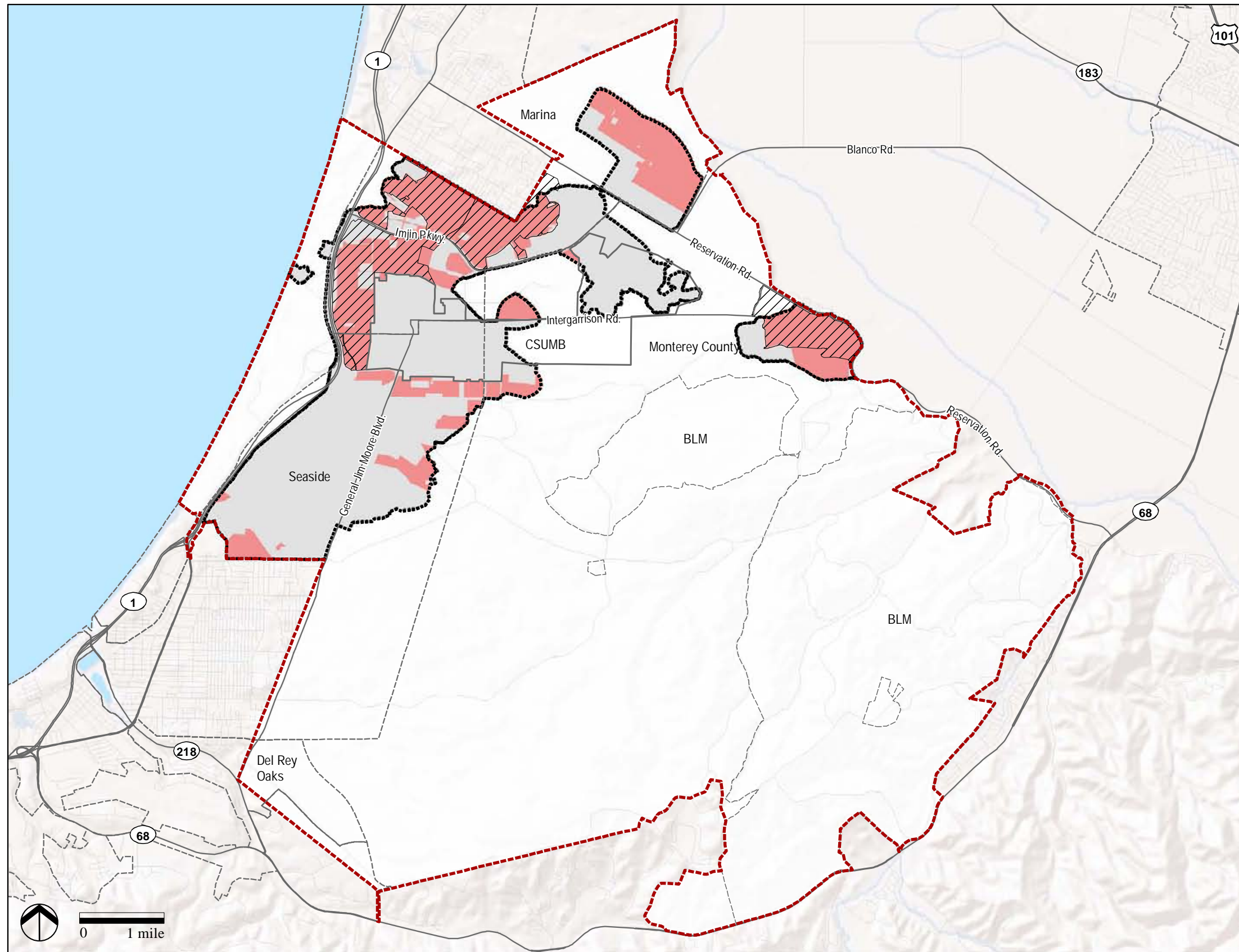
This map illustrates the general location of new built projects, building reuse/refurbishment projects, projects entitled, and currently proposed projects since 1997.

Source: Fort Ord Reuse Authority 2012, U.S. Army Corps of Engineers GIS Database 2012, Whitson Engineers 2012



## Projects Built, Entitled, & Proposed Since 1997

Fort Ord Reuse Plan Reassessment



### Legend

- Fort Ord Boundary
- Army Urbanized Footprint (see note 1)
- Infill Opportunities within Army Urbanized Footprint (see note 2)
- Already Entitled Areas within or on the edge of the Army Urbanized Footprint (see note 3)

### Map Description

This map illustrates locations of areas within Fort Ord that may be appropriate for future infill development.

### Notes

1. The "Army Urbanized Footprint" is derived from the Draft Land Use Baseline Study of Fort Ord, California, prepared by the U.S. Army Corps of Engineers, Sacramento District in March 1992. The majority of the urbanized footprint boundary is taken from Figure 3 – Fort Ord Existing Land Use Map. Adjustments to this line were made for the Frederick Park and Schoonover Park housing areas based on Figure 7 Fort Ord Locator Map; the revised line matches actual development in this area.

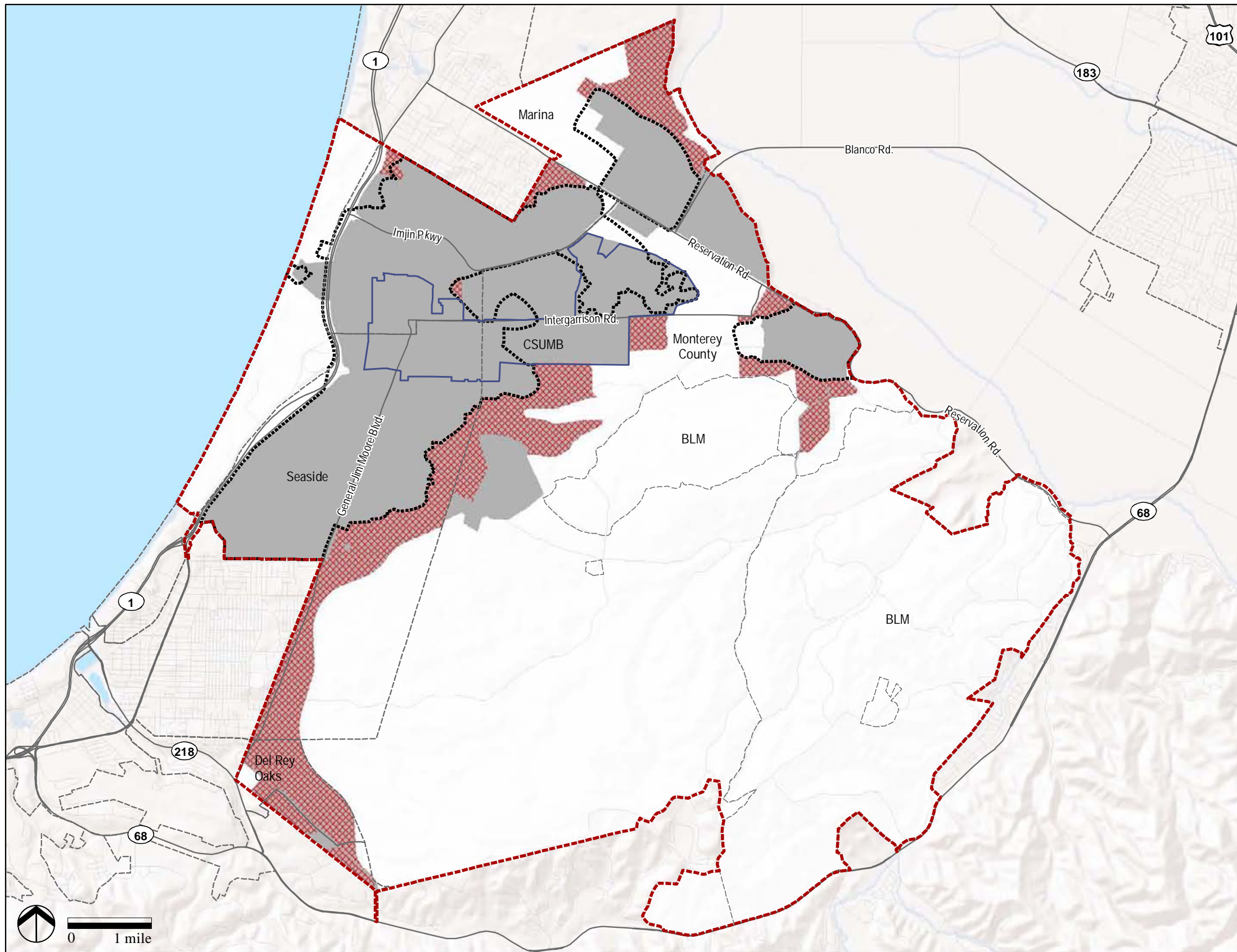
2. Areas within the Army Urbanized Footprint that are undeveloped or contain vacant buildings/structures and are designated for development by the Fort Ord Base Reuse Plan and the jurisdiction within which the area is located.

3. Locations of planned development that are currently entitled by one of the local land use jurisdictions.

Note: Infill opportunities within areas under the jurisdiction of CSUMB, BLM, U.S. Army, U.C. Santa Cruz, MPC, MPUSD, and California Dept. of Parks and Recreation are not included, because they are not under local land use jurisdiction authority; and CSUMB, U.C., and California Department of State Parks are exempt from FORA consistency reviews.

Source: Fort Ord Reuse Authority 2012, U.S. Army Corps of Engineers 2012, ESRI 2009





### Legend

- Fort Ord Boundary
- Army Urbanized Footprint (see note 1)
- Base Reuse Plan Development Footprint (see note 2)
- Base Reuse Plan Development Footprint Located Outside the Army Urbanized Footprint (see note 3)

### Map Description

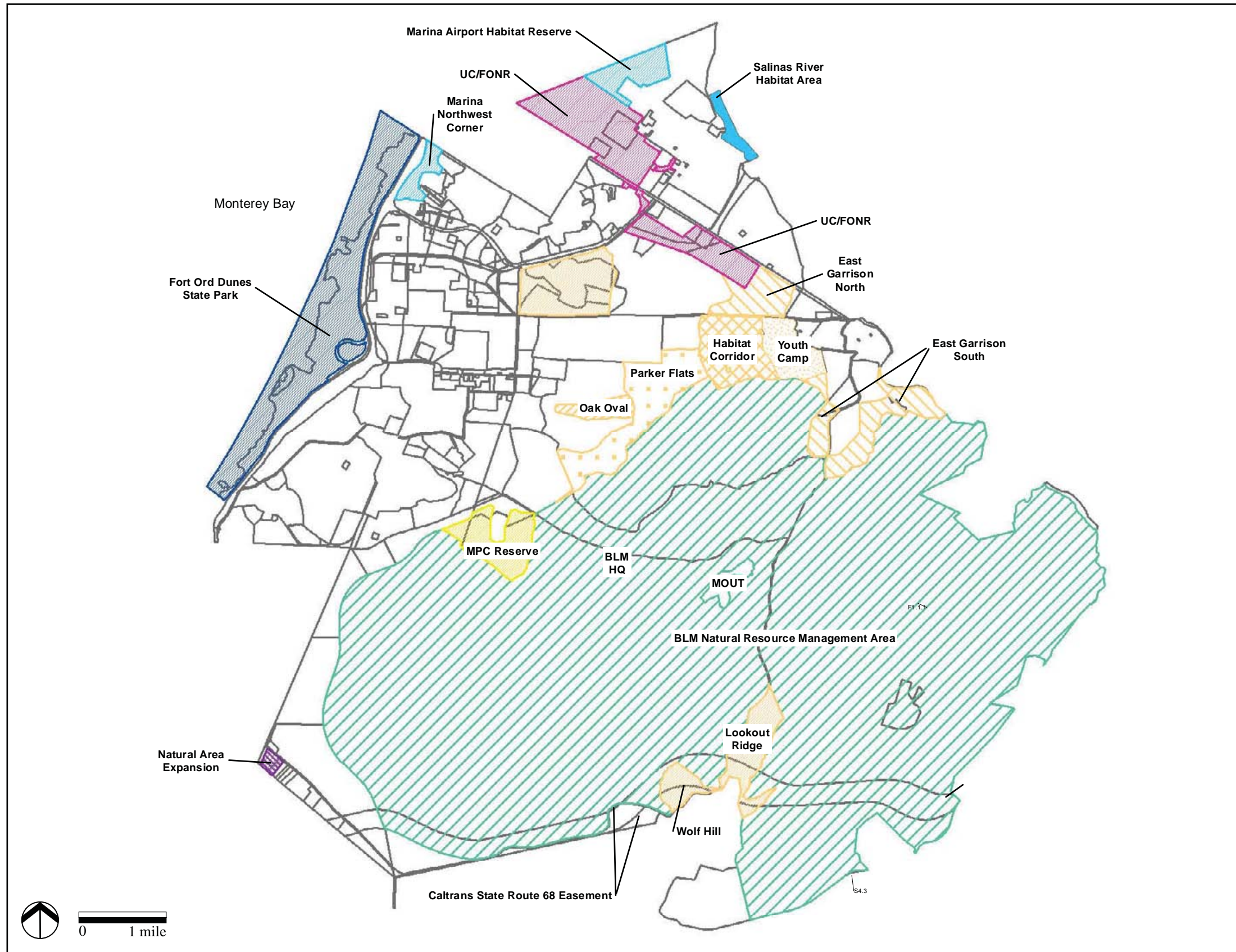
This map illustrates locations of areas designated for development in the 1997 Base Reuse Plan relative to the Army Urbanized Footprint.

### Notes

1. The "Army Urbanized Footprint" is derived from the Draft Land Use Baseline Study of Fort Ord, California, prepared by the U.S. Army Corps of Engineers, Sacramento District in March 1992. The majority of the urbanized footprint boundary is taken from Figure 3 – Fort Ord Existing Land Use Map. Adjustments to this line were made for the Frederick Park and Schoonover Park housing areas based on Figure 7 Fort Ord Locator Map; the revised line matches actual development in this area.
  2. The Base Reuse Plan Development Footprint is derived from the 1997 Base Reuse Plan. This boundary is taken from Figure 3.3-1 Land Use Concept Ultimate Development, and includes areas with land use designations that allow for development.
  3. Areas within the Base Reuse Plan Development Footprint that are undeveloped and designated for development by the Fort Ord Base Reuse Plan and the jurisdictions within which the areas are located.
- Note: Infill opportunities within areas under the jurisdiction of CSUMB, BLM, U.S. Army, U.C. Santa Cruz, MPC, MPUSD, and California Dept. of Parks and Recreation are not included, because they are not under local land use jurisdiction authority; and CSUMB, U.C., and California Department of State Parks are exempt from FORA consistency reviews.

Source: Fort Ord Reuse Authority 2012, U.S. Army Corps of Engineers 2012, ESRI 2009





**Legend**

Habitat Management Areas - Responsible Party

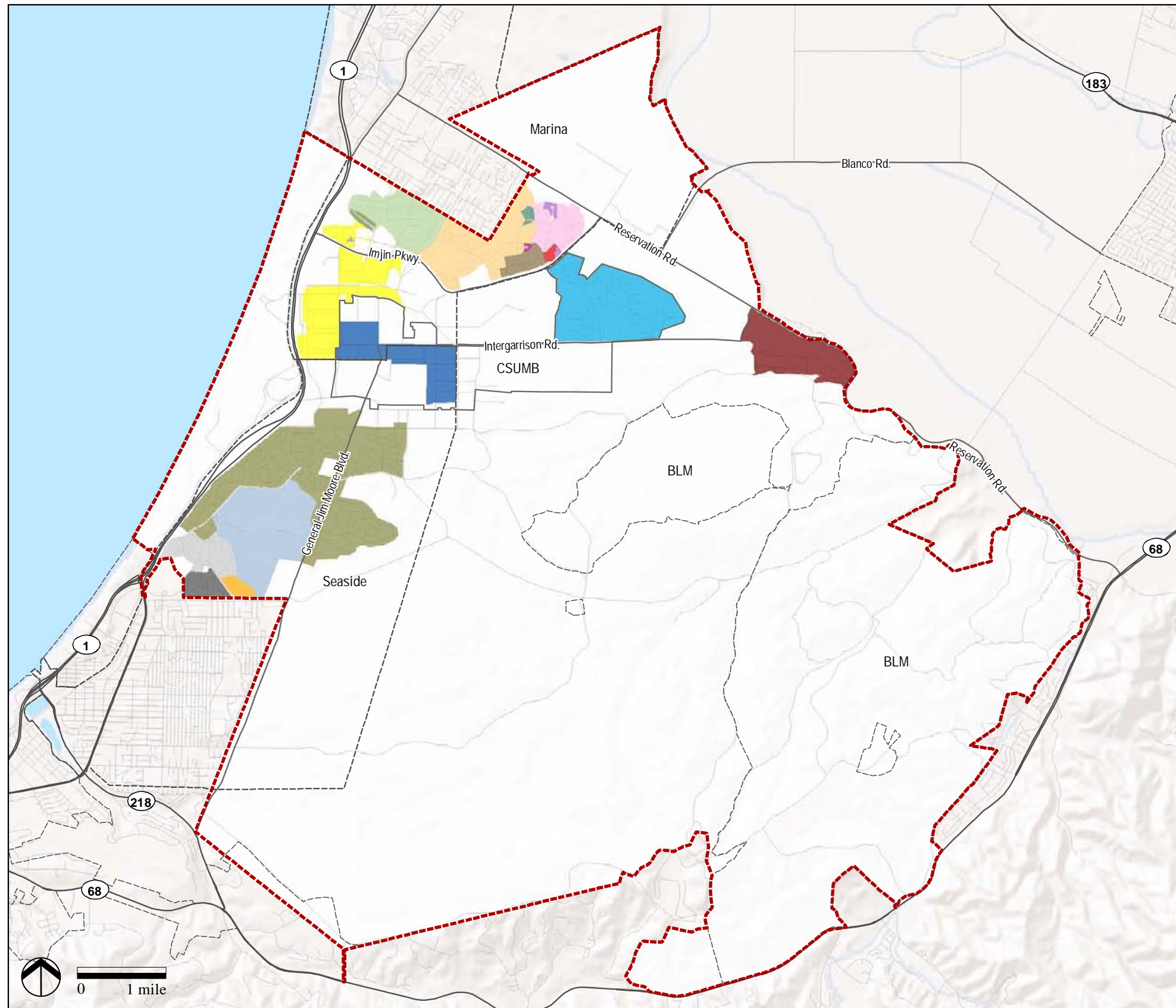
- BLM
- California Department of Parks and Recreation
- U.C.
- Monterey County
- City of Marina
- Monterey Peninsula College
- Monterey Peninsula Regional Parks District

**Map Description**

This map illustrates the locations, by jurisdiction, of habitat management lands within Fort Ord as derived from the U.S. Army 1997 Habitat Management Plan (HMP).

Source: Denise Duffy and Associates (2012)





**Legend**

- Fort Ord Boundary
- City of Marina**
  - Abrams B
  - Monterey County Housing Authority
  - Preston Park
  - Shelter Outreach Plus
  - Veterans Transition Center
  - Interim Inc.
  - Marina Heights
  - The Dunes on Monterey Bay
  - Cypress Knolls
  - Rock Rose Garden
- City of Seaside**
  - Sunbay
  - Brostrom Mobile Homes
  - Army Housing
  - Seaside Highlands
  - Seaside Resort
- Monterey County**
  - East Garrison
- CSUMB**
  - CSUMB East Campus
  - CSUMB Dorms

**Housing Development Status**

Source: Fort Ord Reuse Authority 2012, U.S. Army Corps of Engineers GIS Database 2012, ESRI 2009



**Fort Ord Housing Development Status**

Fort Ord Reuse Plan Reassessment