



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 16, 2013

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

AGENDA

1. CALL TO ORDER AT 8:15 AM

2. PLEDGE OF ALLEGIANCE

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

- a. Resolution Acknowledging Rob Robinson

ACTION

4. PUBLIC COMMENT PERIOD:

Members of the audience wishing to address the Fort Ord Reuse Authority (FORA) Administrative Committee on matters within the jurisdiction of FORA, but not on this agenda, may do so during the Public Comment Period. Public comments are limited to a maximum of three minutes. Public comments on specific agenda items will be heard at the time the matter is under Committee consideration.

5. APPROVAL OF MEETING MINUTES

- a. January 2, 2013 Administrative Committee Minutes

ACTION

6. JANUARY 11, 2012 FORA BOARD MEETING FOLLOW UP

INFORMATION/ACTION

7. OLD BUSINESS

- a. Post Reassessment Policy Options Consideration
- i. Workshop Scheduling and Format
 - ii. Regional Urban Design Guidelines – Proposed Work Program
- b. Capital Improvement Program
- i. Phase II Study Update
 - ii. Confirm Jurisdictions' Development Forecasts

INFORMATION/ACTION

INFORMATION

INFORMATION

ACTION

8. ITEMS FROM MEMBERS

9. ADJOURNMENT

NEXT SCHEDULED MEETING: FEBRUARY 6, 2012

*Information about items on this agenda or persons requesting disability related modifications and/or accommodations can contact the Deputy Clerk at: 831-883-3672 * 920 2nd Avenue, Suite A, Marina, CA 93933 by 5:00 p.m. one business day prior to the meeting. Agendas can also be found on the FORA website: www.fora.org.*



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ADMINISTRATIVE COMMITTEE MEETING

8:15 A.M. WEDNESDAY, January 2, 2013

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

MINUTES

1. CALL TO ORDER

Co-Chair Houlemard called the meeting to order at 8:22 a.m. The following were present, as indicated by signatures on the roll sheet:

Doug Yount, City of Marina*
Elizabeth Caraker, City of Monterey*
Diana Ingersoll, City of Seaside*
Bob Rench, CSUMB
Bob Schaffer
David Zehnder, EPS
Jane Haines

Anya Spear, CSUMB
Chuck Lande, Marina Heights
Scott Hilk, MCP
Sid Williams, UVC

FORA Staff:
Michael Houlemard
Steve Endsley
Jonathan Garcia
Stan Cook
Jim Arnold
Crissy Maras
Lena Spilman

* Voting Members

2. PLEDGE OF ALLEGIANCE

John Dunn led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Co-Chair Houlemard announced that long-time FORA employee Charlotte Ellsworth had passed away and that her services would be held that week.

4. PUBLIC COMMENT PERIOD

Bob Schaeffer announced that he was no longer employed by Marina Community Partners.

5. APPROVAL OF NOVEMBER 7, 2012 MEETING MINUTES

MOTION: Graham Bice moved, seconded by Elizabeth Caraker, to approve the December 19, 2012 Administrative Committee meeting minutes as presented.

MOTION PASSED: unanimous

6. JANUARY 11, 2013 FORA BOARD MEETING – AGENDA REVIEW

Mr. Houlemard reviewed the items on the upcoming January 11, 2013 Board meeting agenda.

7. OLD BUSINESS

a. **Master Resolution/Settlement Agreement Compliance – Deed Notifications Update**

Real Property and Facilities Manager Stan Cook provided a status update regarding outstanding deed notifications required to be completed by the jurisdictions.

b. **Post Reassessment Policy Options Consideration – Workshop/Retreat**

i. **Scheduling**

ii. **Format**

Co-Chair Houlemard presented the item. Jane Haines addressed the Committee, requesting they rescind their recommendation for Board adoption of the Guiding Principles, since several of the principles contradicted state law. She distributed materials (attached).

The Committee recommended the Board engage in a strongly facilitated series of workshops to consider the policy options resulting from the Base Reuse Plan Reassessment and that staff amend their report on the item to reflect the Committee's comments. The Committee also indicated that the Guiding Principles should be among other items discussed for proceeding with the policy discussion.

8. NEW BUSINESS

a. CIP Review – Phase II Study

i. Implementing Formulaic Approach - Update

FORA Senior Planner Jonathan Garcia presented the item. David Zehnder, Economic and Planning Systems, discussed their work on the implementation of the formulaic approach for development fees. It was agreed that every effort would be made to get the update to the Board in February.

b. Regional Urban Design Guidelines – Proposed Work Program

Assistant Executive Officer Steve Endsley presented the item and the Committee discussed the best way to move forward with the Regional Guidelines. Jane Haines addressed the Committee and distributed a letter regarding the item (attached).

9. ITEMS FROM MEMBERS

Co-Chair Houlemard announced that the Committee would consider nominating its 2013 Committee Co-Chair in February. Mr. Dunn requested staff distribute the 2013 Committee Roster, when appropriate. Staff agreed.

10. ADJOURNMENT

Co-Chair Houlemard adjourned the meeting at 10:10 a.m.

*Minutes Prepared by:
Lena Spilman, Deputy Clerk*

Approved by:

Michael A. Houlemard, Jr., Executive Officer

FORT ORD REUSE AUTHORITY ADMINISTRATIVE COMMITTEE REPORT

OLD BUSINESS

Subject: Post Reassessment Policy Options Consideration

Meeting Date: January 16, 2013

Agenda Number: 7a

INFORMATION/ACTION

RECOMMENDATION(S):

- i. Receive a report on Post Reassessment workshop scheduling and format and
- ii. Receive a report on a proposed tentative work program schedule for the Regional Urban Design Guidelines (**Attachment A**).

BACKGROUND:

Post Reassessment:

On December 14, 2012, the Board voted unanimously to formally receive the final Base Reuse Plan (BRP) Reassessment Report prepared by EMC Planning Group. The Reassessment Report identified a “menu” of policy options and potential BRP modifications for the FORA Board's consideration. The report grouped its main findings into five categories:

- I. Modifications and Corrections (i.e., typos, outdated references in the BRP, minor clarifications),
- II. Prior Board Actions and Regional Plan Consistency,
- III. Implementation of Policies and Programs,
- IV. Policy and Program Modifications, and
- V. FORA Procedures and Operations.

The five categories are briefly described beginning on page 1-4 of the final report, and are explored in depth in Chapter 3. The final report as received by the Board, integrating all previously identified corrections and revisions, is available on FORA's web site: <http://www.fora.org/resources.htm>.

The FORA Board will consider the staff's scheduling and framework proposal at its January 11, 2013 meeting.

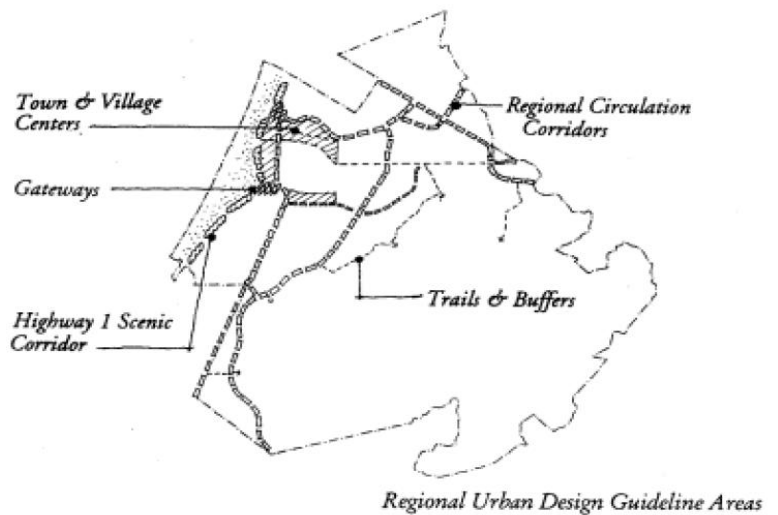
Regional Urban Design Guidelines:

Regional Urban Design Guidelines are identified in the list of “menu” of policy options in the Reassessment Report and are described as a requirement in 1997 BRP. In 2005, the FORA Board adopted “Highway 1 Scenic Corridor Design Guidelines,” which addressed the State Highway 1 Scenic Corridor portion of the Regional Urban Design Guidelines. The remaining areas of regional importance that have not yet been adopted by the FORA Board for Regional Urban Design Guidelines include:

- Areas bordering the public accessible habitat-conservation areas,
- Major through roadways such as Reservation Road and Blanco Road, and
- Other areas to be determined.

The 1997 Base Reuse Plan (BRP) describes the Regional Urban Design Guidelines in more detail under Design Principle 6 on page 61. This BRP text and map are included below.

“Design Principle 6: Adopt Regional Urban Design Guidelines. The visual character of the Monterey Peninsula plays a major role in supporting the area’s attractiveness as a destination for many visitors every year. The location of the Fort Ord property is such that it functions much like a gateway to Peninsula attractions such as the beach and dunes area which will be a state park; the communities of Monterey, Pacific Grove, Carmel; and the Carmel Valley, Big Sur and points south. Maintaining the visual quality of this gateway to the Peninsula and where necessary enhancing it is of regional importance to ensure the economic vitality of the entire Peninsula.



Regional urban design guidelines will be prepared and adopted by FORA as a separate implementation action to govern the visual quality of the following areas of regional importance. The guidelines will address the State Highway 1 Scenic Corridor, the freeway entrances to the former Fort Ord are from State Highway 1 (12th Street/Imjin Parkway and the Main Gate/Lightfighter areas) and from the east, areas bordering the public accessible habitat-conservation areas, major through roadways such as Reservation Road and Blanco Road, as well as other areas to be determined. The urban design guidelines will establish standards for road design, setbacks, building height, landscaping, signage, and other matters of visual importance.”

The generic principles for such a design guideline program were worked out in detail and accepted by the Board at the time the Highway Scenic Corridor Design Guidelines were adopted. It is expected that the new work to be done will be based on this prior work. Staff notes that BRP elements already specify design requirements and certain major on-site roadways included in the 1997 BRP have been realigned or removed from the FORA Capital Improvement program; for example, the Blanco Road connector and the Fort Ord Expressway are no longer part of FORA’s CIP transportation obligations due to the 2005 FORA Fee Reallocation Study completed by AMBAG and TAMC. Staff has noted Administrative Committee comments concerning the need for visualizations and the need to consider timing vis a vis the Post Reassessment workshops.

DISCUSSION:

Post Reassessment:

Pending the results of the FORA Board direction on the January 11, 2013 post reassessment item, the Administrative Committee would advise the Board on these matters.

Regional Urban Design Guidelines:

A number of approaches could be used to conduct the proposed work program. Staff recommends that the FORA Administrative Committee or a working group of the FORA Administrative Committee make recommendations to the FORA Board as the Regional Urban Design Guidelines are developed. Another possible framework might include designating the FORA Planners working group to fulfill the advisory role.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Staff time for this item is included in the approved annual budget.

COORDINATION:

Authority Counsel

Regional Urban Design Guidelines

**Attachment A to Item 7a
Admin. Com., 01-19-13**

Task	Jan.-Feb.	Mar.-Apr.	May-June	July-Aug.
Advisory Group recommends areas of regional importance to the FORA Board for inclusion in the Regional Urban Design Guidelines	X			
FORA Board considers Advisory Group's recommendations		X		
Advisory Group reviews 1st administrative draft Regional Urban Design Guidelines and provides feedback to staff			X	
Advisory Group reviews 2nd administrative draft Regional Urban Design Guidelines and recommends FORA Board approval			X	
FORA Board considers draft Regional Urban Design Guidelines				X
Final Regional Urban Design Guidelines made available on the FORA website				X

APPENDIX B
Land Sale Revenue

Jurisdiction	2012-13 to 2021-22 Total	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<u>New Residential</u>											
MAR	N/A										
Marina Heights	\$3,650,000			3,650,000							
MAR	19,409,700		6,750,000		12,659,700						
Cypress Knolls	N/A										
Dunes on Monterey Bay	16,000,000				16,000,000						
UC/MCO											
UC 8th Street											
MCO											
East Garrison I											
MCO											
Monterey Horse Park											
MCO											
Monterey Horse Park											
SEA											
UC East Campus - SF											
UC/MCO											
UC East Campus - MF											
UC/MCO											
UC East Campus - MF											
SEA											
Seaside Highlands Homes											
SEA											
Seaside Resort Housing											
SEA											
Seaside Housing (Eastside)											
SEA											
Seaside Affordable Housing Obligation											
SEA											
Seaside Affordable Housing Obligation											
SEA											
Workforce Housing (Army to Build)											
SEA											
Workforce Housing (Seaside)											
SEA											
Workforce Housing (Seaside)											
SEA											
Del Rey Oaks	5,000,000			5,000,000							
DRO											
Other Residential											
Various											
<u>Existing/Replacement Residential</u>											
Preston Park	28,450,279		28,450,279								
MAR											
Cypress Knolls											
MAR											
Abrams B											
MAR											
Sheller Outreach Plus											
OTR											
Sunbay (former Thorson Park)											
SEA											
Stillwell Kidney - WFH (Army to Build)											
Various											
<u>Office</u>											
Del Rey Oaks Office	N/A										
DRO											
Monterey City Office											
MRY											
Monterey County Office											
MCO											
Horse Park											
MCO											
Landfill Commercial Development											
MCO											
Intergarrison Rd Office Park											
MCO											
East Garrison I Office Development											
MCO											
MST Bus Maint & Bus Opns Facility											
MCO											
Dunes on Monterey Bay											
MAR											
Airport Economic Development Area											
MAR											
Interim Inc. Rockrose Gardens											
MAR											
LDS Church	120,000										120,000
MAR											
Seaside Office (Monterey Blues)	TBD										
SEA											
Charwell											
SEA											
Monterey College of Law											
SEA											
Monterey Peninsula Trade & Conf Cntr											
SEA											
UC East Campus											
UC/MCO											
UC Central South Campus											
UC/MAR											
UC Central North & West Campuses											
UC/MAR											
<u>Industrial</u>											
Airport Economic Development Area											
MAR											
Industrial - City Corp. Yard											
MAR											
Industrial - City Corp. Yard											
MRY											
Industrial - Public/Private											
MRY											
Monterey County Light Ind.											
MCO											
Horse Park											
MCO											
Landfill Industrial Park											
MCO											
Seaside Corp Yard Shop											
SEA											
UC Central North & West Campuses											
UC/MAR											

APPENDIX B
Land Sale Revenue

		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Retail											
Del Rey Oaks Retail	DRO										
UC Central North & West Campuses	UC/MAR										
UC South Campus	UC/MAR										
UC East Campus	UC/MCO										
UC Eight Street	UC/MCO										
Monterey County Retail	MCO										
Landfill Commercial development	MCO										
East Garrison I Retail	MCO										
Ord Market	MCO										
Horse Park	MCO										
Main Gate	SEA		401,000				2,527,000				
South of Lightfighter Dr (swap)	SEA		401,000								
Dunes on Monterey Bay	MAR										
		120,000	35,200,279	9,051,000	29,060,700		2,527,000	2,527,000			
Hotel (rooms)											
Del Rey Oaks Hotel	DRO										
Del Rey Oaks Timeshare	DRO										
Horse Park (Parker Flat) Hotel	MCO										
Dunes - Limited Service	MAR										
Dunes - Full Service	MAR										
Seaside Golf Course Hotel	SEA										
Seaside Golf Course Timeshares	SEA										
Main Gate Hotel	SEA										
UC East Campus	UC/MCO										
UC Central North & West Campuses	UC/MAR										
Total		\$78,485,979									

Note: FORA and local jurisdiction split land sales revenue 50/50 with FORA paying sales costs from its share. Actual land sales revenue may vary from that shown here and will be determined by appraisal at time of sale.

Sources: Economic & Planning Systems "Due Diligence" memorandum to FORA Board, July 21, 1999

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

DRAFT		DRAFT										DRAFT			
Land Use Type	Juris-diction	Existing 7/1/11	Existing to 2021-22 Total	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Workforce Housing (Seaside)	SEA		782												
Seaside Subtotal															
Del Rey Oaks	DRO		50					37	13						
Golf Villas	DRO		36					32	4						
Patio Homes	DRO		514					40	230	244					
Condos/Workforce	DRO		91					21	40	30					
Townhomes/Senior Casitas	DRO		691					130	287	274					
Subtotal			8												
Other Residential	Various		381	1	66	91	322	440	871	894	714	720	740	318	403
Subtotal			6,160												
TOTAL NEW RESIDENTIAL															
Existing/Replacement Residential															
Preston Park	MAR	354	354												
Cypress Knolls	MAR	400	400							100	100	100	100		100
Patton Park	MAR														
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												
Brosstrom	SEA	225	225												
Other	Various		226												226
Subtotal			1,813							100	100	100	100		226
TOTAL EXISTING RESIDENTIAL															
Total		1,568	7,973	1	66	91	322	440	871	994	814	820	840	318	629

Sources: Interviews with local jurisdiction and UC planning staff; Ft. Ord Reuse Plan; MuniFinancial.

