



## **Fort Ord Reuse Authority**

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933  
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### **BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE MEETING**

**3:00 P.M. MONDAY, August 12, 2013**

920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933 (FORA Conference Room)

### **AGENDA**

**1. CALL TO ORDER AT 3:00 P.M.**

**2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

**3. PUBLIC COMMENT PERIOD:**

Members of the audience wishing to address the Advisory 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 three minutes. Public comments on specific agenda items will be heard under that item.

**4. APPROVAL OF June 27, 2013 MEETING MINUTES**

**5. NEW BUSINESS**

Base Reuse Plan Post-Reassessment Colloquium Planning

**ACTION**

- i. Discuss colloquium coordination with CSUMB
- ii. Review four discussion topics
- iii. Provide direction on proposed colloquium format/scheduling
- iv. Consider next steps

**6. ITEMS FROM MEMBERS**

**7. ADJOURNMENT**

**NEXT PROPOSED MEETING: August 26, 2013 at 3:00 pm**

*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 2<sup>nd</sup> 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](http://www.fora.org).*



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## BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE MEETING

4:00 P.M. THURSDAY, JUNE 27, 2013

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

### ACTION MINUTES

#### 1. CALL TO ORDER AT 4:00 P.M.

Confirming a quorum, Fort Ord Reuse Authority (FORA) Board of Directors Chair Jerry Edelen called the meeting to order at 4:05 PM. The following people, indicated by signatures on the roll sheet, attended:

##### Committee Members

Tom Moore, MCWD  
(Via Conference Phone)  
Gail Morton, City of Marina  
Jerry Edelen, City of DRO  
Victoria Beach, City of Carmel  
-by-the-Sea  
Andre Lewis, CSUMB

##### Other Attendees

Michael Houlemard, FORA  
Jonathan Garcia, FORA  
Kristi Markey, Supervisor Parker's office  
Jane Haines, member of the public

#### 2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE: None.

3. **PUBLIC COMMENT PERIOD:** Jane Haines provided copies of pages 8, 9, and 45 from the 2001 Republished Base Reuse Plan with written notes (attached to minutes). Ms. Haines raised a concern that one of the colloquium topics not be limited to discussion of Regional Urban Design Guidelines, but also include discussion of the Reuse Plan Framework and Design Principles. Ms. Haines noted that Table 2.3-3 of the Base Reuse Plan projected that most jobs on Fort Ord would be generated from Light Industrial/Business Park and Office/R&D land uses.

4. **APPROVAL OF June 17, 2013 MEETING MINUTES:** The Committee approved the minutes.

#### 5. OLD BUSINESS

a. Base Reuse Plan Post-Reassessment Follow-Up:

i. Reassessment Report "Category I" (map/figure corrections) status report.

Senior Planner Jonathan Garcia noted that map/figure corrections are moving ahead and staff will present remaining map/figure corrections at a future PRAC meeting.

ii. Draft July 12, 2013 Staff Report based on input/discussions.

The Committee reviewed the draft staff report for the July 12, 2013 FORA Board of Directors meeting and suggested edits to the report.

iii. Next steps.

Staff agreed to circulate the draft staff report to the Committee prior to including the report in the July 2, 2013 Administrative and Executive Committee packets.

6. **ITEMS FROM MEMBERS:** None.

7. **ADJOURNMENT:** The meeting was adjourned at approximately 5:15 PM.

Minutes prepared by Jonathan Garcia.

DRAFT



Context & Framework

**Environmental Remediation:** Cleaning up contaminated property is a critical part of the legal process for transferring ownership of military property. Under federal law, title may not be transferred until the toxic or hazardous situation is remedied, or the remediation process is in place and operating correctly. Successful reuse of the former Fort Ord requires the Army to clean up each parcel on the base to the level required for its intended use as designated by this document. The duration and nature of clean-up activities will affect interim and long term reuse implementation.

The former Fort Ord was listed on the Superfund list in 1990. Cleanup here will include extracting and treating contaminated groundwater and capping the landfills to limit future infiltration and minimize additional leaching. Forty-one sites have been identified as potentially hazardous sites.

**Framework for the Reuse Plan**

The Framework for the Reuse Plan establishes the broad development considerations that link the various Reuse Plan elements for each of the land use jurisdictions into an integrated and mutually supporting structure.

**Community Design Vision:** The design and planning vision for the future of the former Fort Ord draws its inspiration from several sources:

- the nature of the land and existing facilities on the base;
- the history and culture of the Monterey Peninsula, and particularly Fort Ord itself;
- sound principles of community-making; and
- a responsible and positive attitude toward the environment.

The opportunity provided by this 27,879.4-acre resource is inestimable. The challenge, however, to not squander or abuse the special qualities of this place is substantial as well. The designation of Fort Ord as a model reuse project chosen among the 1991 round of base closures is indicative both of the challenges to be met in the future and the opportunities inherent in this unique site and its surrounding region.

The prevalence of the Peninsula academic and environmental communities has in recent years spawned a variety of educational and research initiatives. Following this lead, University of California (UC) and California State University (CSU) have both begun to plan and implement ambitious and important facilities at the former base. These facilities in many ways will form the nucleus of the future community envisioned to grow at this site.

The vision for the future of the former Fort Ord is that a community will grow up on the former Base, having a special character and identity. This community, at the same time, will fit with the character of the Peninsula, complementary with the scale and density of the existing communities from Marina to Carmel. It will demonstrate a respect for the special natural environment of the Peninsula

The framework for the Base Reuse Plan is not each land use jurisdiction having its own design standards. The framework is for an "integrated" design structure.

The vision of the Base Reuse Plan is not for each land use jurisdiction to have its individual identity. It is for the Ft. Ord community as a whole to have an individual identity.



## Fort Ord Reuse Plan

and the scenic qualities of the Bay, coastal dune areas, and upland reaches. It will also be complementary to the rich tradition and reality of agriculture in the Salinas Valley, which forms such an important part of the regional character and economy, while enhancing the experience of visitors to the Peninsula. Most importantly, the community will be a special place for living and working. It will provide a diversity of experience and opportunity, with a development approach that is sustainable and appropriate.

*Design Principle 1: Create a unique identity for the new community around the educational institutions.* The centerpiece of the community at the former Fort Ord will be the education centers that have been integrated into the reuse of the former Fort Ord and which provide a central focus for the reintegration of the former military base into the regional economy. Three major post-secondary institutions are participating in the reuse of the base. The CSUMB campus, the UC MBEST Center, and the Monterey Peninsula College District will all become significant catalysts to the economic development of the region.

*Design Principle 2: Reinforce the natural landscape setting consistent with Peninsula character.* The former Fort Ord is part of the gentle crescent that frames Monterey Bay, situated between the great Salinas River Valley and the dramatic coastal range that juts into the Pacific to form the Monterey Peninsula.

*Design Principle 3: Establish a mixed-use development pattern with villages as focal points.* Consistent with the character of a college town with a vibrant, around-the-clock level of activity and vitality, the community is planned to consist of a series of villages with mixed-use centers.

*Design Principle 4: Establish diverse neighborhoods as the building blocks of the community.* The special character of the communities in the Monterey Peninsula is due in part to the diversity of their residential neighborhoods. They are typically small scaled, with one and two story buildings. Open space is plentiful, giving the overall impression of a green and lush landscape.

*Design Principle 5: Encourage sustainable practices and environmental conservation.* The reuse of the former Fort Ord as a mixed-use community within the larger Monterey Peninsula provides the opportunity to demonstrate a wide range of design and planning practices that are consistent with accepted notions of sustainability and environmental conservation. A majority of the area of the former Fort Ord will be set aside for habitat management with limited recreation opportunities included. The remaining portions of the former base will be developed into a mixed-use community which provides housing and employment opportunities, reducing the need for long distance commuting throughout the region.

*Design Principle 6: Adopt regional urban design guidelines.* The visual character of the former Fort Ord will play a major role in supporting its attractiveness as a destination for many visitors every year. 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 to govern the visual quality of areas of regional importance within the former Fort Ord.



# Fort Ord Reuse Plan

Values have declined during the past five years, however. Carmel, Monterey, and Pacific Grove have decidedly higher percentages of homes in this price range, but their established environments, prestige and image will be difficult to duplicate. However, the forecast capture of expensive homes at the former Fort Ord will substantially increase the supply of homes in the \$300,000 and above price range in their respective communities.

As discussed above, the largest number of homes forecast for development at the former Fort Ord, comprising 50% of the total, is projected to be priced in the \$200,000-to-\$275,000 range. A mid-point of this range is about \$235,000. This compares with a 1990 median value of \$172,500 in Marina, \$150,000 in Seaside, and \$221,000 in Del Rey Oaks. As previously discussed, values have declined in recent years. Thus, the bulk of new housing projected for the former Fort Ord will be priced at levels substantially above the medians for existing homes in communities immediately surrounding the former Fort Ord.

Much of the residential demand at the former Fort Ord will be derived from employment generated on the property. Forecasts show total employment between 13,400 and 22,900 at the former Fort Ord by 2015. A mid-point average totals 18,172 employees. Table 2.3-3 shows a profile of average wages by projected land use. As a result, an average income of nearly \$27,100 is forecast in 1995 dollars. This wage compares with a Monterey County average of \$22,800.

Context for Reuse Plan

Table 2.3-3  
Projected Average Wages by Land Use  
Fort Ord

Land Use	Number of Employees (1)	Average Wages (2)
Lt. Industrial/Business Park	2,370	\$31576 (3)
Office/R&D	9,517	\$31018 (4)
Retail	1,787	\$15,053
Lodging	1,000	\$16,751
Recreation	153	\$15053 (5)
Institutional	3,345	\$22832 (6)
Total/Weighted Average	18,172	\$27,094

1. Employment at buildout; average of projected range
2. Adjusted by CPI (wage earners, 10-county area) from County Business Patterns 1992 for Monterey County
3. Average of construction, manufacturing, transportation, communication and utilities, and wholesale trade
4. Average of finance, insurance and real estate, business services, legal services, engineering services, and
5. Assumed same as retail
6. Assumed same as average for all jobs

Source: Sedway Kotin Mouchly Group

*Office and research jobs are the major employment category anticipated in the 2001 Reuse Plan.*

A single-wage household earning an average wage at the former Fort Ord is unlikely to be able to afford a home priced much above \$90,000, unless that household has accumulated savings that would cover more than a ten percent down payment. However, at least 50% of households are likely to contain a second wage earner. Given two average incomes totaling \$54,200 annually, a home of about \$190,000 would be affordable.

Assuming an income at a mid-point between these two extremes of about \$40,000, a home of about \$140,000 would be affordable.

**FORT ORD REUSE AUTHORITY  
POST-REASSESSMENT POLICY ADVISORY COMMITTEE ("PRAC") REPORT**

**NEW BUSINESS**

**Subject:** Base Reuse Plan Post-Reassessment Colloquium Planning

**Meeting Date:** August 12, 2013

**Agenda Number:** 5

**ACTION**

**RECOMMENDATION**

- i. Discuss colloquium planning/coordination efforts with CSUMB;
- ii. Review four colloquium discussion topics approved by FORA Board on July 12, 2013;
- iii. Provide direction to staff on proposed colloquium format/scheduling; and
- iv. Consider potential next steps in the colloquium planning process.

**BACKGROUND**

At its June 27, 2013 meeting, the PRAC reviewed the draft July 12, 2013 FORA Board report and suggested edits to the report concerning scheduling and planning a Post-Reassessment Colloquium with CSUMB. The FORA Board unanimously adopted the proposed colloquium topics and the PRAC's involvement in the planning. Below is an excerpt from the Draft July 12, 2013 FORA Board Meeting Minutes.

"MOTION: Supervisor Parker moved, seconded by Councilmember Morton to:

1. Conduct a colloquium hosted by CSUMB to explore the following topics:
  - Discuss how to identify and attract economic development to the former Fort Ord.
  - Discuss how to complete the BRP design guidelines.
  - Discuss how to complete blight removal.
  - Discuss how to emphasize the National Monument designation in order to serve as an immediate catalyst for tourism and other economic development.
2. Authorize PRAC to coordinate with CSUMB and FORA staff to develop the colloquium program for the Fall of 2013."

**DISCUSSION**

*i. Initiate colloquium planning/coordination efforts with CSUMB*— Staff has scheduled this PRAC meeting to involve CSUMB President Eduardo Ochoa in the planning effort.

*ii. Review four colloquium discussion topics approved by FORA Board on July 12, 2014*— The four bullet points above (from the Draft July 12, 2013 FORA Board Meeting Minutes) are the Board-approved colloquium topics.

*iii. Provide direction to staff on proposed colloquium format/scheduling*— Staff's recommendation is to consider reserving three days for a colloquium series (potentially October 9, 10, and 11, 2013). The proposed Day 1 schedule is presented in the following outline:

*Day 1 – Topics: Former Fort Ord Economic Development and Fort Ord National Monument*

9:00-9:30 am Keynote Speaker/Panel #1 Facilitator – Opening Remarks/Panel #1 Introductions

9:30-11:00 am Panel #1 “Economic Development” Discussion and Q&A

11:00-12:00 pm Panel #1 Break-out Sessions

12:00-1:00 pm Lunch Break

1:00-1:30 pm Panel #1 Break-out Sessions Reporting Back

1:30-3:00 pm Panel #2 “National Monument” Introductions, Discussion, and Q&A

3:00-4:00 pm Panel #2 Break-out Sessions

4:00-4:30 pm Panel #2 Break-out Sessions Reporting Back and Adjournment

The proposed Day 2 schedule would follow a similar outline to cover “BRP design guidelines” and “blight removal” topics.

The proposed Day 3 schedule would follow a half day schedule using the services of a facilitator to summarize and synthesize key ideas from Days 1 and 2.

In addition to seeking feedback on schedule and dates for the colloquium, other important planning steps include: selecting panelists for each topic, selecting a colloquium facilitator, and preparing a budget for FORA’s portion of colloquium expenses (such costs may include panelists’ stipends/travel, facilitator contract, snacks/meals, newspaper and other media for noticing the event, etc.), and receiving FORA Board authorization to proceed with the proposed colloquium budget.

*iv. Consider potential next steps in the colloquium planning process*— Staff recommends holding a PRAC meeting in two weeks (proposed meeting date and time: August 26, 2013 at 3:00 pm) to review updated format information including: an updated colloquium schedule, a proposed list of panelists, proposed facilitator, and proposed FORA budget for the colloquium.

**FISCAL IMPACT**

Reviewed by FORA Controller M.F. for I.B.

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

Prepared by Jonathan Garcia Reviewed by Steve Endsley  
Jonathan Garcia Steve Endsley  
Approved by Michael A. Houlemard, Jr.  
Michael A. Houlemard, Jr.