



Fort Ord Reuse Authority

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

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

BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE MEETING

10:30 A.M. Tuesday, September 10, 2013

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

AGENDA

1. **CALL TO ORDER AT 10:30 A.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 August 19, 2013 MEETING MINUTES**
5. **OLD BUSINESS**
Base Reuse Plan Post-Reassessment Colloquium Planning ACTION
 - i. Provide direction on proposed colloquium format/scheduling
 - ii. Provide direction on list of potential colloquium speakers
 - iii. Review colloquium budget
 - iv. Consider next steps
6. **ITEMS FROM MEMBERS**
7. **ADJOURNMENT**

NEXT PROPOSED MEETING: September 23, 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 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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BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE MEETING 3:00 P.M. MONDAY, August 19, 2013

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

ACTION MINUTES

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

Confirming a quorum, Fort Ord Reuse Authority (FORA) Board of Directors Chair Jerry Edelen called the meeting to order at 3:04 PM. The following people, indicated by signatures on the roll sheet, attended:

Committee Members

Dr. Tom Moore, MCWD
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
Steve Endsley, FORA
Jane Haines, member of the public
Scott Waltz, Sierra Club representative
Jonathan Garcia, FORA

2. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE:** Executive Officer Michael Houlemard announced that the California Department of Veterans Affairs submitted its grant application to the federal Department of Veterans Affairs' state veterans cemetery grant program by the August 15, 2013 deadline.

3. **PUBLIC COMMENT PERIOD:** Jane Haines commented on the second page of the staff report where there is reference to "Case Studies Presentation, including FORA Highway 1 Design Corridor Design Guidelines adopted in 2005" under the proposed Day 2 schedule. Ms. Haines commented that she did not think that FORA Highway 1 Design Corridor Design Guidelines should be discussed at all during the colloquium. She cited several excerpts from page 71 of the Base Reuse Plan, noting that they supported her statements (hard copy attached to minutes).

4. APPROVAL OF August 12, 2013 MEETING MINUTES

Motion: Committee member Dr. Tom Moore moved approval of the minutes as presented, seconded by Committee member Gail Morton.

Motion Passed: unanimous.

5. NEW BUSINESS

Base Reuse Plan Post-Reassessment Colloquium Planning

ACTION

i. Provide direction on proposed colloquium format/scheduling

Committee members discussed potential subtopic areas after reviewing the potential colloquium speakers. Committee members identified the following subtopic areas:

Economic Development

- a) Political Process
- b) Attracting Employers
- c) Optimizing Job Mix
- d) Optimizing Retail

e) Anticipating the Market

Design Guidelines

- a) Design Character as an Economic Amplifier
- b) Political Process – balancing common design character over multiple jurisdictions
- c) Cutting Edge Planning Tools
 - i. Community Charrette
 - ii. Form Based Planning

National Monument

- f) Catalyst for Economic Recovery
- g) How to Incorporate in City and County Planning
- h) Recreation/Open Space Connections

Blight Removal

- a) Broken Windows Case Study
- b) Financing Solutions

ii. Provide direction on list of potential colloquium speakers

Committee member Gail Morton voiced strong concerns that a number of potential speakers listed under the National Monument topic missed the mark. She identified the potential speaker with Headwaters Economics as the expert she thought worked. She also suggested the Stanford Research Institute as another source for potential speakers on the National Monument topic. The Committee then re-directed most of its time on the format/scheduling discussion.

iii. Provide direction after reviewing results of FORA Board poll
on days for 3-day colloquium

Committee members reviewed the results of the FORA Board poll and requested that staff conduct polling of Fort Ord jurisdictions and other jurisdictions in Monterey County.

iv. Consider next steps

For the next PRAC meeting, the following tasks were identified:

1. FORA staff, working with CSUMB, will present a list of potential colloquium speakers with speaker bios attached.
2. FORA staff will poll its Administrative Committee members and other Cities in Monterey County to ascertain their preferred 3-day combination for the colloquium.
 - Option 1: Wed., Thurs., Fri.
 - Option 2: Thurs., Fri., Sat.
 - Option 3: Fri., Sat., Sun.
3. FORA staff will circulate draft meeting minutes to PRAC members to summarize today's discussion.
4. Next PRAC meeting was scheduled for Tuesday, September 10, 2013 at 10:30 am.

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

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

Minutes prepared by Jonathan Garcia.



Landscape and Open Space

The visual character of the Peninsula is greatly determined by the quality of the natural and introduced landscape pattern and materials. The former Fort Ord encompasses a vast area which ranges from coastal sand dunes to upper reaches of oak woodland and chaparral. The Main Garrison area, where uses were principally located, has very little introduced or formal landscaping; consequently the image of the area is rather bleak and uninviting. As the former Fort Ord will be developed over time, major vegetation and landscaping should be introduced in these development areas to create a more inviting and pedestrian scale environment, and to integrate the site as a whole into the larger Peninsula environment. The open space areas include the UC/NRS Fort Ord Natural Reserve, the Frog Pond, the Bureau of Land Management open space area, Fort Ord Dunes State Park and other units to be owned by the Monterey Peninsula College, and the California Native Plant Society.

- *Incorporate principles articulated in the Habitat Management Plan (HIMP) as good practices throughout the entire base.*
- *Ensure that open space connections are provided to link major recreation and open space amenities within the base and also to adjacent regional resources.*
- *Provide a generous pattern of open space and recreation resources through public facilities and publicly accessible private development. Ensure that the open space resources of CSUMB and other major developments are available to the community at large.*
- *Establish an open space corridor of a minimum of 100 feet along the entire eastern edge of State Highway 1, and landscape this Fort Ord corridor via a master landscape plan, to reinforce the regional landscape setting along the entryway to the northerly peninsula.*
- *Establish a pattern of landscaping of major and minor streets, including continuous street tree plantings to define gateways to the former Fort Ord and enhance the visual quality and environmental comfort within the community.*
- *Encourage a pattern of development at the neighborhood and district levels that ensures a generous provision of open space.*

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

OLD BUSINESS

Subject: Base Reuse Plan Post-Reassessment Colloquium Planning

Meeting Date: September 10, 2013

Agenda Number: 5

ACTION

RECOMMENDATION

- i. Provide direction to staff on proposed colloquium format/scheduling;
- ii. Provide direction on list of potential colloquium speakers;
- iii. Review colloquium budget; and
- iv. Consider potential next steps in the colloquium planning process.

BACKGROUND

At its August 12 and 19 meetings, the PRAC coordinated and discussed colloquium planning with CSUMB, reviewed and discussed the four discussion topics previously approved by the FORA Board, provided direction on the proposed colloquium format/scheduling, provided feedback on the list of potential colloquium speakers, and provided direction to staff on next steps.

DISCUSSION

i. Provide direction to staff on proposed colloquium format/scheduling— The proposed schedule is presented with 2 options: a 3-day option followed by a 2-day option.

Option A (3-Day Schedule)

Day 1 – Economic Development & Design Guidelines Discussion Topics

Welcome/Keynote Speaker/Host: President Eduardo Ochoa – overview of four topics	8:30-9:30 am
Break	9:30-9:45 am
Panel #1 “Economic Development” Discussion and Q&A (big picture)	9:45-11:15 am
Break-out Sessions (detail)	11:15-12:00 pm
Lunch (Presentation on Creating Jobs)	12:00-1:00 pm
Panel #2 “Design Guidelines” Discussion and Q&A (big picture) Ignite Session	1:00-2:30 pm
Break	2:30-2:45 pm
Break-out Sessions (detail)	2:45-3:30 pm
Break-out Sessions Reporting A.M. & P.M.	3:30-4:00 pm
Adjournment to Networking/Social Event	4:15-5:30 pm

Day 2 – Blight Removal & National Monument Discussion Topics

Introduction to Day 2	8:30-9:00 am
Panel #3 “Blight Removal” Discussion and Q&A (big picture)	9:00-10:30 am
Break	10:30-10:45 am
Break-out Sessions (detail)	10:45-11:30 am
Lunch (Presentations on Blight Removal and Open Space/Recreation)	11:30-1:00 pm
Panel #4 “National Monument” Discussion and Q&A (big picture)	1:00-2:30 pm
Break	2:30-2:45 pm
Break-out Sessions (detail)	2:45-3:30 pm
Break-out Sessions Reporting A.M. & P.M.	3:30-4:00 pm
Adjournment to Networking/Social Event	4:15-5:30 pm

Day 3 – Conclusion

Introduction to Day 3	8:30-9:00 am
Moderator/Recorder - Colloquium Summary/Lessons Learned	9:00-10:00 am
Break	10:00-10:15 am
Closing Remarks and Adjournment	10:15-11:00 am

Option B (2-Day Schedule)

Day 1 – Economic Development & Design Guidelines Discussion Topics

Welcome/Keynote Speaker/Host: President Eduardo Ochoa – overview of four topics	8:30-9:30 am
Break	9:30-9:45 am
Panel #1 “Economic Development” Discussion and Q&A (big picture)	9:45-11:15 am
Break-out Sessions (detail)	11:15-12:00 pm

Lunch (Presentation on Creating Jobs)	12:00-1:00 pm
Panel #2 "Design Guidelines" Discussion and Q&A (big picture) Ignite Session	1:00-2:30 pm
Break	2:30-2:45 pm
Break-out Sessions (detail)	2:45-3:30 pm
Break-out Sessions Reporting A.M. & P.M.	3:30-4:00 pm
Adjournment to Networking/Social Event	4:15-5:30 pm

Day 2 – Blight Removal & National Monument Discussion Topics

Panel #3 "Blight Removal" Discussion and Q&A (big picture)	8:30-9:30 am
Break	9:30-9:45 am
Panel #4 "National Monument" Discussion and Q&A (big picture)	9:45-10:45 am
Break-out Session on Blight Removal (detail)	10:45-11:30 am
Lunch (Presentations on Blight Removal and Open Space/Recreation)	11:30-1:00 pm
Break-out Session on National Monument (detail)	1:00-1:45 pm
Break	1:45-2:00 pm
Moderator/Recorder - Colloquium Summary/Lessons Learned	2:00-3:00 pm
Closing Remarks and Adjournment	3:00-3:45 pm
Adjournment to Networking/Social Event	4:00-5:30 pm

ii. Provide direction on list of potential colloquium speakers— A potential list of speakers is included below (list in progress). Speaker biographies are included in **Attachment A** to this report.

Economic Development

Janet Smith-Heimer, Bay Area Economics
Christine Shingleton, former ADC President
Doug Henton, Collaborative Economics
Craig Seymore, RKG Associates
Jennifer Ott, Deputy City Manager, City of Alameda

Stephen Proud, Lenar Urban
Bryant Monroe, OEA Program Lead (BRAC)
Donald Owen, Assistant Village Manager, Village of Glenview, IL

Design Guidelines

Jeff Speck, Jeff Speck and Associates
Nancy Firfer, Senior Advisor at Metropolitan Planning Council
Rick Burnhardt, former City Planning Director at Orlando, FL
Craig Hartman, FAIA, Design Partner at Skidmore, Owings, and Merrill, LLP
Denise Duffy, DD&A
T. Luke Young, Architecture for Humanity

Blight Removal

Katie Timmerman, CSUMB
Jim Musbach, Economic and Planning Systems
Stan Cook, FOR A
Lenny Siegel, Center for Public Environmental Oversight

National Monument

Ben Alexander, Headwaters Economics
Kent Glenzer, MIIS professor
Eric Morgan, BLM NM Manager

Moderator/Reporter

Michael A. Houlemard, Jr., FORA Executive Officer

iii. Review colloquium budget

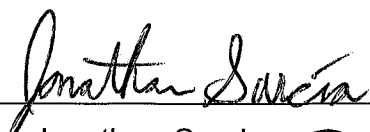
The colloquium budget (**Attachment B**) was included in item 12e PRAC report in the September 9, 2013 FORA Board Packet. In the item 12e report, FORA staff requested budget authorization to: 1) "advertise" the event; 2) obtain experts for the event's discussion topics; 3) secure a workshop facilitator; and 4) reimburse CSUMB for additional expenses such as food, special equipment, and special services during the event. Staff notes that the attached budget is an estimate. Actual expenditures may be less in the event of cost savings in several categories.

FISCAL IMPACT

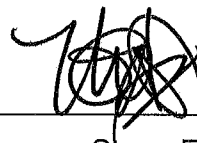
Reviewed by FORA Controller 

Staff time for this effort is included in the approved annual budget. The \$56,725 in estimated Colloquia budget is included in the approved FY 13-14 budget for the Base Reuse Plan Post Reassessment.

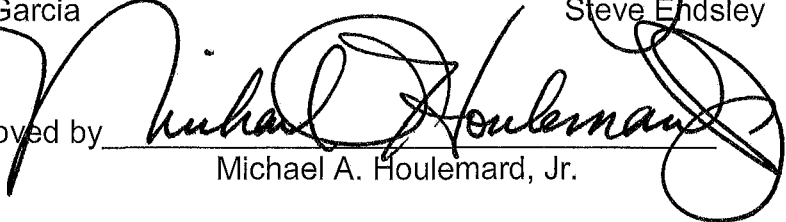
Prepared by


Jonathan Garcia

Reviewed by


Steve Endsley

Approved by


Michael A. Houlemard, Jr.

Potential Speaker Biographies (list in progress):

Economic Development

Janet Smith-Heimer, MBA, Bay Area Economics Managing Principal. Janet has specialized in real estate economics and sustainable urban development for more than 30 years. Janet is the founder and President of BAE, an award-winning consulting firm specializing in urban economics and public-benefit urban development. Since its founding in 1986, BAE served more than 1,800 clients in the public, private, and non-profit sectors. Janet is passionate about creating sustainable cities, providing affordable housing, and growing innovative economies. BAE is noted for a commitment to a flexible workplace, which leads to a stable group of dedicated professionals. BAE has been recognized as one of the 100 largest women-owned firms in the San Francisco Bay area for over 20 years. Specialties: Financial Analysis, market analysis, affordable housing, economic development, fiscal impact analysis, economic impacts, and P3 negotiations.

Christine Shingleton, former ADC President, former City of Tustin Assistant City Manager

Doug Henton, Collaborative Economics

Craig Seymore, RKG Associates

Mr. Seymour joined RKG Associates, Inc. in 1987. His primary area of expertise includes economic analysis, financial forecasting, strategic planning, feasibility analysis, real property valuation, and project management. Mr. Seymour has over twenty-five years of extensive experience in economic development, the socioeconomic evaluation of major projects, business and community planning and redevelopment financing. His responsibilities include management of the firm's economic and financial oriented consulting services, including the appraisal and research functions.

Mr. Seymour has an AB in Economics/Civil Engineering from Brown University, Providence, Rhode Island, and a Masters of Business Administration (MBA) from the University of New Hampshire.

Jennifer Ott, Deputy City Manager, City of Alameda

Stephen Proud, Lenar Urban

Stephen Proud is the Project Manger leading Lennar's effort's to redevelop the former Treasure Island Naval Station into a vibrant mixed-use community. He is responsible for all activities associated with securing entitlements for the community, which includes the preparation of a master plan for the base, acquiring the property for the United States Navy and the City and County of San Francisco, and advancing the project through the public approval process.

Prior to joining Lennar, Mr. Proud served as the Project Manager for the redevelopment of Alameda Point for the City of Alameda. In this capacity, Mr. Proud led the negotiations for the acquisition of Alameda Point from the United States Navy served as the point person for the City's long-term planning and redevelopment activities. Prior to joining the City of Alameda, Mr. Proud served as the Deputy Executive Director for the Treasure Island Development Authority, the agency charged with the redevelopment of former Naval Station Treasure Island. In addition, Mr. Proud was a consultant with Bay Area Economics, an urban economics/real estate consulting firm involved in several base closure projects including Mare Island Naval Shipyard, Oak Knoll Naval Hospital, and the David Taylor Research Center in Annapolis, Maryland. He has a Bachelor of Arts in Economics and a Master's Degree in City and Regional Planning from California Polytechnic University San Luis Obispo.

Bryant Monroe, OEA Program Lead (BRAC)

Donald Owen, Assistant Village Manager, Village of Glenview, IL

Donald Owen was Director of Capital Projects and Planning at the Village of Glenview, IL, during the reuse of the Glenview Naval Air Station since its closure in 1995.

Glenview Naval Air Station

Base Overview

One of the three major installations closed in the Chicago metropolitan area during multiple BRAC rounds in the mid-1990s, Glenview Naval Air Station (GNAS), located in the center of the Village of Glenview, Illinois, was approximately 18 miles northwest from the heart of downtown Chicago.

Strategy

Immediately upon hearing of the Air Station's slated closure, the Glenview trustees moved quickly to influence the redevelopment process. Their first steps were to 1) establish a citizen's planning committee to help build consensus around base decisions at the grass roots level, 2) seek an amendment to the state tax increment finance law to include former military bases because redevelopment costs were anticipated to far exceed land sale proceeds, 3) create a joint, on-site public-private sector partnership to include village officials, and 4) establish a consolidated plan review commission.

Result

The closure brought about the loss of 4,000 jobs to a community of 38,000 people, but ultimately the planned reuse of the facility far surpassed the jobs lost and greatly increased the economic gains in the community. For example, 700 acres were sold to private developers, dedicating two million square feet for mixed use of commercial space. An additional 400 acres were preserved for open, recreational space, including a large community park, lake, and prairie preserve. To always remember the contributions

of Glenview Naval Air Station, the former Hangar One was preserved and is now on the National Register of Historic Places.

Design Guidelines

Jeff Speck, AICP, CNU-A, LEED-AP, Hon. ASLA, Speck & Associates

Jeff Speck is a city planner and architectural designer who, through writing, lectures, and built work, advocates internationally for smart growth and sustainable design. As Director of Design at the National Endowment for the Arts from 2003 through 2007, he oversaw the Mayors' Institute on City Design and created the Governors' Institute on Community Design, a federal program that helps state governors fight suburban sprawl. Prior to joining the Endowment, Mr. Speck spent ten years as Director of Town Planning at Duany Plater-Zyberk and Co., a leading practitioner of the New Urbanism, where he led or managed more than forty of the firm's projects. He is the co-author of *Suburban Nation: The Rise of Sprawl and the Decline of the American Dream* as well as *The Smart Growth Manual*. He serves as a Contributing Editor to *Metropolis Magazine*, and on the Sustainability Task Force of the U.S. Department of Homeland Security. His new book, *Walkable City: How Downtown Can Save America, One Step at a Time*, is now available in print, digital, and audio format.

Nancy Firfer, Senior Advisor at Metropolitan Planning Council

Nancy joined MPC in 2011, as a senior advisor supporting MPC's work to encourage balanced housing in local communities across metropolitan Chicago, and deepening its partnerships with elected officials.

Prior to joining MPC, Nancy was a senior advisor with Chicago Metropolis 2020 (now known as Metropolis Strategies), a nonprofit organization created in 1999 by the Commercial Club of Chicago to advocate for better regional planning and smart investments to promote the region's long-term health. At Metropolis Strategies, Nancy worked with the Metropolitan Mayors Caucus to envision and lead "Homes for a Changing Region." At MPC, Nancy is continuing to support the evolution of Homes for a Changing Region in partnership with the Mayors Caucus and Chicago Metropolitan Agency for Planning (CMAP).

Previously, Nancy spent 24 years as an elected official. A longtime resident of the Village of Glenview, she served two terms as Glenview's president. During her tenure, she oversaw the redevelopment of the Glenview Naval Air Station into a highly successful mixed-income community that includes a wide range of housing, open space and recreation, and commercial and retail development. She also served on the Northbrook/Glenview Elementary Board of Education and the Northbrook/Glenview High School Board of Education.

Nancy continues to serve her community as a trustee of the Kohl Children's Museum Board, member of Lambda Alpha, and member of the Board of the Youth Services of

Glenview/Northbrook. She also is a member of Urban Land Institute-Chicago. Nancy has served numerous civic and educational institutions, including to the Illinois Workforce Housing Investment Board and Executive Committee of the Council of Mayors for the Chicago Area Transportation Study. She has served as president of the Northwest Municipal Conference, and participated in the Metropolitan Mayors Caucus and several of its task forces. She currently chairs CMAP's Housing Committee.

Rick Burnhardt, former City Planning Director at Orlando, FL

Orlando Naval Training Center
Redevelopment

With the beginning of the new Century, military facilities throughout Orlando are being transformed into new uses that will benefit the entire community. Faced with the Federal government's decision to close the Orlando Naval Training Center (NTC), once home to 650,000 Navy recruits, the City of Orlando elected to pursue a redevelopment initiative that would support local goals for economic and community development.

Baldwin Park (NTC Main Base) - Envisioning a village that mixes homes with places of work and entertainment, the City of Orlando set out with an ambitious plan to turn the former Navy base into a viable mixed-use community that complements the surrounding area. In October 1999, the City of Orlando turned over ownership of the 1,100 acres located three miles east of Downtown Orlando, between the City of Winter Park and one of the areas largest shopping districts to a developer team chosen through an extensive public selection process. Only seven years later, the site has been transformed into Baldwin Park, one of Orlando's finest neighborhoods.

Southport (NTC McCoy Annex) – In 1998, two hundred acres of former Navy family housing became the Villages of Southport, the first great success story at the NTC Orlando. Sales were so strong that all of the 660 homes were sold in just 18 months. By 2001, former Navy recreation areas were redeveloped to become Southport Community Park, a showcase recreation center for southeast Orlando. The following year the City completed its vision plan for the remainder of the 840 acre McCoy property. The Southport Vision Plan has recently been updated, and the City now stands ready to solicit a developer team to bring the Southport town center, business park and new neighborhoods to life. With solid construction, modern amenities and fine neighborhood character, Southport is destined to become one of Orlando's great neighborhoods.

Craig Hartman, FAIA, Design Partner at Skidmore, Owings, and Merrill, LLP

Craig W. Hartman, FAIA, is a design partner based in SOM's San Francisco Office. His work with SOM in the United States, Europe, and Asia, while extremely broad in its typology—ranging from entire urban districts to singular works of commercial, civic, and cultural architecture—consistently adheres to a rigorous modern vocabulary that acknowledges issues of place involving climate, physical and cultural landscape, and historic precedent.

Mr. Hartman joined SOM in 1973 and served as design partner in the firm's Houston and Washington, D.C. offices before coming to San Francisco, where he has established the West Coast architecture group as one of the region's premier design practices. Just as SOM is a multifaceted practice encompassing architecture, planning, engineering, interiors, and graphic design, Mr. Hartman's work demonstrates how, through interdisciplinary collaboration, projects can achieve innovation in design and building performance.

Mr. Hartman's work has been recognized with over 120 awards for design, which, in addition to 9 national AIA Honor Awards, includes multiple Gold LEED® Certifications, two current LEED® Platinum projects, and AIA awards for environmental sustainability at Treasure Island and the University of California, Merced. He also received a Federal Design Achievement Award in the 2000 Presidential Design Awards Program.

In 2001, Hartman became the youngest recipient of the Maybeck Award, an award presented periodically by the California Chapter of the AIA to an individual in recognition of "lifetime achievement in architectural design." During the dedication ceremony for The Cathedral of Christ the Light in September 2008, the Vatican's Knighthood for Service to Society (St. Sylvester) was bestowed upon Hartman by Pope Benedictus XVI. He also received an Honorary Doctorate of the Arts from Ball State University during the May 2009 commencement ceremony.

Denise Duffy, founder of Denise Duffy and Associates, over 30 years of experience in professional planning and environmental consulting services to public and private sector clients.

Individual from Skidmore, Owings, and Merrill

T. Luke Young, Architecture for Humanity

T. Luke Young brings to the organization more than 13 years of experience in architecture, urban planning, and social infrastructure design. He has worked primarily in Latin America, Asia and the U.S. Through his work he has integrated participatory planning, vernacular architecture and innovative design concepts to foster urban settlement initiatives that include residents, are sensitive to their culture and needs, and respect the natural and built environment. He has worked with Architecture for Humanity since 2009 when in partnership with two collaborators was awarded the Founder's Prize in the 2009 Open Architecture Challenge and again in 2010 as a volunteer in Port-au-Prince.

He earned a Bachelor degree in Historic Preservation from Roger Williams University, a Master in Architectural Studies and a Master in Urban Planning, both from MIT. T. Luke has volunteered his time in marginalized neighborhoods in Colombia and Haiti to promote more equitable spaces.

"I love architecture because it has a universal power to nourish humanity."

Blight Removal

Katie Timmerman, Senior Project Manager, CSUMB

Jim Musbach, Economic and Planning Systems, Inc. James Musbach is a Managing Principal with Economic & Planning Systems, a land economics consulting firm with offices in Berkeley, Sacramento, and Denver. Mr. Musbach has over 30 years of experience as a consulting land economist, and has been involved in the planning and implementation of projects throughout the United States ranging from large-scale master plans and complex redevelopment and reuse projects to individual real estate projects and the formulation of land use policy. He has developed innovative approaches to redevelopment and reuse strategies and financing programs that can overcome the financial hurdles to successful development, and is a frequent writer and speaker on urban economic issues.

Stan Cook, FORA, nearly 20 years of building removal experience on former Fort Ord and prior experience in the deconstruction industry.

Lenny Segal, Center for Public Environmental Oversight

Lenny Siegel has been Executive Director of the Center for Public Environmental Oversight since 1994. He is one of the environmental movement's leading experts on both military facility contamination and the vapor intrusion pathway, and for his organization he runs two Internet newsgroups: the Military Environmental Forum and the Brownfields Internet Forum.

In July 2011, Siegel was awarded U.S. EPA's Superfund Citizen of the Year award. Siegel serves on numerous advisory and technical committees including, the Moffett Field Restoration Advisory Board, the National Research Council's Committee on Future Options for Management in the Nation's Subsurface Remediation Effort, and the California Brownfield Reuse Advisory Group. Siegel is founder of the Save Hangar One Committee, working to restore and reuse Moffett Field's landmark dirigible hangar.

City of Emeryville expert (former industrial site blight removal and redevelopment)

National Monument

Ben Alexander, Headwaters Economics

Ben has extensive experience working with land management agencies, county commissioners, rural development specialists, and ranchers in the West. He has published in the areas of ranch economics, collaborative land management, and community development. Ben holds a B.A. from Tufts University, and an M.A. and M.Phil. from Yale University. - See more at: <http://headwaterseconomics.org/staff/ben-alexander#sthash.Ud9SjknQ.dpuf>

Kent Glenzer, Monterey Institute of International Studies professor
Associate Professor in Organizational Behavior and Development, MPA/MBA

I believe: All of us working for social justice and human rights need to act more structurally, with more historical awareness and collectivity.

What excites me: I get ridiculously energized when people come together and devise new ways of thinking and acting on intractable problems. Such breakthroughs always involve rethinking “normal” categories of thought and action, re-imagining organizational boundaries, and crafting measurement and learning systems that impel us forward. I love facilitating this both in the classroom and the workplace.

Expertise

Organizational and institutional fields; political culture and power; evaluation; nonprofit management and organizational behavior; rights-based approaches; research methods; program strategy and assessment; ethnography of development and development agencies; neoinstitutional organizational sociology; process facilitation; management and leadership development.

Recent Activities

I have collaborative and/or consulting relationships currently with Oxfam, CARE, Firelight, and Emory University’s Masters Program in Development Studies. If all goes well, I’ll be consulting in 2012 on a project focused on building a strategic measurement framework and system related to civil society development in China and on climate change adaptation monitoring, evaluation, and learning processes in a number of countries around the world.

Education

Kent did his undergraduate work in journalism at Northwestern University, his Masters at Cornell University, and Ph.D. work at Emory University. His doctoral research focused on democratic decentralization in sub-Saharan Africa in the late 1990s and early 2000s. His dissertation was a historical ethnography of the intertwining of local and non-local notions of rights, democracy, the citizen, and the state from 1818 to the 21st century in Mali’s inner Niger River delta.

Eric Morgan, Bureau of Land Management Fort Ord National Monument Manager

Moderator/Recorder

Michael A. Houlemard, Jr., FORA

Fort Ord Reuse Issues Colloquia Budget

Expense Item Description	Estimated Cost
Event Advertisement	\$ 5,000
Experts	
Travel	\$ 12,500
Lodging and meals	\$ 9,225
Honoraria	\$ 15,000
Workshop Facilitator	\$ 10,000
Additional CSUMB expenses	\$ 5,000
Total Budget	\$ 56,725