



# FORT ORD REUSE AUTHORITY

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## 2017 Association of Defense Communities (“ADC”) Survey

### Local Reuse Agency (“LRA”) Contact Information

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### Background

Redevelopment Authority: Fort Ord Reuse Authority (FORA)

Alternative Name: FORA

Location: Coastal Monterey County, California including lands within jurisdiction of the County of Monterey, City of Del Rey Oaks, City of Marina, City of Monterey, City of Seaside

Number of LRA Staff Members: 16

BRAC Round: 1991

Date of Closure: 09/30/1994

LRA Budget: \$9.2 million (FY 16/17)

LRA Funding Sources (FY 16/17):

State: 0%

Local: 90%

Federal: 10%

Other: 0%

### Redevelopment Overview

Overview of Project: The American Planning Association (“APA”) Award Winning 1997 Fort Ord Base Reuse Plan (“BRP”) was prepared by FORA pursuant to the provisions of California Senate Bill 899 to guide the development of the former military reservation. Reuse plan goals include:

- **Land Use:** Promote orderly, well-planned, and balanced economic redevelopment that ensures educational opportunities as well as environmental protection.
- **Circulation:** Create and maintain a balanced transportation system, including pedestrian ways, and streets, to provide for the safe/efficient movement of people and goods to and within the former Fort Ord.
- **Recreation and Open Space:** Establish a unified open space system which preserves and enhances the natural environment while contributing to the revitalization of the former Fort Ord by providing accessible recreational experiences for residents and visitors alike.
- **Conservation Goal:** Promote the protection, maintenance and use of natural resources, with special scarce resources and those that require special control and management.
- **Noise:** To protect people who live, work, and recreate in and around the former Fort Ord from effects or exposure to excessive noise; to provide noise environments that enhance

and are compatible and planned uses; and to protect the economic base of the former Fort Ord by preventing encroachment of incompatible land uses within areas affected by existing or planned noise-producing uses.

- **Seismic and Geologic Hazards:** Prevent/minimize loss of human life and personal injury, property and economic and social disruption potentially resulting from seismic occurrences and geologic hazards.
- **Fire, Flood and Emergency Management:** To prevent or minimize loss of human life and personal to property, and economic and social disruption potentially resulting from fire, flooding, or other natural or manmade disasters.
- **Hazardous and Toxic Material Safety:** To prevent or minimize loss of human life and personal property, and economic and social disruption potentially resulting from hazardous and toxic materials.
- **Economic Recovery:** Generate effective economic recovery and job replacement from Fort Ord closure/downsizing

Redevelopment Plan Approval Date: 06/13/1997

Planned Redevelopment Land Use:

Residential: 8%

Commercial: 4%

Maritime Industrial: 10%

Educational: 6%

Open Space/Recreational: 69%

Reserved for Federal Use: 3%

Former Installation Size: 27,827 acres

Acres Currently Available for Redevelopment: 5,319 acres

Percentage of Land Transferred: 72%

Primary Conveyance Mechanism: Economic Development Conveyance (“EDC”), Public Benefit Conveyance (“PBC”), Direct Sale, Federal to Federal transfer.

Jobs Created to Date: 4,989

Expected Jobs Created: 18,000

## **Environmental Issues**

Description of Environmental Contamination: Approximately 10,000 acres have been contaminated with munitions and explosives of concern. Groundwater contamination has occurred primarily in the northern one-third of the former base. A consolidated landfill on approximately 200 acres restricts development on the landfill caps and development of sensitive uses (residential and schools) within 1,000 feet of the landfill.

Cleanup Accomplished: Approximately \$400,000,000 or more clean up dollars have been spent to date.

Estimated Cost of Cleanup: \$600,000,000

Estimated Completion Date: 2020

## Major Successes to Date

- More than **\$200 million invested in former Fort Ord infrastructure improvements** including: power; sewer; water pipelines; transportation/roadways; storm drainage improvements; fire-fighting enhancements; water augmentation; and building removal.
- **\$98 million Environmental Services Cooperative Agreement (“ESCA”) Grant contract negotiated** with the Army in 2007 to complete privatized clean up on 3,300 acres of former Fort Ord. The physical removal of Munitions and Explosives of Concern (“MEC”) contamination is nearing completion and final property transfers are expected as a result.
- **Approximately 96% of the 6,720-acres designated for transfer from the Army to FORA** under the FORA-Army EDC agreement have been received.
- **California State University Monterey Bay (“CSUMB”) celebrated its 20 year anniversary in 2014. Current enrollment is 7100 Full Time Equivalent (“FTE”) students**, and CSUMB remains the largest non-military employer on the former Fort Ord with 869 FTE positions.
- **14,658-acre Fort Ord National Monument (“FONM”) designated by President Obama April 20, 2012** celebrating the rich military history of the region as well as providing recreation amenities and conserving valuable coastal habitat.
- **973-acre Fort Ord Dunes State Park created in 2009** includes 4-miles of publically accessible California Coast line, 4-miles of paved trail and 1500-ft of natural hiking trail.
- Coming out of the 2008 economic recession, there is now increasing completion of new and reused housing (**1000 new units completed to date (Q1 2017) and 4100 units reused**).
- **California Central Coast Veterans Cemetery (“CCCVC”) opened October 11, 2016.** The CCCVC is the second California Veterans Cemetery developed and constructed in cooperation with the U.S. Department of Veterans Affairs, Veterans Cemetery Grants Program. The facility is located in Monterey County in the City of Seaside.
- **Major General William H. Gourley VA-DoD Outpatient Clinic completed in October 2016.** The Clinic is expected to serve more than 80,000 people per year once fully operational in summer 2017. It will deliver health care using the Patient Aligned Care Team model which provides each patient with a team of care providers focusing on wellness, prevention and health promotion.
- Of 4,307 buildings left by the Army, **1956 have been removed, 1601 have been reused, and 750 remain to be removed.**
- **Regional Urban Design Guidelines (“RUDG”) were created during a 2-year public engagement design process, and unanimously adopted by the FORA Board in June 2016.** These new urban design guidelines inform the visual character of new development in key areas of the former base.
- A **Regional Trails Blueprint characterizing a cross-jurisdictional trails plan** to link the National Marine Sanctuary, Fort Ord Dunes State Park, and Fort Ord National Monument through the emerging new housing and CSUMB campus was approved by the FORA Board in July 2016.

- More than **700 low-moderate income housing units** have been rehabilitated or built new on former Fort Ord land.

### **Major Challenges to Date**

- FORA is nearing completion of a base-wide Habitat Conservation Plan (“HCP”) that will allow FORA and the local community to fully implement the 1997 Army Habitat Management Plan (“HMP”). HCP completion delay results from bureaucratic slowdown at State and Federal levels.
- FORA still must complete \$190 million in capital improvements, which is highly dependent on development fees and private purchase of former Army lands now in local ownership for reuse. Proposed development activities must be sustained or completed to finance infrastructure/mitigations.
- 2008 Economic recession substantially slowed down both housing starts and commercial projects. Results of slowdown was reduction cash flow coming to FORA and investment capital to the private sector.
- Job generation targets have been difficult to realize given litigious local land use context, conflicting political priorities, administrative and budget realities at planned job generators such as University of California Monterey Bay Education Science and Technology (“UCMBEST”) Center, Monterey Salinas Transit (“MST”), Monterey Peninsula College (“MPC”), and the Monterey Horse Park.

### **Next Steps**

- In 2018, FORA must present a transition plan to LAFCO and the CA State Legislature in preparation for the organization's State-mandated June 30, 2020 sunset.
- Board direction for Transition Planning includes advancing legislative efforts to extend FORA through 2035 while planning for the currently prescribed 2020 sunset.
- Re-evaluate strategies to achieve faster building removal – particularly in the Marina Dunes specific plan area.