



FORT ORD REUSE AUTHORITY

REGIONAL URBAN DESIGN GUIDELINES TASK FORCE REGULAR MEETING NOTES

1:30 p.m., Thursday, April 23, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER AND ROLL CALL

Chair Michael Houlemard called the meeting to order at 1:35pm. The following were present:

Members:

John Dunn, City of Seaside
Victoria Beach, City of Carmel-by-the-Sea
Anya Spear, CSUMB
Layne Long, City of Marina
Carl Holm, Monterey County
Elizabeth Caraker, City of Monterey

FORA Staff:

Michael Houlemard
Jonathan Garcia
Josh Metz
Crissy Maras

Others:

Beth Palmer
Bob Schaffer
Jane Haines
Phyllis Meurer
Brian Boudreau
Wendy Elliott
Steve Matarazzo
Hernan Guerrero, DKP (via phone)
John Rinehart, Civitas (via phone)
Bruce Freeman, Pinnacle Advisors
Andre Lewis
Gene Doherty

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

City of Seaside City Manager John Dunn announced that the City had released the Monterey Downs Environmental Impact Report and had scheduled an April 30th public workshop at 6:30 p.m.

Victoria Beach notified members of her communications with DKP staff regarding visualization tools to support the RUDG process.

3. APPROVAL OF MEETING MINUTES

- a. April 2, 2015 Meeting Minutes
- b. March 23, 2015 Meeting Minutes

MOTION: Victoria Beach moved, seconded by John Dunn to approve the April 2 and March 23 minutes as presented.

MOTION PASSED: Unanimous

4. PUBLIC COMMENT PERIOD

None

5. BUSINESS ITEMS

- a. Receive/review consultant's draft "Developers Perspectives" presentation

Bruce Freeman of Pinnacle Advisors and John Rinehart of Civitas Consulting (subcontractors to Dover, Kohl and Partners) presented a draft "Developers Perspectives" presentation based on their involvement at the Fort Ord Charrette. The report included 3 main points: Creating a fresh brand for the Fort Ord area (most other base conversions benefited from new branding); Continually working to lower

development costs and barriers; and focusing development in emerging centers (including phasing retail development in relationship to demand).

Members discussed the recommendations and other suggestions/highlights including attracting a broad spectrum of new residents with a wide range of housing types and prices; creative ways of dealing with prevailing wage requirements; creating incentives to jump start projects; cautioning against overbuilding retail; studying absorption rates of starter homes to meet the current market needs; creative ways to deal with impact fees; and reexamining a combination of things that could reduce costs.

6. ITEMS FROM MEMBERS

None.

7. ADJOURNMENT

Chair Houlemard adjourned the meeting at 2:30 p.m.