



# FORT ORD REUSE AUTHORITY

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

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## REGIONAL URBAN DESIGN GUIDELINES TASK FORCE MEETING

9:00 a.m., Friday, May 1, 2015

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

### AGENDA

1. **CALL TO ORDER**

2. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

3. **APPROVAL OF MEETING MINUTES**

a. April 23, 2015

4. **PUBLIC COMMENT PERIOD**

Individuals wishing to address this body on matters within the jurisdiction of FORA, but not on this agenda, may do so during the Public Comment Period for up to three minutes. Public comments on specific agenda items will be heard under that item.

5. **BUSINESS ITEMS**

a. Review DRAFT guidelines application map

INFORMATION

6. **ITEMS FROM MEMBERS**

7. **ADJOURNMENT**

**NEXT MEETING: TBD**

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# 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 2<sup>nd</sup> 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 30<sup>th</sup> 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.