

# Fort Ord Reuse: Progress & Opportunities

Monterey Peninsula Chamber of Commerce  
Economic Vitality Committee

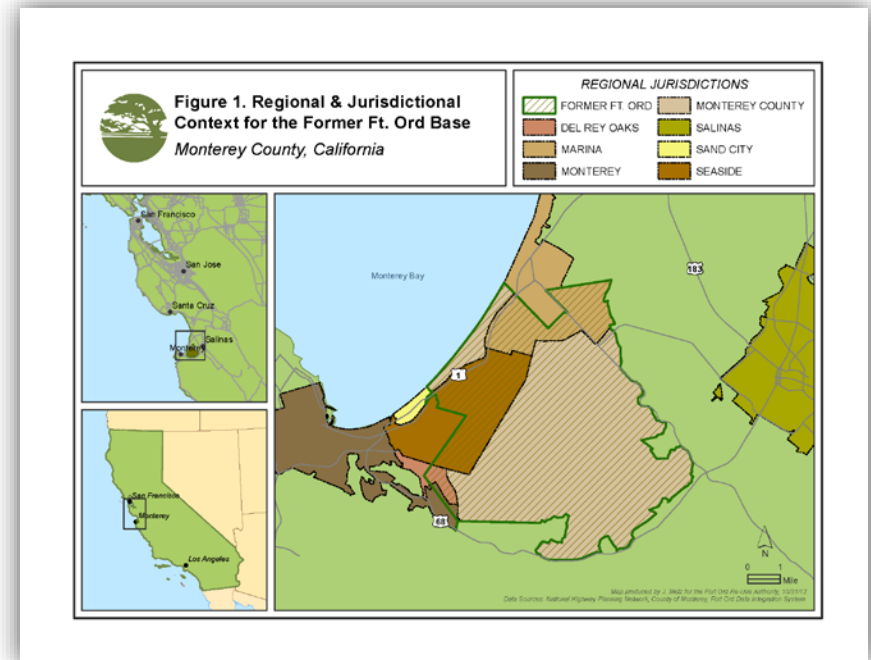
*June 3, 2016*

***Josh Metz***

*Economic Development  
Coordinator*

# Overview

- What is Fort Ord?
- What is FORA?
- Reuse Status
- Economic Development



# What is Fort Ord?

- Purchased 1917 for **infantry training**.
- **Camp Gigling** est. in 1930s.
- Officially “dedicated” **Fort Ord 1940**.
- Basic training center for 1.5 million soldiers 1947-1975.



- From 1975, home to 71st Infantry Division (Lightfighter).
- Largest west coast U.S. Army base (28,000 acres).
- Closure announced 1991 - Officially closed 1994.

# What is FORA?

- **Regional Agency** created in 1994 to oversee military to civilian conversion
- **Authority:** Adopt base wide regional plan, review jurisdiction programs for consistency, finance mitigations/ infrastructure, property transfer
- **Obligations:** Building removal, munitions clean-up, roadway construction, fire equipment purchase, habitat restoration, storm drainage system upgrades



## 25 Board Members

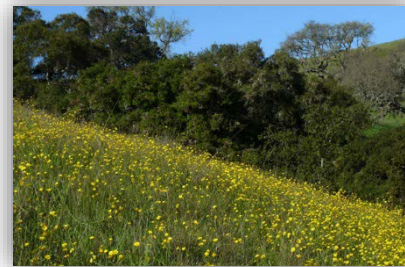
- 8 Local Cities
- 3 State/Federal Elected Reps
- 9 Local Public Agencies

# Base Reuse Plan

The 1997 Fort Ord Base Reuse Plan (BRP) directs FORA's statutory mission

"The vision...is that a community will grow up on the former base, having a special character and identity...it will provide a diversity of experience and opportunity, with a development approach that is sustainable and appropriate." – 1997 BRP

*Established 3 E's:*



**Environment**

**Education**



**Economy**

# BRP Land Use Summary

Land Use	Acres
Habitat Management	17,179
Parks & Open Space	2,014
Visitor Serving	808
Public facilities (including military)	1,072
CSUMB	1,292
POM Annex	782
Rights of Way	1,161
Business Park, Light Industrial, Office, R&D, Retail, Residential	3,571
<b>Total</b>	<b>27,879</b>

## Base Reuse Plan Projections

- **37,000** Replacement Population
- **18,000 Jobs** to Replace Military Employment
- **11,000 Homes** (6,160 New Units)
- Supporting Commercial Development (~**3M sq. ft.**)
- Balanced Development ensuring **Economic** and **Educational** Opportunities with **Environmental** Preservation

## Former Fort Ord Today

- **14,200** Population
- **4,200 jobs**
- **4,000** replacement housing units, 616 new units
- **660K sq. ft** commercial
- Sustaining Educational and Environmental Themes
- CSUMB, MPC, UC MBEST

## Capital Improvement Program (CIP)

projects are scheduled to meet development needs

Mitigation Category	Done	Remaining Obligation
Transportation & Transit	28,760,000	\$120,895,516
Water Augmentation - CEQA	561,000	\$24,015,648
Habitat Management	7,600,000	\$32,334,170
Building Removal	28,800,000	\$25,909,700



# Ongoing Obligations

- **Job Creation/Economic Recovery**
- CIP/Environmental Mitigation
- Veterans Cemetery Expansion Steps
- Community Facilities District (CFD)
- US Army Economic Conveyance Agrmt
- Explosives remediation completion
- Habitat Conservation Plan funding (2020)
- Marina Coast Water District (MCWD)  
**Water** Service Agrmt
- Jurisdictional **water** allocations and regional **water** funding



# Sunset/Dissolution



**FORA Authority Act  
dictates FORA sunsets  
the earlier of either:**

- A Board determination that 80% of the base reuse has been accomplished,
- or*
- ***June 30, 2020***  
(In 2012, Governor Brown extended FORA's sunset date from 2014 to 2020.)

# Regional Initiatives





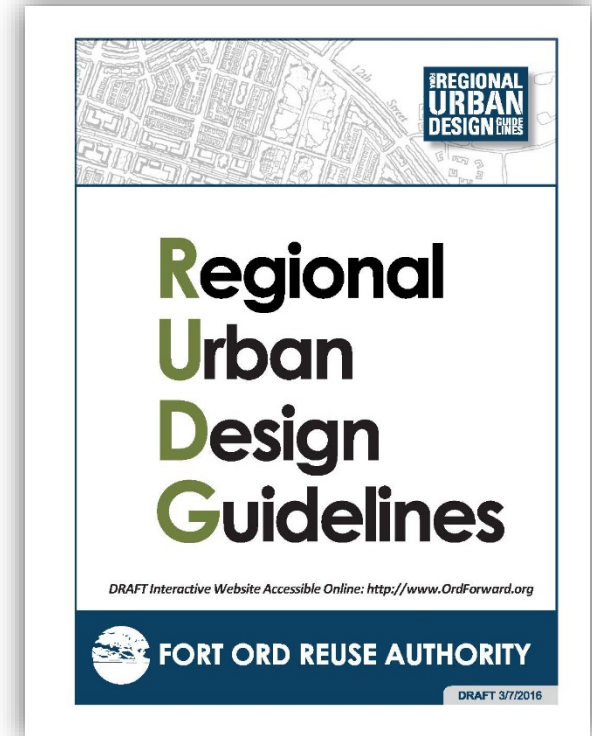
NOTHING **INSPIRES** ↓ **IDEAS**   
& **PREPARES**  **MARKET**  
OL NOY ↑ BRING YOUR  
**LIKE**

**STARTUP  
CHALLENGE  
MONTEREY BAY**

# Land Development



Monterey Bay Education, Science, and Technology Center of the University of California, Santa Cruz



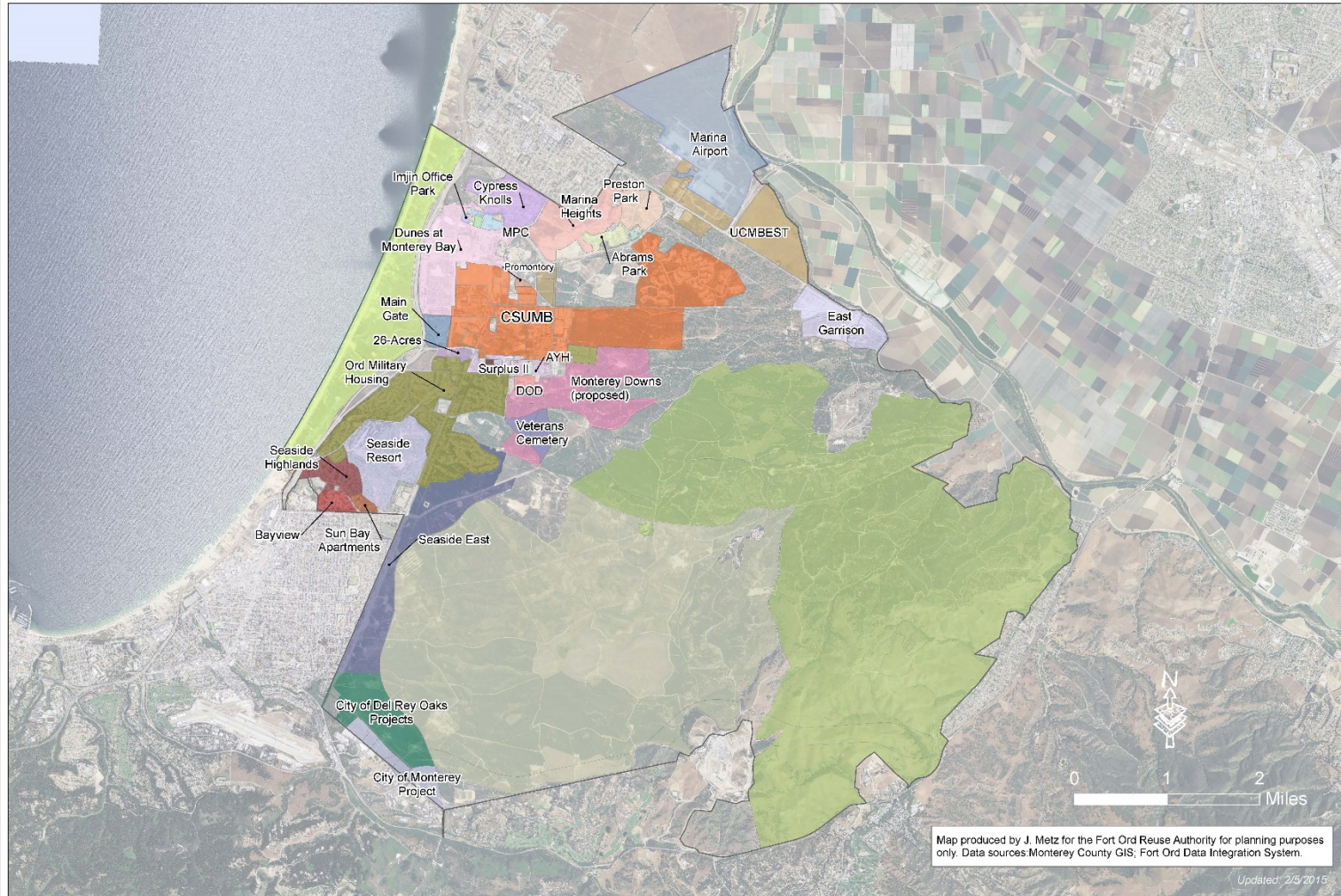
UC Monterey Bay Education, Science and Technology Center (UCMBEST)

DesignFortOrd.org

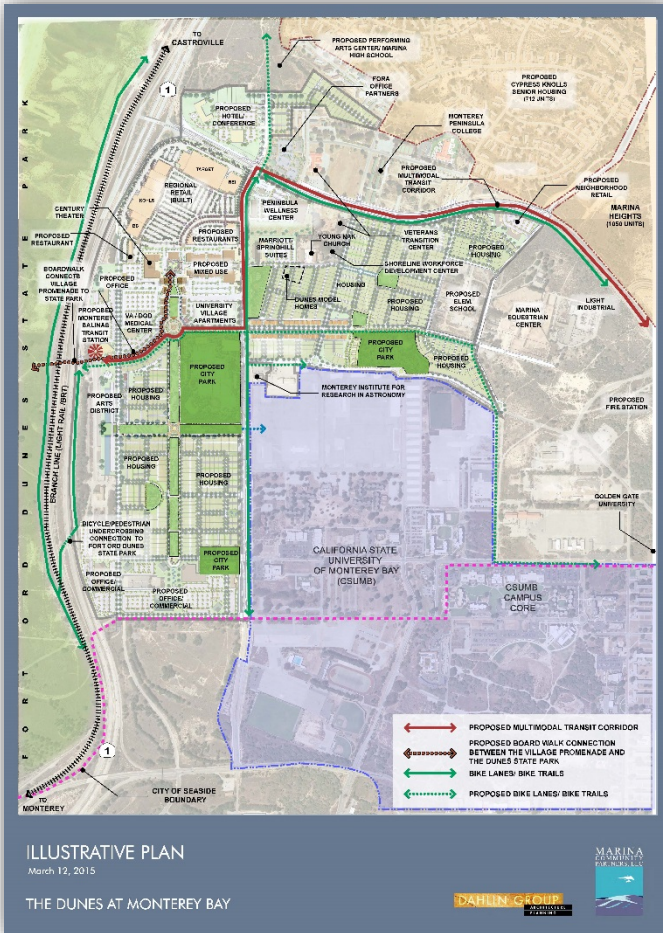
# Current Projects



Built, entitled, or planned/proposed development projects (>4 acres) on the former Fort Ord, Monterey County, California



# City of Marina



## Dunes at Monterey Bay



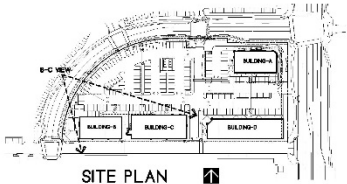
## Marina Heights





Attachment 2 to Item 1th  
FCM Board Meeting, 05/20/24

▲	
▲	
▲	



SITE PERSPECTIVE B-C



Wilder Inness  
ARCHITECTS, INC.

4150 N. 9th, Suite 111  
Tulsa, OK 74119  
(918) 251-2000

DATE: JUN. 14, 2024  
JOB: 24-0000

A-II  
DWG

# Shops at the Dunes



EXTERIOR RENDERING AT ENTRY



## Joint VA/DoD General Gourley Clinic



THE DUNES  
FIELD PAOLI  
Architects  
Shea Properties  
BECK  
CINEMARK  
Entry from Northeast  
June 24, 2011  
Page B4.5

## Cinemark Century Theater



**Marriott Springhill Suites**



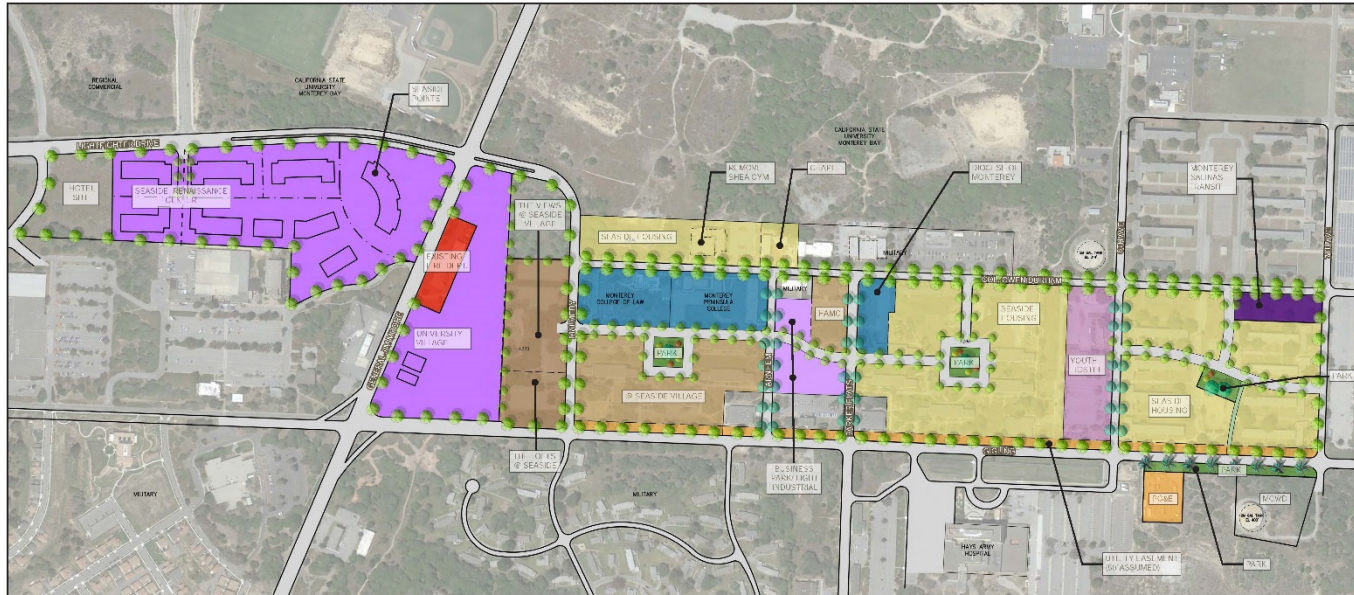
**Business & Information Technology Building**




## The Promontory Student Housing



# City of Seaside



- |   |  |  |   |
|---|--|--|---|
|  RS-8 - SINGLE FAMILY RESIDENTIAL            |  CRG - REGIONAL COMMERCIAL        |  PACIFIC GAS AND ELECTRIC |  PI - PUBLIC / INSTITUTIONAL         |
|  RS-12 - SINGLE FAMILY RESIDENTIAL           |  AMERICAN YOUTH HOSTEL            |  CSUMB                    |  OSR - OPEN SPACE - RECREATION       |
|  RM - MEDIUM DENSITY RESIDENTIAL (SFWORKS) |  MONTEREY SALINAS TRANSIT (MST) |  FIRE DEPARTMENT        |  HOUSING AUTHORITY MONTEREY COUNTY |

SURPLUS II, SEASIDE, CA  
KB - BAKEWELL SEASIDE VENTURES, LLC.

CONCEPTUAL LAND USE EXHIBIT

**DAHLLIN GROUP**

JOB NO. 464 014  
DATE 01-30-2014  
5865 Owens Drive  
Petaluma, CA 94958  
625-251-7200

N  
A.1

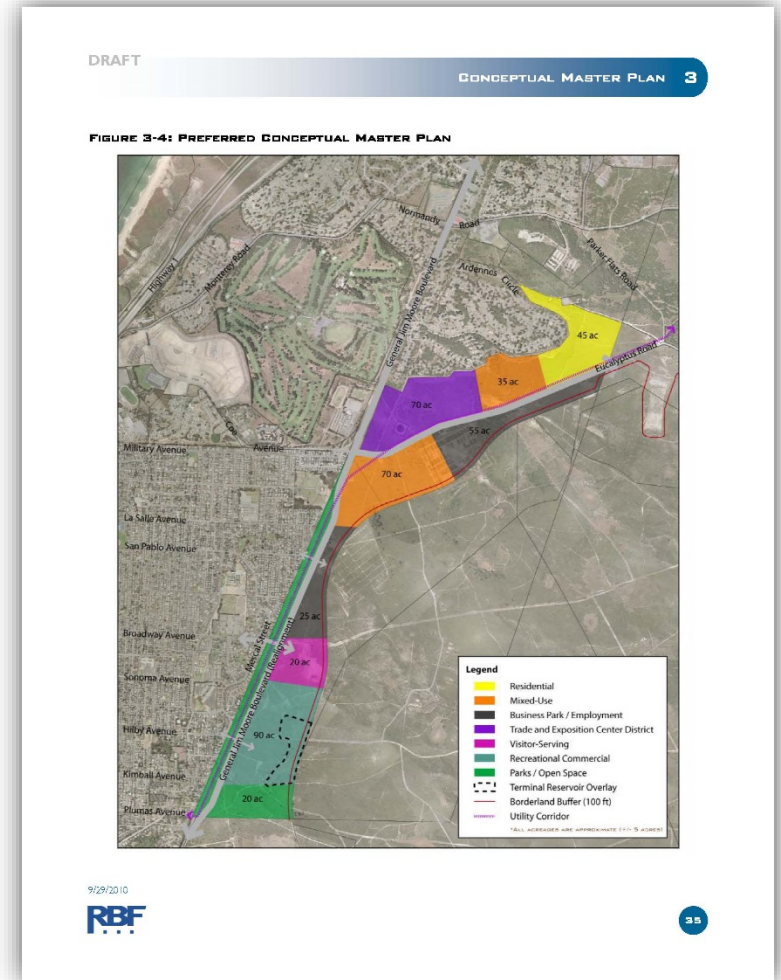
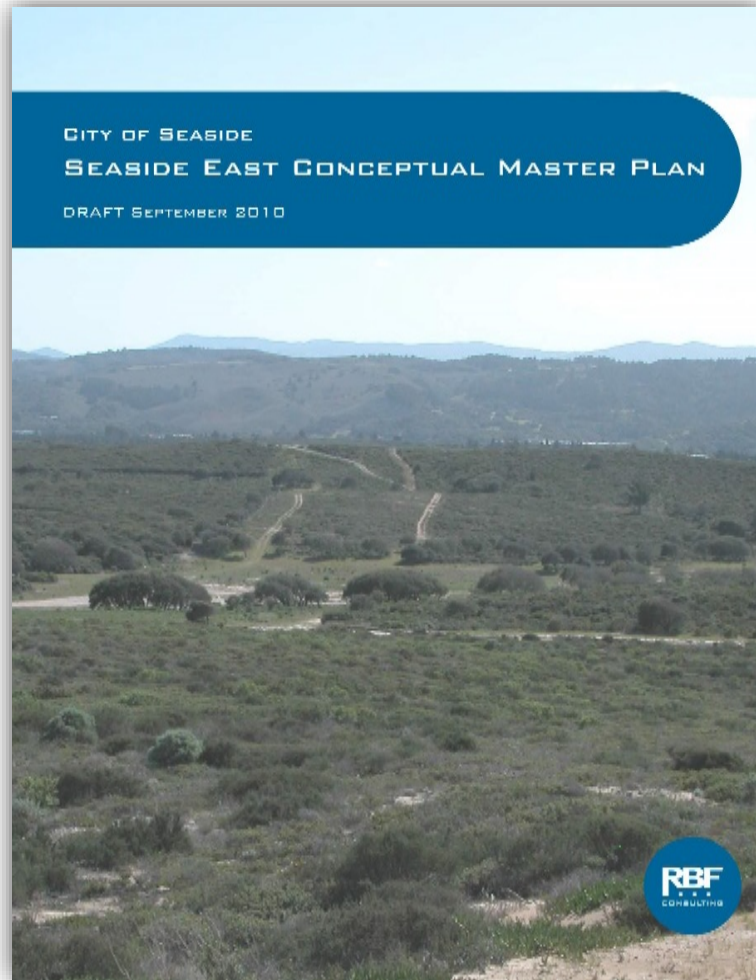
## Seaside University Center (Surplus II)





The Seaside Resort/Cypress Grove

# City of Seaside



## Seaside East

# Seaside/County



California Central Coast Veterans Cemetery

# Seaside/County



Monterey Downs (EIR at City of Seaside)



# Questions?



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**@OrdForward**

**(831) 883-3672**