

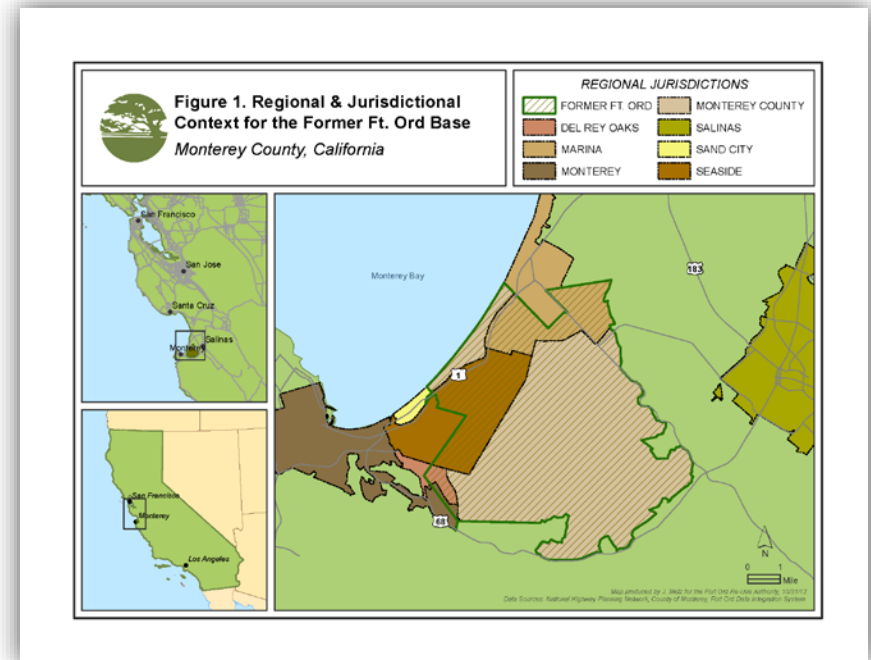
Fort Ord Reuse: Progress & Opportunities

EDA Tour
August 25, 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

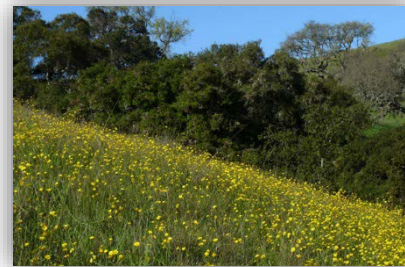
- 8 Local Cities
- 3 State/Federal Elected Reps
- 9 Local Public Agencies

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
Total	27,879

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/rehab housing units, 750 new units
- **660K sq. ft** commercial
- Sustaining **Education** and **Environment** Recovery Themes
- CSUMB, MPC, UCMBEST

**0 jobs at 1994 baseline*

Capital Improvement Program (CIP)

projects are scheduled to meet development needs

Mitigation Category	Completed	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

**EDA Grants +/- 50% of total*

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





**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.)



NOTHING **INSPIRES** ↓ **IDEAS** 
& **PREPARES**  **MARKET**
LIKE
**STARTUP
CHALLENGE
MONTEREY BAY**

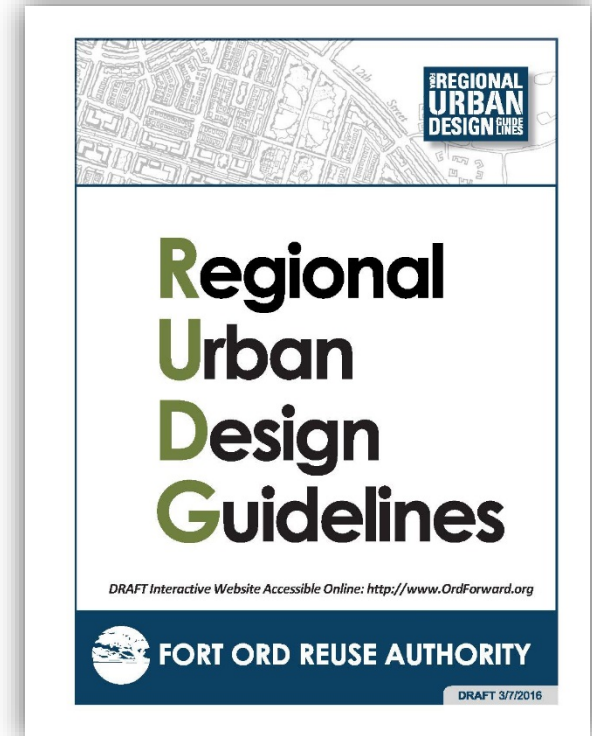
Regional Initiatives



Land Development



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



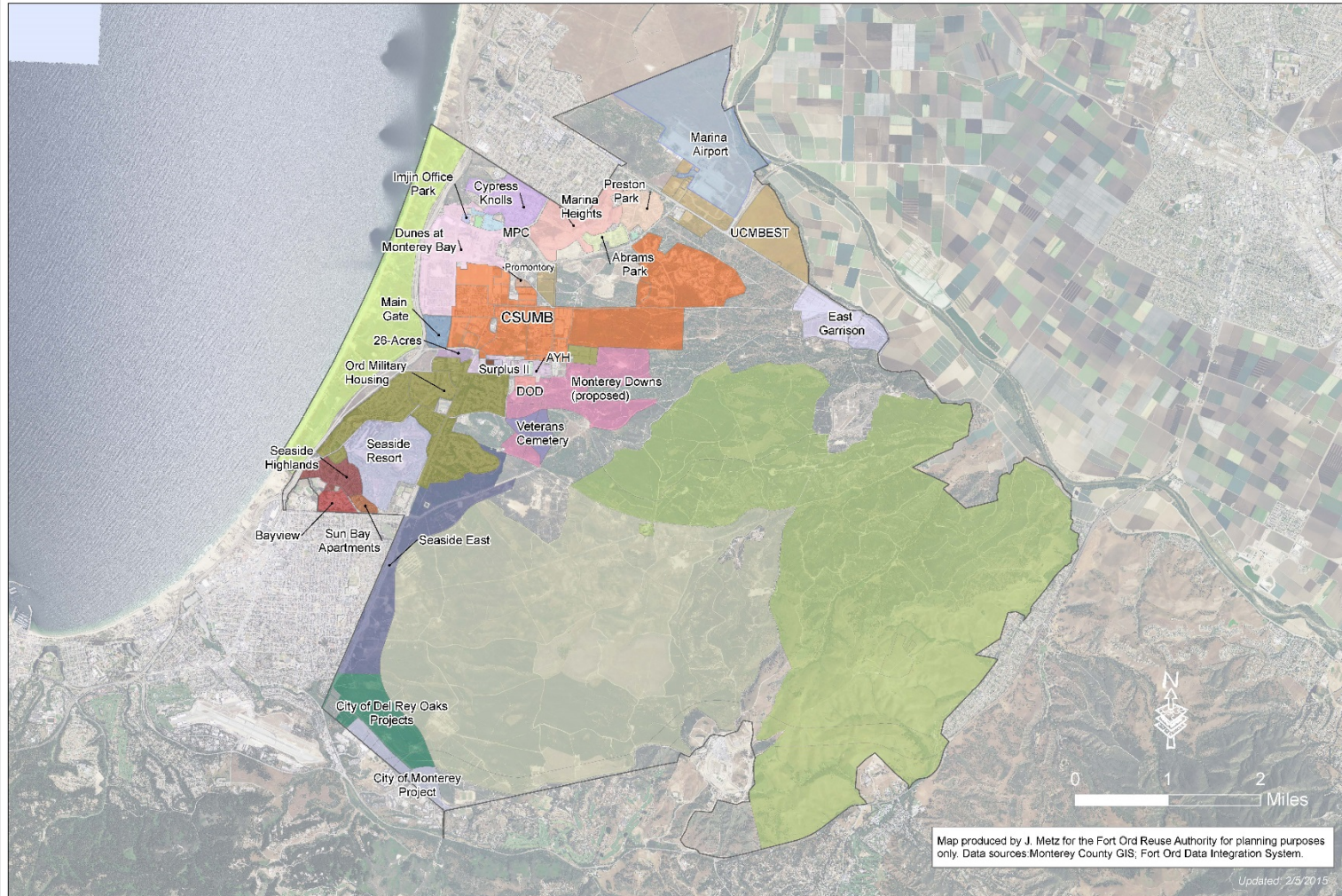
UC Monterey Bay Education, Science and Technology Center (UCMBEST)

DesignFortOrd.org

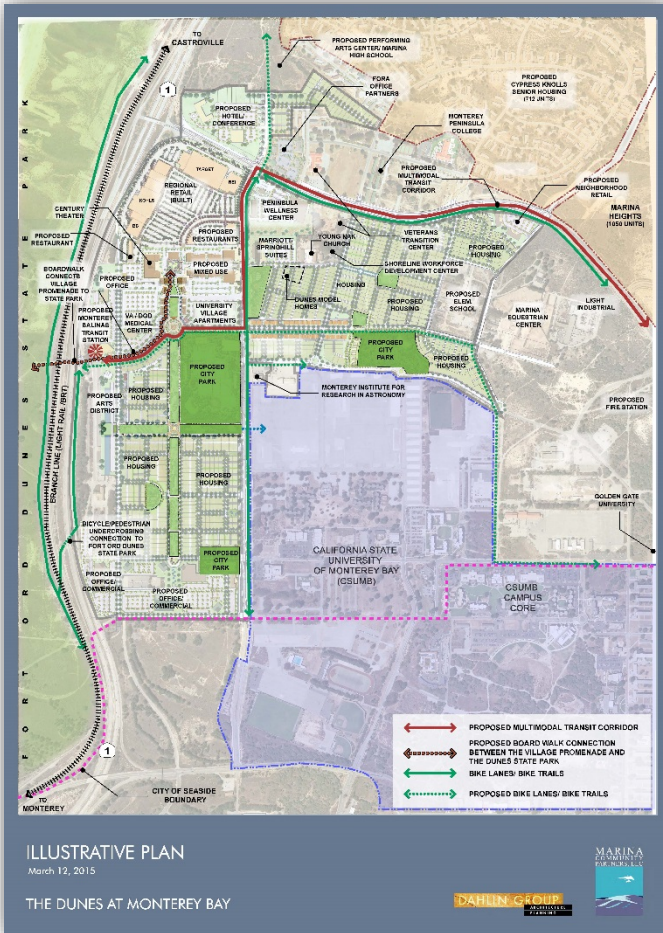
Current Projects



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



City of Marina



Dunes at Monterey Bay

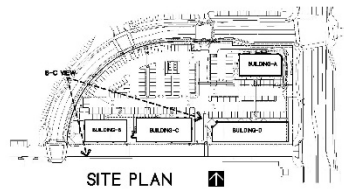


Marina Heights



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

▲	
▲	
▲	



SITE PERSPECTIVE B-C



Wilder Loess
ARCHITECTS, INC.

4150 N. 9th, Suite 11
Fremont, CA 94538
(510) 221-2000

DATE: JUN. 14, 2024
JOB: 18-000

A-II

Shops at the Dunes



EXTERIOR RENDERING AT ENTRY

VA MONTEREY HCC

CANNON - dallas, TX

Department of
Veterans Affairs

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

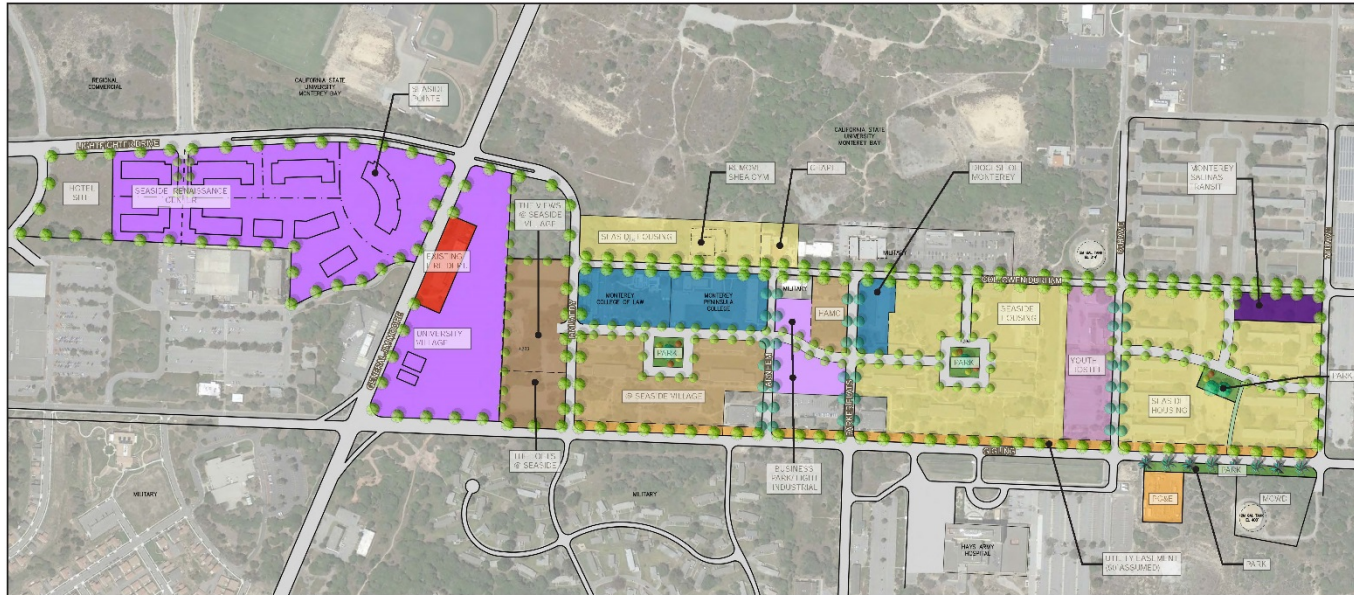


The Promontory Student Housing



The Main Gate

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

JOB NO. 464 014
 DATE 01-30-2014
 6965 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

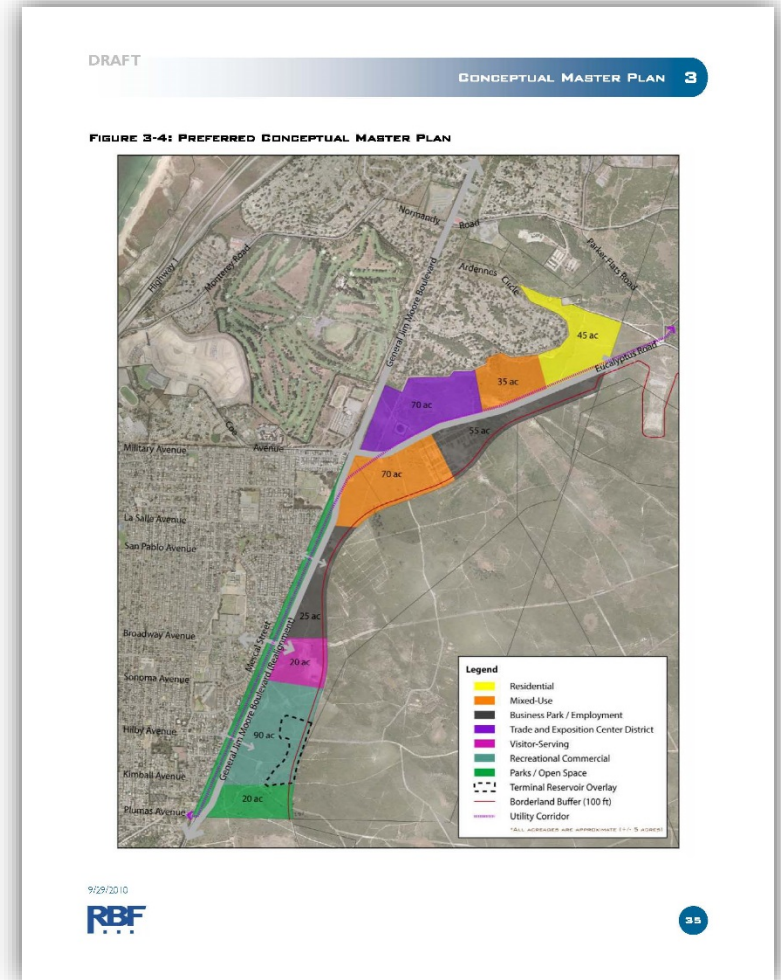
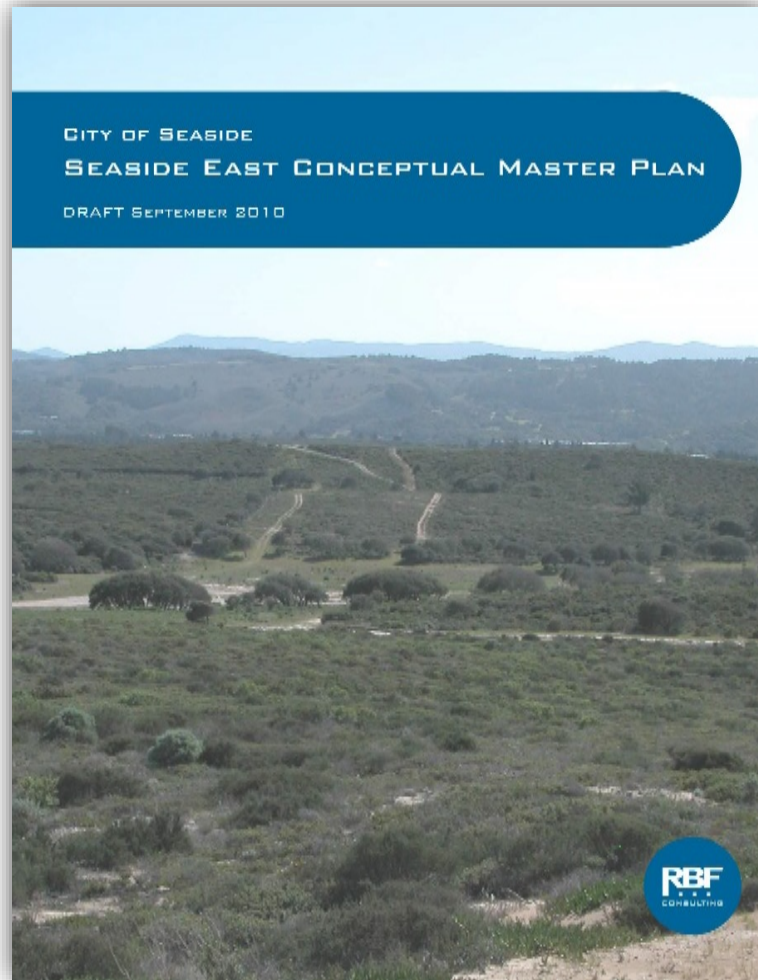
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Seaside University Center (Surplus II)



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)

Monterey County



Coming Attractions

- CSUMB Academic Unit 3
- FORA Building Removal
- East Side Parkway
- Del Rey Oaks Resort/South Boundary Rd
- Monterey Horse Park/Downs
- Seaside Golf Course Custom Homes
- City of Monterey Site Development
- U.S. Army Prescribed Burns
- TAMC/Marina Arts District TOD
- Senior Housing Complex, Seaside

Questions?



Josh Metz

Economic Development Coordinator

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@OrdForward

(831) 883-3672