

Fort Ord Reuse Authority

Annual Report July 1, 2004 to June 30, 2005



Over 10 years of progress through persistence



DECONSTRUCTION

RESPONSIBILITIES AND INTERESTS

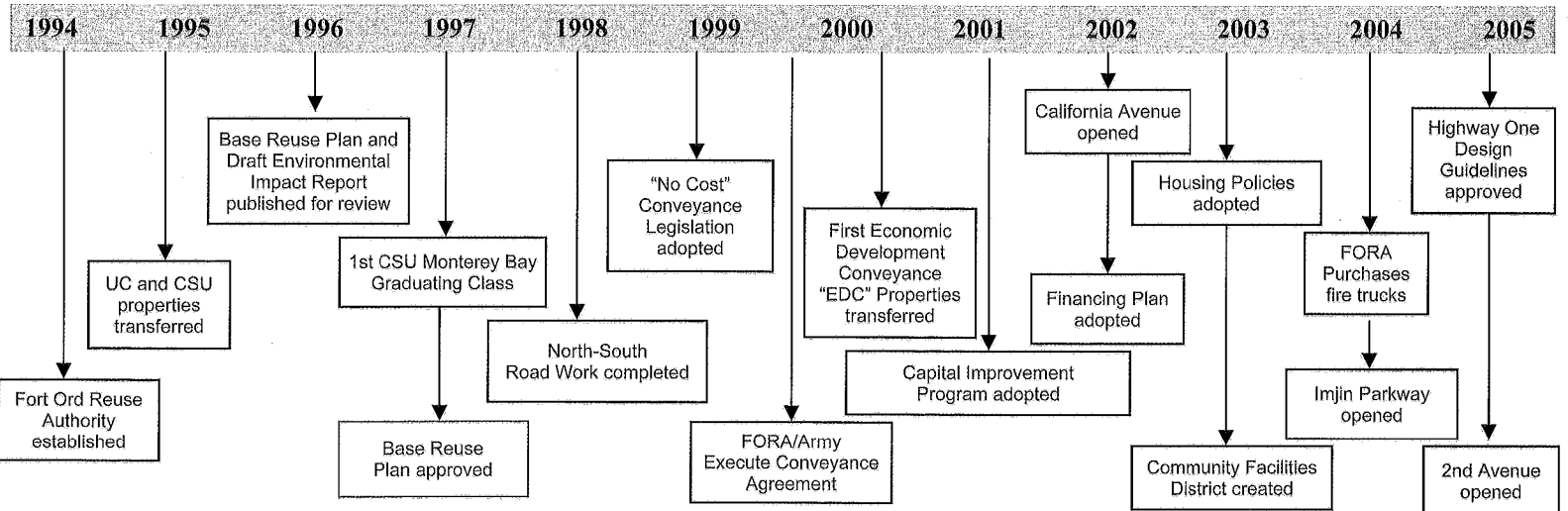
CAPITAL IMPROVEMENT PROJECTS

JURISDICTION REPORTS

Since the announcement of the Fort Ord closure in 1991, the Monterey Bay community has struggled to recover from the impacts of losing 15,000 soldiers and over 3,000 civilian jobs. As the military moved its operations to other locations, the cities of Seaside, Marina, and Del Rey Oaks lost significant revenue and had to reduce staff and services for several years. Since 1994, the Fort Ord Reuse Authority (FORA) has been steadfastly working in conjunction with local land jurisdictions to produce new jobs, business opportunities, community services and support housing to replace the lost contributions to the regional economy.

After more than 10 years of persistent hard work, significant recovery progress is now evident. This Annual Report outlines success in building infrastructure, creating jobs, developing housing, and supporting our local and regional communities. We now celebrate new and improved roads to relieve transportation/traffic problems as jobs and homes are provided for local workers and families. No doubt, we still face significant challenges in securing the remaining property and completing former Fort Ord economic redevelopment. We appreciate your continued interest and advocacy and the support of each of the member agencies and jurisdictions as we advance the Base Reuse Plan work to provide benefits for everyone in our region.

Nicholas A. Schulman



DECONSTRUCTION

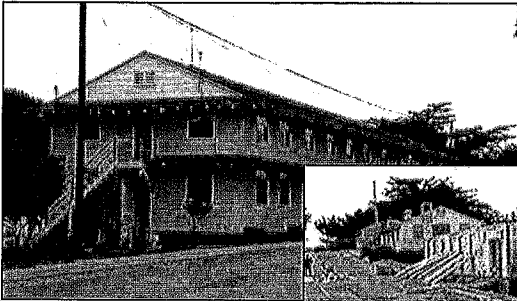
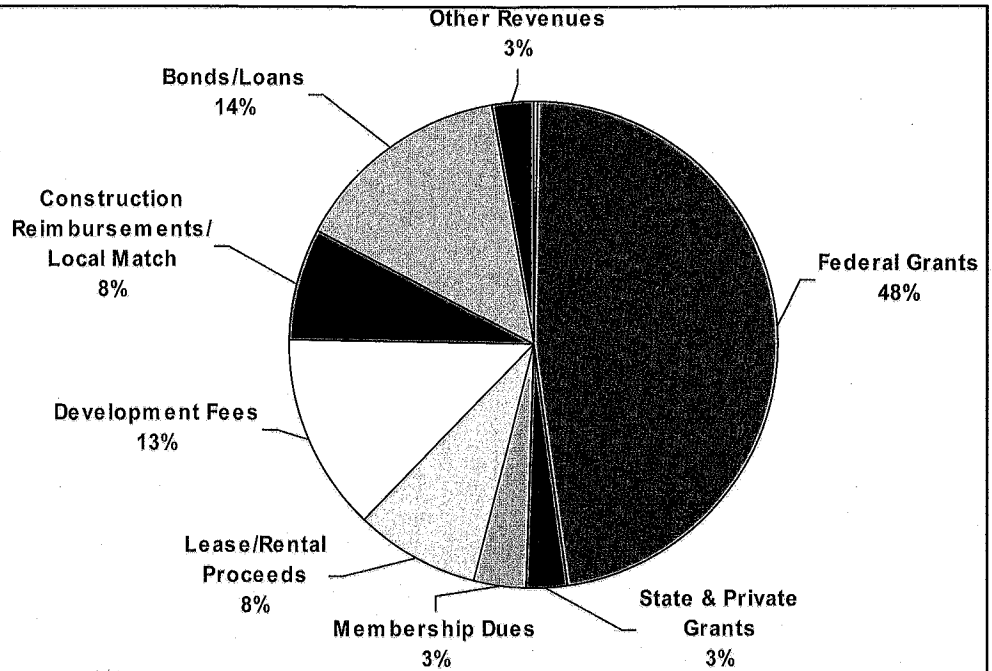
CONSTRUCTION

CAPITAL IMPROVEMENT PROJECTS

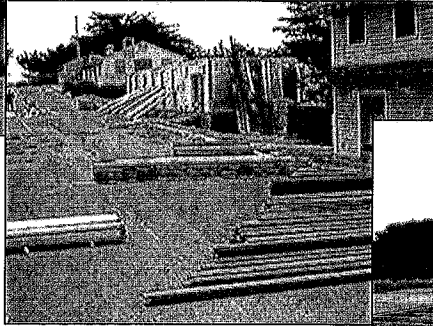
JURISDICTION REPORTS

FORA Revenue Sources 95 - 05

	In Millions
Federal Grants	\$ 36.3
State/Private Grants	2.1
Membership Dues	2.6
Leasing Proceeds	6.6
Development Fees	10.1
Construction Reimbursements/ Local Match	5.8
Bond & Loan Proceeds	10.9
Other Revenues	2.0
Total Revenues	\$ 76.4

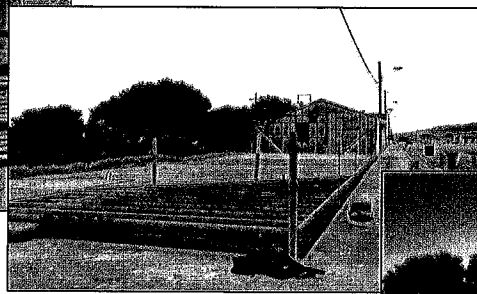


FORA is responsible for removal of 1,200 World War II era buildings, and 1,800 post-World War II era buildings.



In partnership with several local, state, and federal agencies and private sector companies, FORA has developed methods and programs for removing contaminated structures that can serve as a nationwide model for other bases facing closure and redevelopment/reuse. While waiting for the transfer of land and buildings from the U.S. Army, these methods and programs have helped protect public health and have produced cost savings for the building removal process. Recent advances include increasing

salvage/recycling potential, waste containment technology, building removal phasing, and long-term cost projections.



FORA has been guided by 12 agencies that make up the Fort Ord Interagency/Lead-Based Paint Working Group.



Total Cost for Demolition

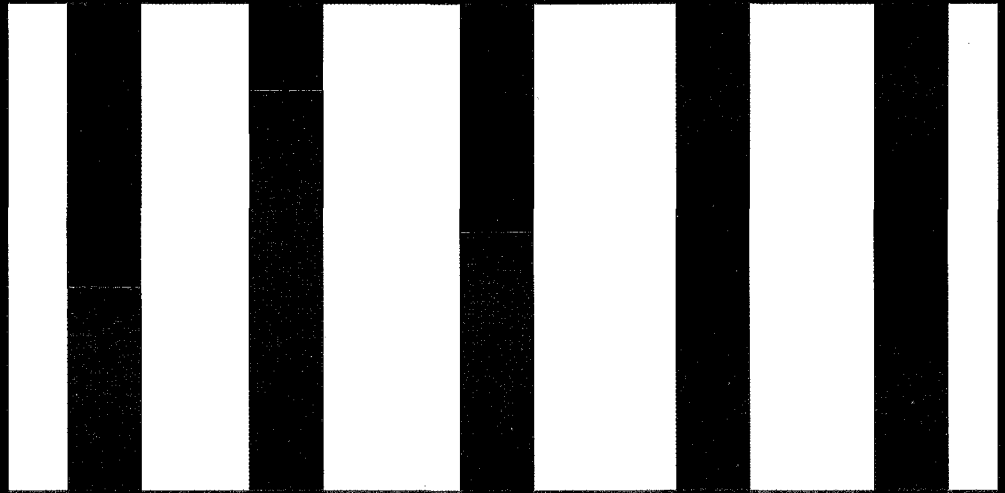
WWII Era Buildings = \$65 million
 Post-WWII Era Buildings = \$45 million
 Total Approximate Cost = \$110 million

DECONSTRUCTION

CAPITAL IMPROVEMENT PROJECTS

Property Transfer Summary

100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%



	County of Monterey	City of Marina	City of Seaside	City of Del Rey Oaks	City of Monterey
Total Acres by Jurisdiction <input type="checkbox"/>	21,055	3,189	3,053	361	136
Total Acres transferred to date <input type="checkbox"/>	8,638	2,708	1,424	0	0

HABITAT CONSERVATION PROGRAM

The former Fort Ord is home to eighteen federal and/or state listed endangered or threatened species of plants and animals. The conservation of more than 2/3 of the former Fort Ord as habitat and open space serves to protect listed or endangered species, enhance development activities, provides for regional and tourist activities, and preserve scenic vistas for visitors and local residents.



The Fort Ord Reuse Authority continues to work toward a basewide conservation implementation program, with varying levels of success. This has been a ten year effort often held up by external entities. This important component of the basewide effort is scheduled for completion in the coming year.



WORKFORCE HOUSING

The FORA Board continues an active role to balance jobs and housing through support of individual jurisdiction plans for regional economic recovery and production of workforce housing and commercial development projects.

In the past few years, the FORA Board has received numerous presentations on producing more affordable and workforce housing, held public outreach meetings, and engaged special help from community experts and interest groups. Most recently, the Board adopted staff recommendations for policy changes and Base Reuse Plan compliance to enhance the jobs/housing balance.

In 2004, FORA invested \$200,000 to establish a county-wide financial Community Housing Trust (CHT) that will assist homebuyers and housing development. FORA also adopted revisions to its Community Facilities District to reduce costs in developing below-market housing. In the coming year, this will aid Northern Monterey County jurisdictions to produce workforce housing and provide opportunity for eligible individuals to purchase homes in Monterey County.

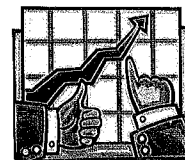
EMPLOYMENT FIGURES

Approximately 15,000 military and 3,000 civilian jobs were lost when the 7th Infantry vacated Fort Ord. Since then, FORA has been steadfastly working to produce new jobs to replace the lost contributions to the regional economy.

Total Jobs Lost
18,000

Total Jobs Created to date
2,020

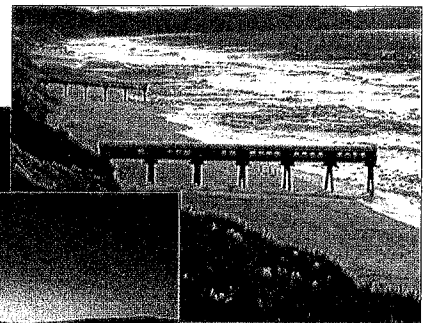
Total Jobs by build out
17,000—19,000





General Jim Moore
Boulevard at
Highway 218

Completed 2000
\$.8M



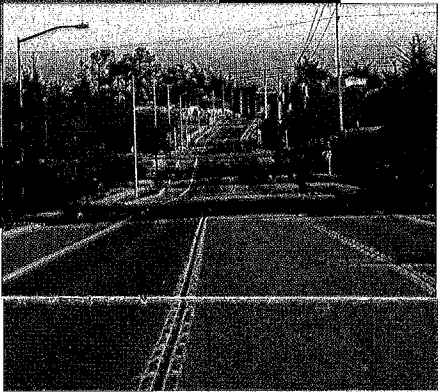
Storm Drainage
Outfall Removal

Completed 2004
\$.8M



California
Avenue

Completed 2002
\$3.2M



Over the last ten years, FORA, along with \$31M in assistance from the US Department of Commerce, Economic Development Administration, has completed \$43M in Capital Projects, including:

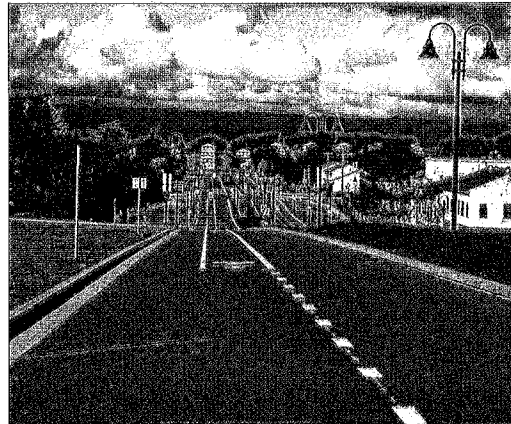
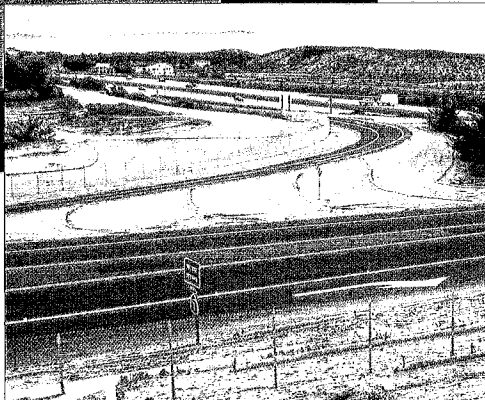
- ◆ 17 miles of new roadways with 17 miles of accompanying bicycle paths
- ◆ Safety upgrades and rehabilitation of 28 miles of existing roadways
- ◆ 9 miles of landscaping
- ◆ Removal of 37 World War II era buildings
- ◆ 5 acres of habitat restoration
- ◆ Signalization of 5 intersections
- ◆ Purchase of 4 all-wheel drive fire vehicles and 1 water tender
- ◆ 2 wastewater pumping facilities
- ◆ Modernization of a wastewater treatment plant
- ◆ Utility metering at the Marina Municipal Airport
- ◆ Elimination of storm water discharge into the Monterey Bay National Marine Sanctuary

Improvements such as these are part of FORA's ongoing mission to prepare the former Fort Ord lands for development.



Imjin Parkway at
Highway 1

Completed 2004
\$1.2M



2nd
Avenue

Completed 2005
\$5.8M



The current FORA Capital Improvement Program (CIP) anticipates an additional \$122M in transportation and transit projects, including approximately \$27M in regional improvements (State Highways), \$17M in off-site improvements (beyond the former Fort Ord boundary), \$66M in on-site improvements (within the former Fort Ord boundary) and \$12M in transit improvements (transit vehicle purchases and intermodal centers).



CITY OF SEASIDE

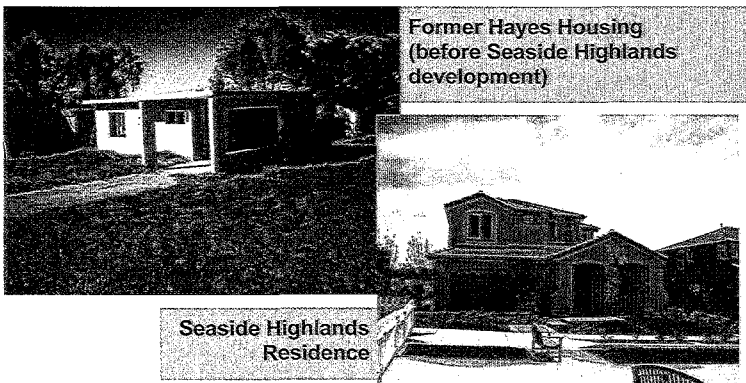
The Seaside General Plan was found to be consistent with the Fort Ord Base Reuse Plan in 1998. Seaside continues to actively pursue several job-creation projects and supportive affordable housing at the former Fort Ord, which may result in 400 or more units as water resources become available.

Seaside has completed, or is currently processing, the following major projects:

Community Center at Soper Field July 27, 2004 was the grand opening of the Community Center, which has become a popular place for events of all kinds, providing multi-purpose rooms for small to moderate sized gatherings.

Hotel Resort Project Negotiations with Seaside Resort Development, Inc are continuing on the Black Horse/Bayonet Hotel Project. The development agreement and project entitlements will be taken to the City Council for consideration in the Summer of 2005.

Seaside Highlands This 380-unit development has now achieved buildout. Housing purchases in this emerging, upscale neighborhood has been in high demand.



MONTEREY COUNTY

On February 19, 2002 the Board of Supervisors adopted the County Fort Ord Redevelopment Plan. Since that time, the County has increased planning and development activities, including:

East Garrison This past year, East Garrison development has moved toward Board of Supervisors approval. The comprehensive new village (housing, commercial, recreational and educational services) will move to FORA consistency determination consideration in Summer 2005. This "urban village" designed project provides a wide range of housing affordability levels.

Monterey Horse Park County of Monterey is actively negotiating an agreement for the Monterey Horse Park. This proposed project consisting of stadiums, trails, and equestrian venues is led by regional equestrian leaders.

Habitat Swap The County, FORA, U.S. Army, and others successfully exchanged property uses in County areas providing for development in former habitat areas. This will allow future expansion in the East Garrison area.

Public Safety Officer Program Monterey Peninsula College has proposed a world-class public safety officer training program including vehicle operations courses, weapons training, and managing the Military Operations on Urban Terrain facility.

Central Coast Veterans Cemetery Since 1994, the County has worked with state and federal legislators and veterans organizations to facilitate the construction, operation and maintenance of the Central Coast Veterans Cemetery.

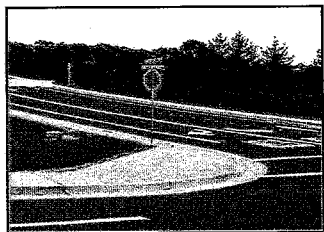
County/UCMBEST Concept Plan for East Campus A U.S. Economic Development Administration grant funded a County and University of California concept plan for a model urban village on University property. The concept plan will be presented to the Board of Supervisors this Summer.

CITY OF MONTEREY



The State Board of Equalization has approved the City's annexation of a portion of Fort Ord. The City is now waiting for the property transfer from the Army under an early transfer process.

The City has been working diligently to "temporarily" open South Boundary Road from General Jim Moore Blvd. to Rancho Saucito Road (South Boundary Road Connection). This road should open by July of 2005.



Progress continues on the Highway 68/Ragsdale Drive project. Bids have been called for this project and will be opened mid-June. The City of Monterey expects to begin this project in July 2005.



CITY OF DEL REY OAKS

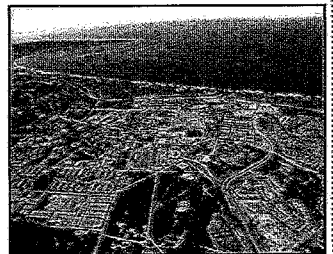
The City of Del Rey Oaks General Plan was found consistent with the Base Reuse plan in 1998. After many delays, most of the 360-acre parcel site has transferred to FORA for future transfer to Del Rey Oaks.

Del Rey Oaks has also been working with a developer to build a hotel, golf course, business park and housing. Federal Development, LLC of Washington, D.C. holds exclusive rights to negotiate and is in the final stages of preliminary planning, marketing and engineering studies.

The City is currently working under its adopted final Redevelopment Plan to implement development of public improvements and workforce housing programs. The City anticipates using tax increment revenue to assist the private developer in executing a base reuse showcase project.

CITY OF MARINA

The City of Marina is actively developing the City's portion of the former Fort Ord, now referred to as South Marina, and certified its housing element this past year. Listed below are property transfers, major projects, and completed road improvements.



Properties Transferred

- 1995 Marina Municipal Airport Transferred
- 2000 Preston Park Housing Opened – 354 Units
- Youth Center Transferred
- 2001 Marina General Plan Approved
- 2003 Abrams Park Transferred
- 2004 Main Garrison Transferred

DEVELOPMENT PROJECTS

Marina Heights 1,050 housing unit project on 248 acres. New home construction begins in late 2005/early 2006.

Cypress Knolls Gated Senior Community. As proposed, this project will have 480 duplexes, 72 affordable rental units, and a 60-bed Assisted Living Facility. This project is under negotiation and planning.

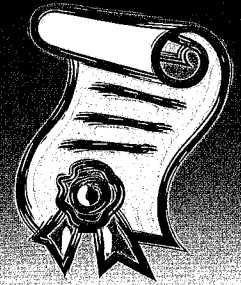
University Villages The approved University Villages plan is a Mixed-Use Village center with retail, office and residential uses, including 1,237 new housing units (30% below-market housing and 500 hotel units). Construction of this project will begin by Fall of 2005.

Major Road Improvements Completed

- ◆ Imjin Parkway
- ◆ 2nd Avenue
- ◆ California Avenue Extension
- ◆ Reservation Road
- ◆ UC-MBEST/Research Road Improvements
- ◆ Imjin Road



Fort Ord Reuse Authority Awards



- 1996 Office of the Secretary of Defense
Award for Exemplary Work in Base Redevelopment
- 1998 American Planning Association
Outstanding Large Scale Planning Award
- 2002 Construction Engineering Research Laboratory (CERL)
Research Product Development Team Award
- 2002 Monterey County
Collaboration Excellence Award to Contractors Development Center
- 2003 Transportation Agency for Monterey County (TAMC)
Excellence Awards (12th Street/Imjin)
- 2004 NAID/ADC Excellence Awards
Executive Officer of the Year
Special Purpose Marketing Brochure
Internet Marketing, Website
- 2004 Special Recognition by Congressman Sam Farr, Senator Bruce McPherson,
and Assembly Member John Laird
Fire Safety Acquisition Program
- 2005 NAID/ADC Public Official of the Year
Dan Albert, Mayor of the City of Monterey,
for retaining military missions and supporting Fort Ord reuse.

FORA Board Member Agencies

Carmel-by-the-Sea
City of Monterey
City of Sand City

City of Del Rey Oaks
County of Monterey
City of Salinas

City of Marina
City of Pacific Grove
City of Seaside

Ex-Officio Members

17th Congressional District
15th State Senate District
Marina Coast Water District
Monterey Peninsula Community College
Transportation Agency for Monterey County
University of California Santa Cruz

27th State Assembly District
California State University Monterey Bay
Monterey Peninsula Unified School District
Monterey Salinas Transit
United States Army/Base Realignment & Closure Office

Fort Ord Reuse Authority
Phone: 831-883-3672

100 12th Street, Bldg. 2880
Fax: 831-883-3675

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