



# FORT ORD REUSE AUTHORITY

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

Phone: (831) 883-3672 | Fax: (831) 883-3675 | [www.fora.org](http://www.fora.org)

## BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE MEETING

9:00 a.m., Thursday, September 10, 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) June 19, 2015 Post-Reassessment Advisory Committee Minutes
- b) July 17, 2015 Post-Reassessment Advisory Committee Minutes

**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. Committee Charge review                 | INFORMATION        |
| b. Meeting Calendar                        | INFORMATION/ACTION |
| c. FORA Trails Working Group update        | INFORMATION        |
| d. Economic Development update             | INFORMATION        |
| e. Blight Removal update                   | INFORMATION        |
| f. Regional Urban Design Guidelines update | INFORMATION        |

**6. ITEMS FROM MEMBERS**

**7. ADJOURNMENT**

**NEXT PROPOSED MEETING: TBD**

*For information regarding items on this agenda or to request disability related accommodations please contact the Deputy Clerk 48 hours prior to the meeting. Agendas are available on the FORA website at [www.fora.org](http://www.fora.org).*



**FORT ORD REUSE AUTHORITY**  
**BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE (PRAC)**  
**MEETING MINUTES**

9:00 a.m., Friday, June 19, 2015 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

**1. CALL TO ORDER**

Confirming a quorum, Fort Ord Reuse Authority (FORA) PRAC Chair Victoria Beach called the meeting to order at 9:03 am. The following people were in attendance:

**Committee Members**

Victoria Beach (Chair), City of Carmel  
Gail Morton, City of Marina  
Andre Lewis, CSUMB

**Staff**

Steve Endsley, FORA  
Jonathan Garcia, FORA  
Peter Said, FORA

**Other Attendees**

Steve Matarazzo, UCSC  
Tom Moore, MCWD  
Chris Placco, CSUMB  
Kristie Markey, District 4 Supervisor  
Bob Schaffer, member of the public  
Jane Haines, member of the public  
Scott Waltz, member of the public

**2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**3. APPROVAL OF MEETING MINUTES**

a. May 22, 2015 Post Reassessment Advisory Committee Minutes.

**MOTION:** Gail Morton moved, 2nd by Chris Placco, to approve the May 22, 2015 meeting minutes.

**MOTION PASSED:** Unanimous.

**4. PUBLIC COMMENT PERIOD**

Bob Schaffer said that he is working with the Dunes on Monterey Bay on their workforce housing component. The project is looking for workforce housing program applicants. Mr. Schaffer made information, cards, and brochures available.

Gail Morton (speaking as member of the public) said that there is a Marina City Council meeting on June 30<sup>th</sup> at 6:30pm where the developer of the restaurants next to the Dunes on Monterey Bay Shopping Center will be asking Marina for a reduction in FAR / density requirements for its 2<sup>nd</sup> Ave. proposal (Panda Express, Chipotle, Starbucks). Ms. Morton asked others to attend this meeting and provide input at council. Chair Beach requested that a site plan and potential opportunities be provided in an email in order to better assess. Ms. Morton listed concerns about the current proposal and reduction in FAR, which would create backs of buildings facing the streets and reduce minimum density requirements for mixed use development in the Dunes on Monterey Specific Plan area.

## **5. BUSINESS ITEMS**

### a) FORA Trails Working Group update

Jonathan Garcia reported that staff is meeting with individual representatives of the trails working group to work on the developing the draft Fort Ord Trails Blue Print.

### b) Regional Urban Design Guidelines update

Mr. Garcia reported the Draft RUDG is planned for Board presentation at the July 10 meeting, followed by a 30 day review period. The Final RUDG report is planned for Board presentation at the November 13 meeting.

### c) Economic Development update

Mr. Garcia reported that Josh Metz is the new Economic Development Coordinator at FORA. He is currently developing a 100-day strategic plan, working on web/social media presence. Josh was not at the PRAC meeting today because he was attending the Black Business Expo Event. Committee members requested that Josh Metz provide an Economic Development update at the next PRAC meeting.

### d) Blight Removal Update

Mr. Garcia reported the \$320K Economic Development Administration grant proposal for a building removal business plan is in process. The \$3M I-Bank loan is currently being reviewed by I-Bank representative Ruben Rojas. Committee members requested that staff provide an I-Bank loan update at the next PRAC meeting.

## **6. ITEMS FROM MEMBERS**

### a. Chair Beach: TAMC is actively working on a Wayfinding Plan, defining signage colors, layout, and trail naming. Chair Beach suggested that the PRAC should get involved in County-level branding of signage and Route naming.

Committee members requested that FORA staff complete the following trails-related tasks: send a letter to Transportation Agency for Monterey County (TAMC) apprising their Wayfinding Plan Advisory Committee of current Fort Ord Trails Blue Print efforts; invite TAMC staff assigned to the Wayfinding Plan Advisory Committee to the next PRAC meeting; and discuss with trails working group members how to adopt the Fort Ord Trails Blue Print into their General Plans.

### b. Chair Beach requested information about City of Seaside's planning for "Seaside East."

## **7. ADJOURNMENT**

The next meeting of the PRAC was scheduled for Friday, July 17, 2015 at 9:00 am.



**FORT ORD REUSE AUTHORITY**  
**BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE (PRAC)**  
**MEETING MINUTES**

9:00 a.m., Friday, July 17, 2015 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

**1. CALL TO ORDER**

Fort Ord Reuse Authority (FORA) PRAC Chair Victoria Beach called the meeting to order at 9:05 a.m. The following people were in attendance:

**Committee Members**

Victoria Beach (Chair), City of Carmel  
Gail Morton, City of Marina  
Ralph Rubio, Mayor City of Seaside  
Andre Lewis, CSUMB (via telephone)

**Staff**

Michael Houlemard, FORA  
Steve Endsley, FORA  
Josh Metz, FORA  
Ted Lopez, FORA  
Peter Said, FORA

**Other Attendees**

Steve Matarazzo, UCSC  
Tom Moore, MCWD  
Chris Placco, CSUMB  
Kristi Markey, Chief of Staff to District 4 Supervisor  
Bob Schaffer, member of the public  
Jane Haines, member of the public  
Scott Waltz, member of the public  
Ron Cheshire, member of the public  
Margaret Davis, member of the public  
Debbie Hale, TAMC  
Virginia Murrillo, TAMC

**2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Economic Development Coordinator Josh Metz introduced Ted Lopez as the new FORA Associate Planner team member. Executive Officer Michael Houlemard noted Mr. Lopez worked as a UCLA graduate intern with the Century Freeway Housing Program in the mid 1980's.

**3. APPROVAL OF MEETING MINUTES**

The Committee tabled June 19, 2015 PRAC Minutes due to lack of a quorum.

**4. PUBLIC COMMENT PERIOD**

Bob Schaffer expressed concern that the cities of Seaside and Marina are the only jurisdictions addressing affordable housing in Monterey County. Mr. Schaffer noted his interest to present at a future PRAC meeting the method(s) used in marketing housing.

Margaret Davis (speaking as a member of the public and whom currently serves on the Marina Planning Commission) commented that the City of Marina supports the development of affordable housing.

Executive Officer Michael Houlemard noted to PRAC members that FORA is working with California State Secretary of Business, Consumer Services and Housing Agency, Anna Caballero to seek affordable housing and reuse funding.

## 5. **BUSINESS ITEMS**

### a) FORA Trails Working Group update

Josh Metz noted continued work on the draft Fort Ord Trails Blue Print. Mr. Metz has met with several jurisdictional staff to review the draft. Mr. Metz anticipates returning to a future PRAC meeting with a working draft for committee review and discussion.

### b) Regional Urban Design Guidelines update

There was general committee discussion on the draft Regional Urban Design Guidelines (RUDG), Economic Development and Blight Removal. Chair Victoria Beach commented that FORA Trails Blue Print, RUDG, Economic Development strategic plan and Blight Removal plan were items tasked by PRAC. Ralph Rubio commented that agenda item d) Blight Removal, identified 39 work tasks. Gail Morton noted that the Blight Removal task is a key factor and will be studied / analyzed by PRAC.

Mr. Metz reiterated that PRAC is responsible for review of the base reuse process and recommendations to Board of Directors.

Executive Officer Michael Houlemard extended an invitation to meet with Chair Beach to discuss categories 1, 2, 3 and 4.

Mr. Metz noted that an administrative draft RUDG is on the FORA website for review. Executive Officer Houlemard noted that FORA is providing this opportunity to particularly encourage input from developers and the community.

### c) Economic Development update

Josh Metz delivered a PowerPoint presentation on FORA economic development, goals, planning, partnerships and community outreach.

### d) Blight Removal Update

Executive Officer Houlemard informed PRAC members that FORA is awaiting a response from I-Bank on a \$3M loan.

## **6. PRESENTATION ITEMS**

### a) TAMC Wayfinding Committee Presentation

Josh Metz introduced Virginia Murrillo, TAMC project manager for the Regional Bicycle and Pedestrian Wayfinding Plan for Monterey County.

Ms. Murrillo noted that the main goals for the Wayfinding Plan are to encourage countywide pedestrian and bicycle travel, identify regional routes and provide standard guidelines, uniformity and locations for Wayfinding signage. In addition, one of the goals is to maintain uniformity with the FORA Trails Plan. Ms. Murrillo provided several samples of signage under consideration.

TAMC also created the Wayfinding Plan Advisory Committee, an ad-hoc committee of the Transportation Agency for Monterey County. It is comprised of project stakeholders including representatives from TAMC's Bicycle and Pedestrian Facilities Advisory Committee, County of Monterey, local cities, the Monterey County Health Department, Building Healthy Communities, Fort Ord Reuse Authority, the Velo Club, Green Pedal Couriers, Fort Ord Recreation Trails Friends, Pebble Beach, and Monterey Salinas-Transit. Ms. Murrillo is encouraging community review / comment on the draft signage during the months of July and August.

Mr. Metz commented that FORA would assist in getting the word out on the draft signage and Wayfinding Plan for public review / comment.

There was general discussion that Wayfinding signage should include horse travel. TAMC Executive Director Debbie Hale, commented that the plan is focused on 90% of existing roadways.

## **7. ITEMS FROM COMMITTEE MEMBERS**

- a. Chair Beach requested FORA staff to return at a future PRAC meeting with information on work tasks completed under categories 1, 2, 3, and 4.
- b. Chair Beach also expressed interest for information on the FORA process to get a project approved within FORA property.

## **8. ADJOURNMENT**

The PRAC meeting was adjourned at 11:25 a.m. There is no August 2015 meeting. The next meeting is scheduled for Thursday, September 10, 2015 at 9:00 a.m. A general consensus among PRAC members was to hold all future meetings on the 2<sup>nd</sup> Thursday of each month.

# **Base Reuse Plan Post-Reassessment Advisory Committee**

## **Committee Charge**

The Post-Reassessment Advisory Committee (PRAC) is charged with advising the FORA Board regarding action items to be prioritized in the near term (approximately through the end of calendar year 2015), as a follow-up to the Base Reuse Plan reassessment effort completed in 2012. The primary issues that are to be reviewed are the topics and options identified in Category IV of the final Reassessment Report, with additional consideration of the Reassessment Report's other subject areas as the FORA Board may deem necessary. FORA staff will provide technical and administrative support to the PRAC. The PRAC effort is anticipated to have a limited duration, with a goal of forwarding priority recommendations to the Board in May or June 2015.

**Table 12 Category IV Topics**

Subject	Topic
Land Use/General	BRP Visions and Goals
	Evaluation of Land Use Designations Related to the East Garrison-Parker Flats Land Swap Agreement
	Specific Applicability of Programs/Policies to Del Rey Oaks and Monterey
	Support for the Needs of Disadvantaged Communities
	Refinement of Integrated Mixed Use Concepts
	Promotion of Green Building
	Climate Action and Greenhouse Gas Reduction
	Policy on Development/Habitat Interfaces
	Prioritization of Development within Army Urbanized Areas
	Policy on Land Use Compatibility Adjacent to CSUMB Campus
	Issues Relating to Gambling
<b>Economic Development and Jobs</b>	<b>Reversal of the Loss of Middle Class Job and Housing Opportunities</b>
	<b>Constraints and Uncertainties for Development on Fort Ord</b>
	<b>Promotion of Economic Development through Outdoor Recreational Tourism/Ecotourism</b>
	<b>Capitalization on Existing Regional Strengths to Promote Expansion of Office and Research Sectors</b>
	<b>Establishment and Marketing of a Brand for Fort Ord</b>
<b>Urban Blight and Cleanup</b>	<b>Prioritization of Funding for and Removal of Blight</b>
	<b>Evaluation of Base Clean-up Efforts and Methods</b>
<b>Aesthetics</b>	<b>Prioritization of Design Guidelines</b>
Housing	Effects of Changes in Population Projections
	Policy Regarding Existing Residential Entitlements Inventory
	Cost of Housing and Targeting Middle-income Housing Types
Transportation	Re-evaluation of Transportation Demands and Improvement Needs

**Category IV**



	Capitalization on Existing Infrastructure – Consider Costs/Benefits/Efficiencies of Capital Improvement Program
	Policy on Through Traffic at CSUMB
	Prioritization of Multimodal (Bicycle, Pedestrian, and Transit) Transportation
Water	Re-evaluation of the Salinas Valley Groundwater Basin Water Supply
	Prioritization of Water Augmentation
	Prioritization of Water Conservation
Fort Ord National Monument	Potential for the National Monument and Tourism to be a Catalyst to Economic Growth in the Region
	Policy on Land Use Adjacent to the National Monument
	Integrated Trails Plan
	Fort Ord National Monument – Fort Ord Dunes State Park Trail Connection
	Access Points and Trailhead Development for the Fort Ord National Monument
Cultural Resources	Site for a Native American Cultural Center
	Additional Policy on Historic Building Preservation
Veterans’ Cemetery	Veterans’ Cemetery Location
	Veterans’ Cemetery Land Use Designation
	Policy Regarding the Veterans’ Cemetery

Source: EMC Planning Group 2012

### 3.5 Category IV – Policy and Program Modifications

#### Introduction

This Chapter presents issues related to potential modified, enhanced, or new BRP polices or programs. The topics discussed in this Chapter are policy direction decisions that require in-depth consideration by the FORA Board. The discussion presented here includes a brief review of background information,

presentation of the most relevant issues, a representative range of potential options, and a synopsis of public comments. The background, discussion, and potential options are summaries intended to provide an overview for the FORA Board, and do not provide an exhaustive treatment of all issues involved. Following completion of the reassessment process, staff may develop more detailed information on each topic if requested by the FORA Board. A determination of the requirements for environmental review will also be made at that time.