



FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | www.fora.org

MEDIA RELEASE

Contact: Josh Metz, Economic Development Coordinator

For Immediate Release: June 13, 2016

FORA Board Adopts Regional Urban Design Guidelines

After two years of comprehensive planning and community participation, Regional Urban Design Guidelines (RUDG) were unanimously adopted by the Fort Ord Reuse Authority (FORA) Board at the agency's June 10 meeting. The RUDG provide policy guidance for the cities and county during preparation of zoning and design ordinances related to visual quality and character. In addition, the RUDG offer direction for compliance with Base Reuse Plan (BRP) consistency determinations related to land uses within the former Fort Ord.

This significant action was the culmination of a comprehensive BRP policy development process led by the FORA Board-appointed RUDG Task Force and FORA staff, with support from a nationally recognized interdisciplinary consulting team including Dover, Kohl & Partners, Alta Planning + Design, and Strategic Economics. The RUDG process emphasized broad stakeholder engagement and involved over 60 meetings with members of the public, jurisdiction staff, and representatives of the development community.

Del Rey Oaks Mayor Jerry Edelen, a FORA Board member and prior Board chair, applauded the RUDG completion stating, "These guidelines provide certainty for our jurisdictions and development community on design related issues. They will facilitate completion of the Reuse Plan vision and realizing our long-expected economic recovery. FORA staff and the RUDG Task Force deserve credit for listening to so many community leaders and defining a policy that works for all of us."

RUDG completion was identified as a distinct 1997 BRP implementation action. In March 2005, the FORA Board approved Highway 1 Design Guidelines as the first RUDG action, but the remaining areas were left to jurisdictional leadership. Jurisdictional followup was then impacted by the recession during the past decade.

The 2012 BRP Reassessment Report identified RUDG completion as a remaining obligation. The RUDG are organized under 5 main topic areas: Roads & Mobility, Buildings, Landscaping, Signage, and Other Matters of Visual Importance. RUDG are applicable in BRP-designated Town & Village Centers, Gateways, Regional Circulation Corridors, Trails, and the Highway 1 Design Corridor. In BRP-designated locations, the RUDG are required for BRP consistency for all future (or amendments to existing) legislative land use decisions, and development entitlements. The RUDG are advisory for other areas on the former Fort Ord.

During 2014, the Board empaneled a RUDG Task Force to oversee consultant recruitment/ selection, provide advice about content and form, and guide the effort to completion. From November 2014 to June 2016, the Task Force met on 34 separate occasions and held over 30 public stakeholder meetings and design events. Upon completion, Victoria Beach, former Carmel Councilmember, FORA Board member, and RUDG Task Force - Board liaison noted, "Local communities worked very constructively together to define the physical character they want for the Ord lands. Their clear regional design framework offers enough certainty for developers to invest confidently and enough flexibility for affected jurisdictions to create individual identity."

Along with a RUDG policy and compliance checklist, the team produced an interactive website, <http://www.designfortord.org>, as the home for RUDG related information. In his report to the Board on June 10, Josh Metz, FORA's Economic Development Coordinator, stated, "Providing the RUDG policy online will facilitate awareness and implementation. We hope the RUDG also provides greater clarity about the type of built environments envisioned by the BRP and our communities."

####