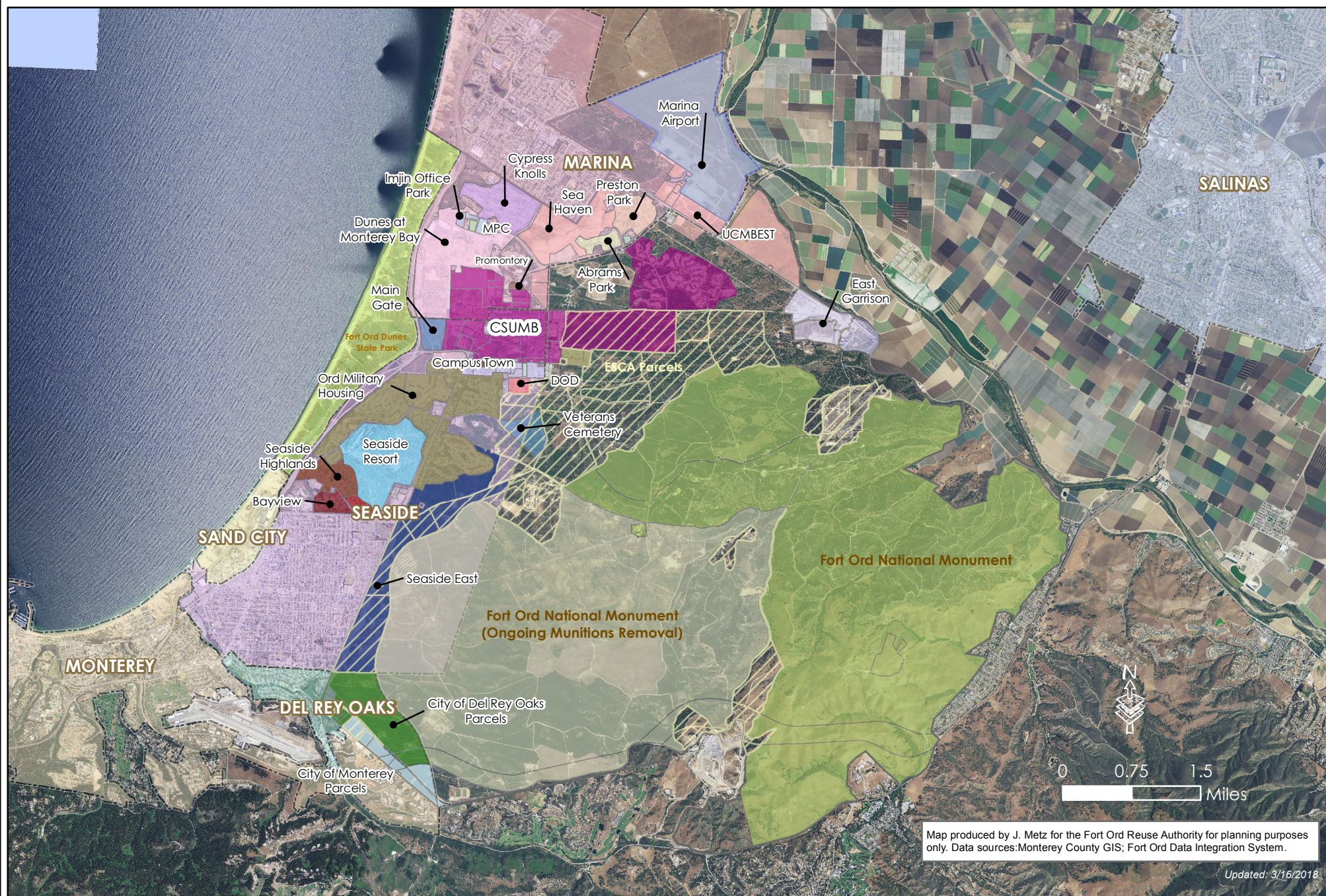




Built, entitled, or planned/proposed development projects (>4 acres) on the former Fort Ord, Monterey County, California



PROJECT NAME	DESCRIPTION	ACRES	JURISDICTION	CURRENT STATUS
22-Acres South of Lightfighter Drive	The City of Seaside awarded an Exclusive Negotiating Agreement to KB-Bakewell for this mixed use area and is developing a Specific Plan for the area along with Surplus II	22	Seaside	Planning In-Process
Abrams Park Housing	Abrams Park 192 units on 42 acres that were rehabilitated at just under \$35,000 per unit. One fifth of the units rent at affordable rates, the balance at market rates.	42	Marina	Rehabilitated and occupied
American Youth Hostel	This phased 120-bed youth hostel development will produce visitor serving facilities adjacent to CSUMB and the Fort Ord National Monument.	4.1	Seaside	Entitled; rehabilitation/adaptive reuse expected to begin in late 2014
Bayview Community	Bayview Community is a privately-owned 223-residential unit community located on 52 acres.	52	Seaside	Built and occupied
California State University Monterey Bay (CSUMB)	CSUMB is central to the base reuse recovery and employs over 1000 staff/faculty. Enrollment is grow as the campus moves ahead with blight removal to make way for new construction. CSU determines campus land use under State authority for educational uses. The campus is committed to Fort Ord sustainable reuse.	1377	Multiple	Partially entitled
Campus Town (also known as Surplus II)	The City of Seaside awarded an Exclusive Negotiating Agreement to KB-Bakewell for this mixed use area. Currently working with consultants to prepare a Specific Plan for consideration by the Seaside City Council. Area also subject of FORA Building Removal efforts in 2017 and 2018.	78	Seaside	Planning process
City of Del Rey Oaks Parcels	340 +/- acre mixed Use project planned east of GJM Blvd along South Boundary Rd. Residents passed an iniative to permit a RV resort project to advance in 2018.	340	Del Rey Oaks	Planning process
City of Monterey Parcels	Business Park project planned on approximately 100 acres North and South of South Boundary Rd.	100	City of Monterey	Planning
Cypress Knolls	This 712-unit/190 acre senior housing project is located on the former "Lower Patton Park." As previously planned, the project called for over age 54 adult single-family homes with amenities for care requirements. Project entitlements have been processed. However, the developer is no longer with the project and the City of Marina is re-evaluating this property.	190	Marina	Entitled but stalled
Department of Defense (DOD)	In 2012, the DoD Center at 400 Gigling Road employed 711 people through the Defense Manpower Data Center (DMDC) and 690 people through the Defense Language Institute (DLI).	24	Army	Rehabilitated and occupied
East Garrison	This entitled 1,470-unit/ 244 acre planned community will provide single-family homes, apartments, and townhomes; recreational and community areas; and an artist live-and-work “downtown” residential and visitor-serving area. The project includes approximately 40,000sf retail.	244	County	Entitled in 2006, 65-unit subsidized apartment complex built, more than 150 market rate units built or under construction
ESCA Parcels	The U.S. Army (Army) and FORA entered negotiations in Spring 2005 for an Army-funded Environmental Services Cooperative Agreement (ESCA) addressing “cleanup”/ remediation of Army Munitions and Explosives of Concern (MEC) on approximately 3,340 former Fort Ord acres. In 2007, the Army awarded FORA approximately \$98M for MEC cleanup to address remnant hazard safety issues resulting from previous Army munitions training operations conducted at the former Fort Ord. The 1997 adopted FORA Base Reuse Plan defines development on Economic Development Conveyance (EDC) properties. The ESCA grant enabled MEC removal on EDC property not yet certified for transition from military to civilian use.	3,340	Multiple	The planned ESCA MEC remediation field activities are now complete and ESCA field teams have: Recovered over 4,900 munitions items and 50,000 pounds of munitions debris; Sifted over 150,000 cubic yards of soil; Removed residual Army cultural debris (115,000 pounds).
Fort Ord Dunes State Park	This recently opened State Park has a 1,500 foot trail to 4 miles of ocean beach with beautiful views of Monterey Bay. From the parking area visitors may also take a stroll on the new boardwalk to a bluff top viewing platform. Eight educational panels have been installed that will inform the public about the natural and cultural history of the park. Existing park roads are open to bicyclists, hikers and dogs on leash.	1000	California State Park	Open
Fort Ord National Monument	A rich history, diverse habitat and bountiful recreation opportunities await you at the Fort Ord National Monument. Another coastal gem with more than 86 miles of trails provides opportunities to hike, bike or ride your horse through rolling hills, pockets of chaparral and oak woodlands. You will see a huge diversity of plant life and animals in habitats that include streamside corridors, grasslands, maritime chaparral, oak woodlands and seasonal pools.	14,658	BLM	Open with restrictions
Imjin Office Park	Imjin Office Park is a planned 5-acre LEED certified civic center office site envisioned to accommodate: Marina Coast Water District (future occupants), FORA offices (current occupants), Carpenters Union Local 605 (current occupants), Bureau of Land Management (current occupants), DaVita Dialysis Clinic (current occupants)	5	Marina	Partially built
Main Gate	The Seaside Main Gate is planned for a regional retail center and hotel, a Specific Plan was processed on 50 acres in 2007 and 2008. The City of Seaside held a competitive selection process for a new developer in fall 2016 and is working with the selected developer to advance the development in 2018.	50	Seaside	Specific plan adopted 2010, not yet entitled
Marina Airport	Formerly Fritsche Army Airfield on approximately 400 acres, now the Marina Municipal Airport is leased to aviation and related uses, including: skydiving, helicopter repair, and ambulance service.	400	Marina	Rehabilitated and occupied, business park planned
Military Housing	During the Fort Ord base closure process, the U.S. Army retained property to support the military mission. A between the U.S. Army/Clark Pinnacle partnership is rebuilding the Ord Military Community. Thus far, this has resulted in approximately 300 replacement military residential units.	827	Army	Original housing units being replaced in phases as part of the Army's Residential Communities Initiative
Monterey Peninsula College	Monterey Peninsula College’s Education Center at Marina gives residents of northwestern Monterey County an opportunity to pursue a college education close to home or work. MPC offers a variety of day and evening courses including English as a Second Language, basic skills, general education and business. MPC's Marina Education Center is conveniently located at 289 12th Street (Imjin Parkway and 3rd Street) in Marina. Our 12,000 square-foot permanent facility, with eight classrooms, opened in the fall of 2011.	23.4	Marina	Built and occupied
Preston Park	Preston Park housing consists of 354 former Army units (on 98 acres) rehabilitated at a cost of less than \$6,000 per unit. 51 units are rented at affordable rates and the balance are rented at market rates.	98	Marina	Rehabilitated and occupied
Promontory	Project developer (AMCAL) received project entitlements in 2013 to build a 174-unit student dormitory adjacent to CSUMB Campus. Project completed in 2016.	8.5	Marina	Completed
Sea Haven	This 1,050 unit/248 acre residential project will provide single-family and townhomes in the City of Marina and has no commercial elements.	248	Marina	Phase I under construction
Seaside East	Approximately 580 acres of land East of General Jim Moore Blvd., zoned for residential, commercial, and recreational uses. Most of this land is under FORA's Environmental Services Cooperative Agreement (ESCA) remediation program and expected to transfer from FORA to Seaside in 2019.	580	Seaside	Planning process
Seaside Highlands	Project developer (KB-Bakewell) removed +/- 600 former Army housing units on 110 acres and built 380 new residential units. Project completed by 2005.	110	Seaside	Built and occupied
Seaside Resort	This project on 373 acres includes two former Army golf courses, 330 hotel units, 170 timeshare units, and 125 residential units. Development expected to advance in early 2018.	373	Seaside	Entitled in 2005, unbuilt except for 1 residential unit
The Dunes on Monterey Bay (previously known as University Villages)	Designed in phases, this retail, commercial, and residential project on 291 acres is planned for the following single, separated uses: 1,237 housing units, 500 new hotel rooms, 760,000sf in Office, and 570,000sf in retail. Phase I is still in progress. A portion of phase I retail consisting of large-format retail including Best Buy, Target, Bed Bath & Beyond, was completed in 2007 (approximately 360,000sf). The Wiliam Gourley Joint DOD/VA Outpatient Clinic opened in August 2017. 8-screen Cinemark theater opened fall 2016. Fast casual dining court opened spring 2017. 108-room Marriott Springhill Suites opened in Auust 2017.	291	Marina	Phase I entitled in 2005, partially built, 108-unit subsidized apartment complex under construction
University of California, Monterey Bay Education, Science, and Technology (UCMBEST)	Eleven hundred acres of the former Fort Ord located in Marina and the County were conveyed to UC MBEST (www.ucmbest.org) in 1994 for the purpose of developing 4.4 million square feet for research and development on 500 acres, with 600 acres to be managed as open space habitat. Two single-story buildings were developed and the university is now contemplating reducing the footprint of R&D development to the 70 acres currently served with infrastructure.	400	Marina	Partially built
Veterans Cemetery	The California Department of Veterans Affairs has received funding for construction and maintenance of a 26 +/- veterans cemetery near the Fort Ord National Monument. Initial construction consisting of a columbarium that will hold an estimated 5,600 urns was completed	26	Seaside/County	Project design nearing completion and CEQA document preparation in process