

California Department of Industrial Relations/
Fort Ord Reuse Authority

Prevailing Wage Training

November 1, 2016

REALIZING THE PROMISE
FORT ORD REUSE – 2016 STATUS REPORT

Michael A. Houlemard, Jr. | FORA Executive Officer
Josh Metz | Economic Development Manager

- History and background of Fort Ord
- Impact of National Issues and Base Closures
- Changes from Economic Rebound
- Recent Progress
- Potential Opportunities

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

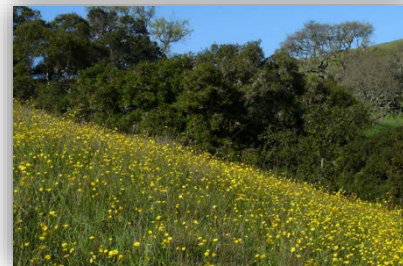
- 8 Local Cities
- 3 State/Federal Elected Reps
- 9 Local Public Agencies

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

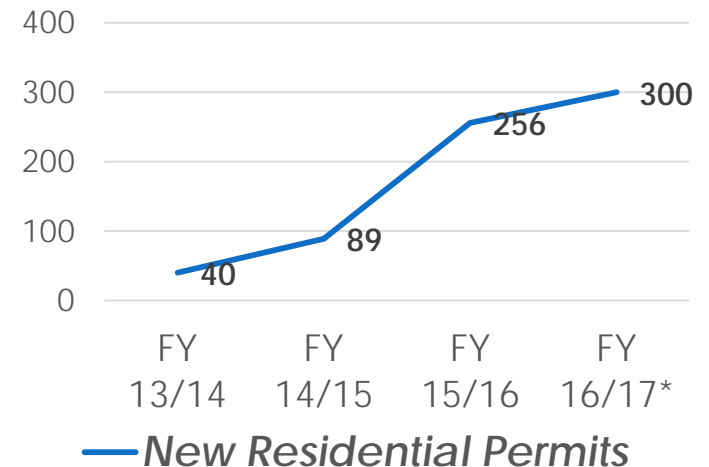
Reuse Progress

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
- **~4,250 jobs** (3541 FTE/722 PT)
- **4,000** replacement/rehab housing units, **~1000 new units**
- **660K sq. ft** commercial



On-going 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



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

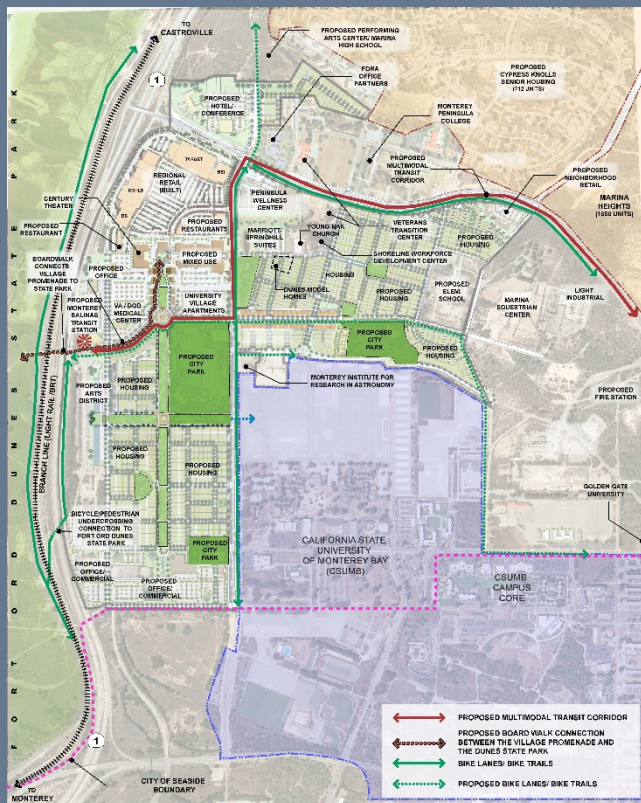
Munitions Clean-up



Recent Progress

- Dunes on Monterey Bay Housing–Phase II
- Dunes on Monterey Bay “Fast Casual” Dining
- Marriott Springhill Suites
- Cinemark Complex
- William H. Gourley VA/DoD Clinic
- U.S. Bureau of Land Mgmt-Headquarters
- Da Vita Dialysis Center
- CSUMB Promontory Student Housing–Phase II
- CSUMB Business & Information Technology Bldg.
- Central Coast Veterans Cemetery Expansion
- East Garrison Housing-Phase III

City of Marina



ILLUSTRATIVE PLAN

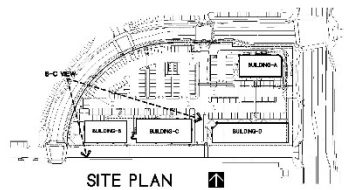
March 12, 2015

THE DUNES AT MONTEREY BAY

DAHLIN GROUP



Dunes at Monterey Bay



SITE PERSPECTIVE B-C

Attachment C to Item 10b
FORA Board Meeting, 05/20/18



William L. Smith
Architect, Inc.

4100 N. 1st, Suite 10
Fremont, CA 94555
(510) 231-2000

DATE: JUN. 14, 2018
JOB NO. 1800

A-II

CP SHEETS

Shops at the Dunes



Marriott Springhill Suites



Cinemark Century Theater



Joint VA/DoD General Gourley Clinic
Ribbon Cutting, October 14, 2016



BLM Headquarters & Da Vita Dialysis Center



The Promontory Student Housing



Business & Information Technology Building

Central Coast Veterans Cemetery (CCVCV)



Phase 1 Opening Ceremony, October 11, 2016

Monterey County



Potential Opportunities

- Marina Heights Housing
- Cypress Knolls
- CSUMB Academic Unit 3
- Monterey Bay Charter School
- FORA Building Removal
- Seaside Surplus II
- Seaside Main Gate
- Del Rey Oaks Resort/South Boundary Rd
- Seaside Golf Course Custom Homes
- City of Monterey Site
- Fort Ord Rec Trail & Greenway



Marina Heights



Steve Zmak

Cypress Knolls



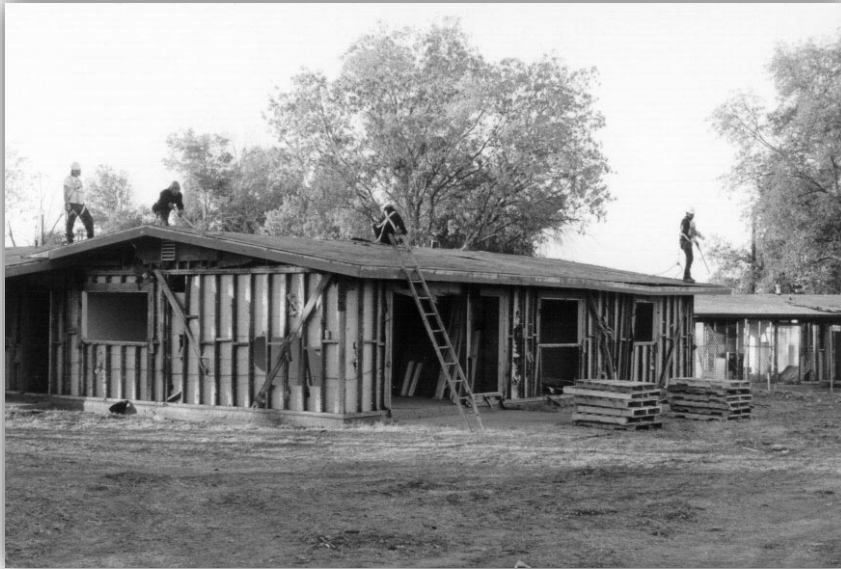
View of Entry from Divarty St. - Looking Southeast



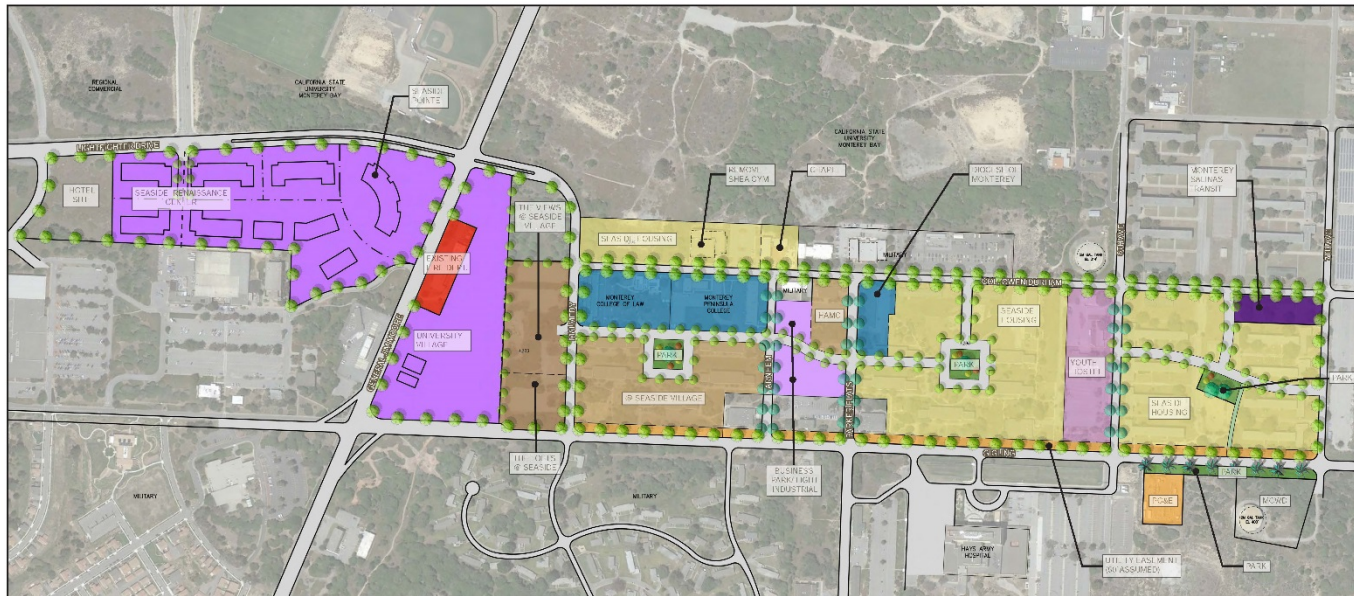


Monterey Bay Charter School

Building Removal



City of Seaside



RS-6 - 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 (SFNORS)	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. 454 014
DATE 01-30-2014
5985 Owens Drive
Pleasanton, CA 94588
925-251-7200
A.1

Seaside University Center (Surplus II)

City of Seaside



The Main Gate

City of Seaside



The Seaside Resort/Cypress Grove

Del Rey Oaks

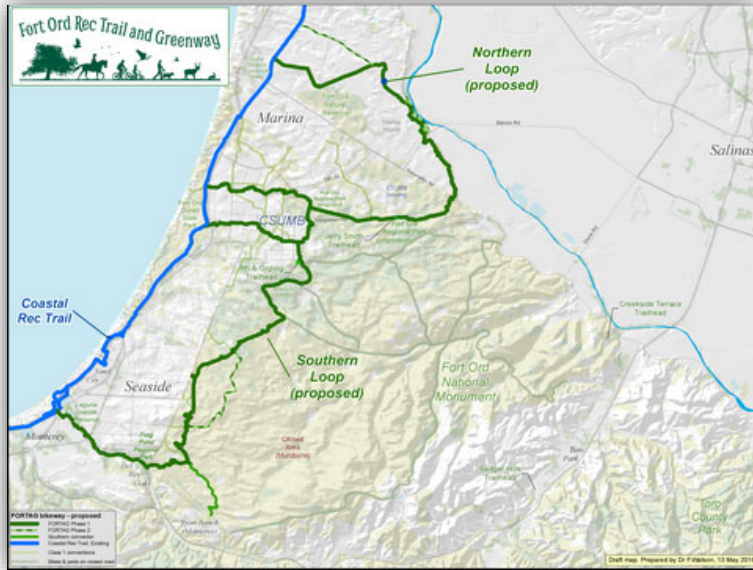


RV Resort

Monterey



FORTAG



Questions?



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Economic Development Manager

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