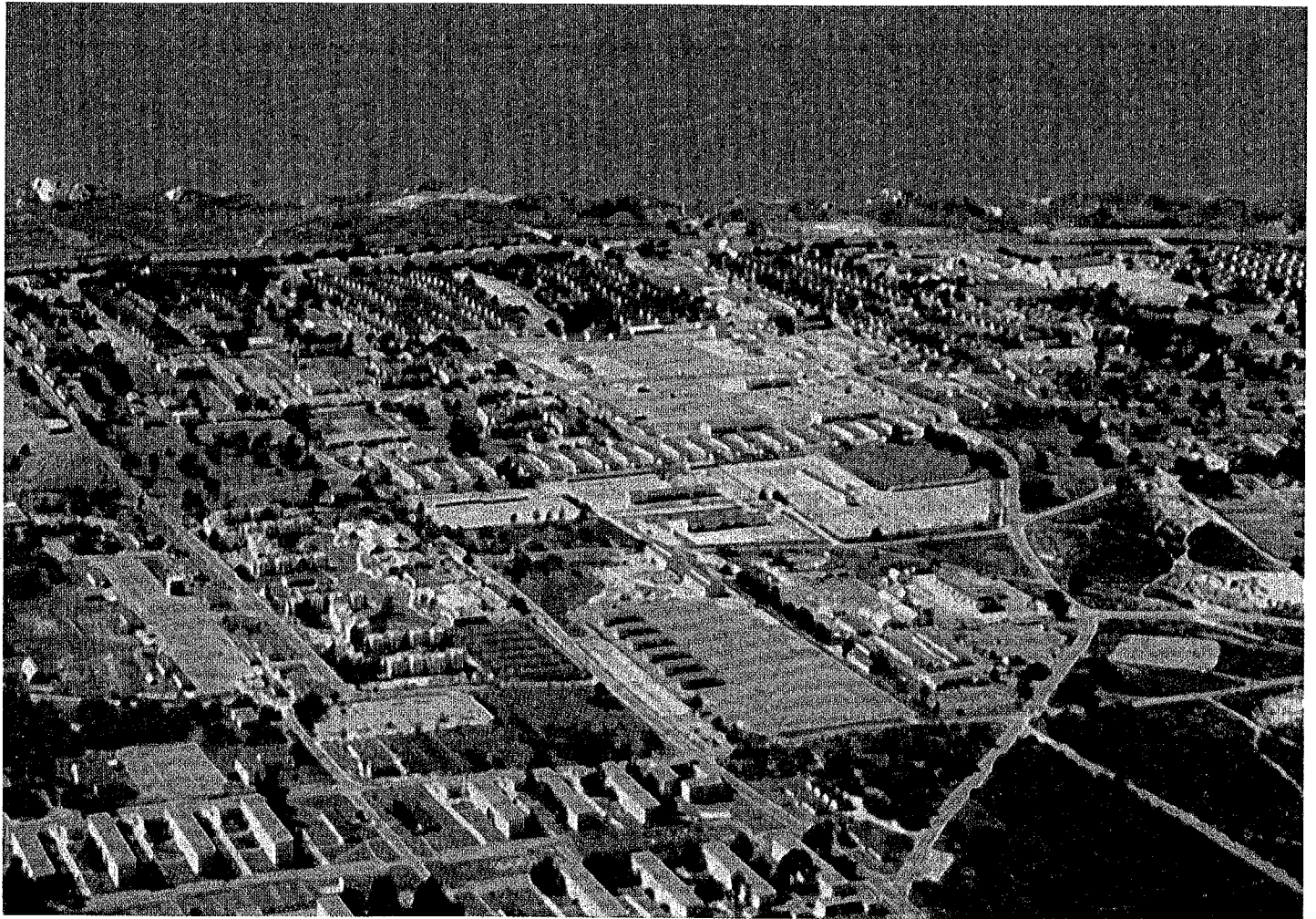


# Fort Ord Reuse Authority



Annual Report  
2003-2004

## CAPITAL IMPROVEMENT PROGRAM

The FORA Capital Improvement Program ("CIP") details five categories of improvements required by the Fort Ord Base Reuse Plan: Transportation and Transit Projects (\$115.3M), Potable Water Augmentation (\$18.7M), Storm Drainage System (\$3.4M), Habitat Management (\$2.8M) and Fire Fighting Enhancement (\$1.16M). Over the last fiscal year, FORA has performed \$7.4M in Transportation Improvements, completed the Storm Drainage System obligation, and acquired four fire engines assigned to the cities of Marina, Monterey and Seaside and the Presidio of Monterey, and a water tender for the Salinas Rural Fire District.



Type III Fire Engines enhance firefighting.

CIP funding has largely come from US Department of Commerce Economic Development Administration ("EDA") grants. Since 1995 FORA has secured \$35M in EDA grants providing for the completion of several major capital projects. Developer fees will provide the bulk of future funding. The current CIP can be viewed at [www.fora.org](http://www.fora.org).

## COMPLETED CAPITAL IMPROVEMENT PROJECTS

### STORM DRAINAGE OUTFALL REMOVAL AND CONSTRUCTION OF PERCOLATION BASINS



Before

Monterey Peninsula Engineering removed four storm drainage outfall structures and constructed two percolation basins to eliminate storm water discharge into the Monterey Bay National Marine Sanctuary. FORA has a contract with California Department of Parks and Recreation for ongoing biological mitigation work to complete this effort.



After

### IMJIN PARKWAY CONNECTION TO HIGHWAY 1



The Don Chapin Company completed the connection of Imjin Parkway to Highway 1 in November 2003. This connection has become a popular commuter and connector route between Salinas and the Peninsula cities.

In January, FORA received the Transportation Agency for Monterey County 2003 Transportation Excellence Award for Imjin Parkway as an Outstanding Contribution to Transportation in Monterey County.

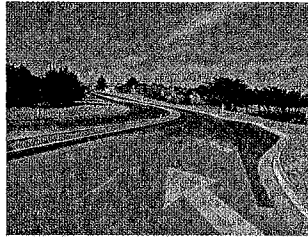
## FORA FY '03- 04 BUDGET

|                          | OPERATIONS   | CAPITAL PROJECTS | TOTAL BUDGET  |
|--------------------------|--------------|------------------|---------------|
| REVENUES                 | \$1, 944,278 | \$ 8,986,891     | \$ 10,931,169 |
| EXPENDITURES             | 2,042,810    | 8,986,891        | 11,029,701    |
| NET REVENUES             | (98,532)     |                  | (98,532)      |
| BEGINNING FUND BALANCE   | 479,504      |                  | 479,504       |
| ENDING BALANCE (RESERVE) | 380,972      |                  | 380,972       |

## CURRENT CAPITAL IMPROVEMENT PROJECTS

### 2<sup>ND</sup> AVENUE IMPROVEMENT PROJECT

Under contract with FORA, The Don Chapin Company Inc. is currently installing sidewalks, street lighting and paving work on 2<sup>nd</sup> Avenue. When complete, 2<sup>nd</sup> Avenue will link the cities of Marina and Seaside and provide access to the University Villages development. The project is expected to be complete by Fall 2004.



In addition, Monterey Peninsula Engineering will install telecommunication ducts, bicycle lane facilities, irrigation main waterline and landscaping works to complement the 2<sup>nd</sup> Avenue Improvement Project. The work will begin July 2004 and be complete by Fall 2004.

### LANDSCAPING AND IRRIGATION



Under FORA contract, Monterey Peninsula Engineering will install irrigation and landscaping improvements on Imjin Parkway, Imjin Road and Reservation Road, and erosion control at the storm drainage site west of Highway 1.

These improvements will complement and complete FORA's obligations and previous improvements on these corridors. Work on this project will commence in July 2004 and is expected to be complete by Fall 2004.

## DESIGN AND ENVIRONMENTAL ACTIVITIES

Project consultant, Creegan + D'Angelo ("C+D"), is approximately 65% complete with designs for the widening and improvement of General Jim Moore Boulevard and Eucalyptus Road in the cities of Del Rey Oaks and Seaside. An energetic schedule anticipates the completion of design in July 2004 and environmental review completed in August 2004, with construction to follow from late 2004 to mid 2005.

## MASTER PLANNING ACTIVITIES

### UTILITY SYSTEMS MASTER PLAN

C+D is currently developing a Utility System Master Plan to identify existing utility systems on the former Fort Ord. The draft Master Plan, scheduled for an August 2004 completion, will identify the FORA transportation network as the depository for future utility trunk system installations.

### STORM DRAINAGE SYSTEMS MASTER PLAN

C + D is completing a Master Plan for Storm Drainage Facilities east of Highway 1. This Master Plan, which will be used as a guiding document by the land use jurisdictions and their developers, will recommend disposal of storm drainage waters within each development project area. The draft Master Plan will be presented to the land use jurisdictions for their input and critique in late Summer 2004.

## AFFORDABLE HOUSING

During the past fiscal year, FORA built upon the progress of the previous two years and made significant strides in establishing both a regional Community Housing Trust ("CHT") and a firm understanding of the jobs-housing balance on the former Fort Ord. In the past year the FORA Board heard important presentations by a nationally recognized housing firm and a Northern California economics consultant on the potential for improving workforce housing on the former Fort Ord. In addition to those reports, the FORA Board held public outreach meetings, received special help from community experts and interest groups, and adopted staff recommendations for policy changes and Base Reuse Plan compliance.



FORA has made an initial investment of \$210,000 to create a county-wide financial trust that will assist homebuyers and housing development. It will result in Northern Monterey County jurisdictions producing more workforce housing and provide methods for eligible individuals to get financial support in the purchase of homes anywhere in Monterey County. Consequently, FORA is helping itself and the region to address this important workforce/affordable housing concern that is having both individual and regional economic impact. In all of this work, the FORA Board has benefited from the volunteer efforts of the Community Housing and Resources Working Group (CHaRG) which has provided advice on the CHT and other workforce housing programs.



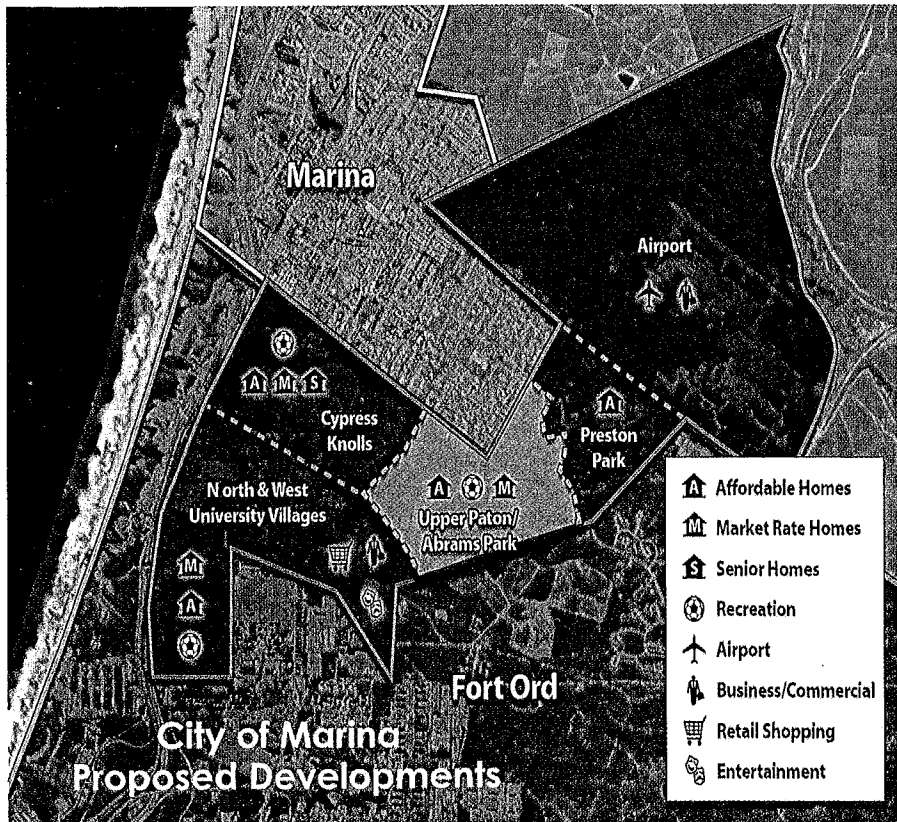
**Cypress Marina Heights** - The City Council approved the 1,050 unit residential project on March 16, 2004, which achieved a FORA Board consistency concurrence in April.

**Cypress Knolls** - The City and Cypress Knolls LLC expect negotiations to finalize a disposition and development agreement to conclude in Spring/Summer 2005. A project manager has been retained to oversee and facilitate the entitlement process.

**Preston Park** - Continued partnership with FORA in managing the 354 unit affordable/workforce housing Preston Park Residential Housing Area.

**University Villages** - The Marina City Council and Redevelopment Agency approved an exclusive negotiating agreement with Marina Community Partners ("MCP") on January 6, 2004. Subsequently, on May 18, 2004, the City Council and Redevelopment Agency accepted a Master Plan Study Report to guide the preparation of a Specific Plan and development applications and related entitlements for the University Villages Development Project. In addition, the Council and Agency Board recently adopted preliminary business terms to guide the negotiations for a disposition and development agreement ("DDA"). A copy of the Master Plan Study Report is available for review at City Hall and on the internet at MarinaUniversityVillages.com. The City, Staff, FORA, and MCP University Villages Development team is currently working on a draft Specific Plan and entitlements for Phase 1 development to be complete by August 2004. Public hearings for the documents are scheduled for early 2005, with final review by the City and the Redevelopment Agency in May. Negotiations for the associated DDA will parallel the Specific Plan process. If approved, given this timeline, the first phase construction is anticipated for opening in 2007.

**Marina Municipal Airport** - The City continues to see strong interest in new development and leasing opportunities at the Airport. The U.S. Navy is constructing an above-ground 12,000 gallon fueling station for aviation public use at the Airport. Two FAA aviation improvement grants are currently underway; reclaiming 500 feet of runway 29 and updating of the Airport Master Plan.



**Model Urban Village** - The County and University of California-Monterey Bay Educational Science and Technology Center ("UC MBEST") completed a mixed-use sustainable village concept plan for the UC MBEST East Campus, under a \$125,000 EDA grant.

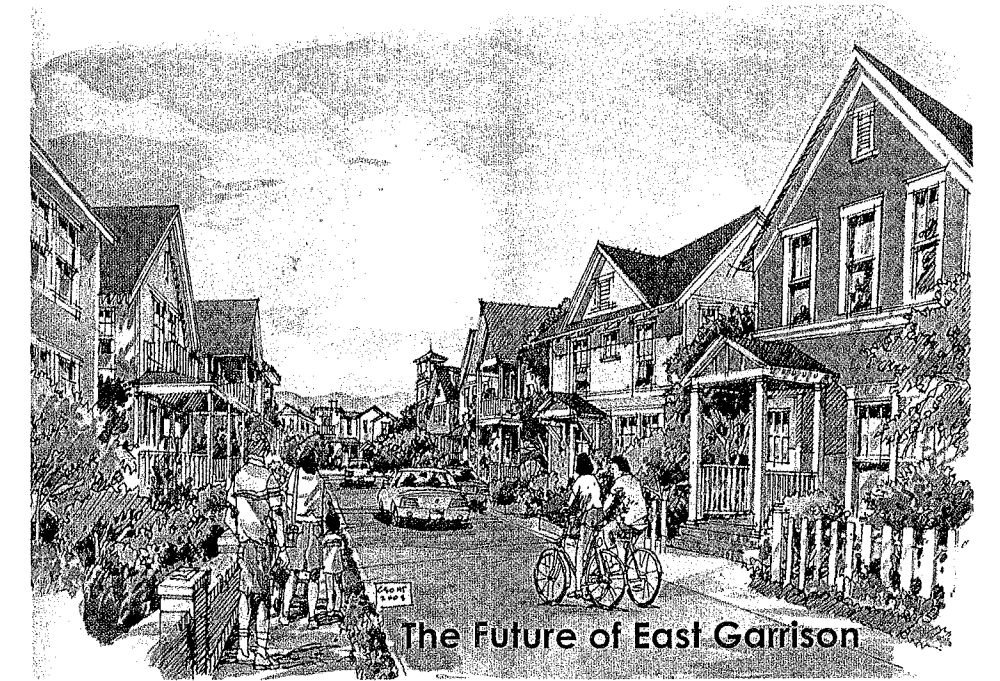
**Landfill Workshop**  
County agency and Army staff conducted an extensive workshop for the Board of Supervisors regarding closure of the former Army landfill and adjacent property. Land surrounding the landfill will transfer to the County in early FY '05.

**Monterey Horse Park**  
Monterey Horse Park representatives submitted a preliminary draft proposal to County staff for analysis and discussion. Initial meetings have been held involving the Army, FORA, Monterey Horse Park and County staff.

**Workforce Housing**  
County staff participated extensively in all phases of the FORA workforce housing program during this reporting period.

**Ord Market Lease Extension**  
At the Board of Supervisors direction, and in coordination with FORA and the Army, staff engaged negotiations to extend the Ord Market lease.

**Interagency Coordination Activities** - Participated in coordinated planning for development of Highway 1 Design Criteria, the basewide environmental insurance program, relocation of the proposed Public Safety Officer Training facility, and preparation of surveys and legal descriptions for property transfer.



## City of Del Rey Oaks

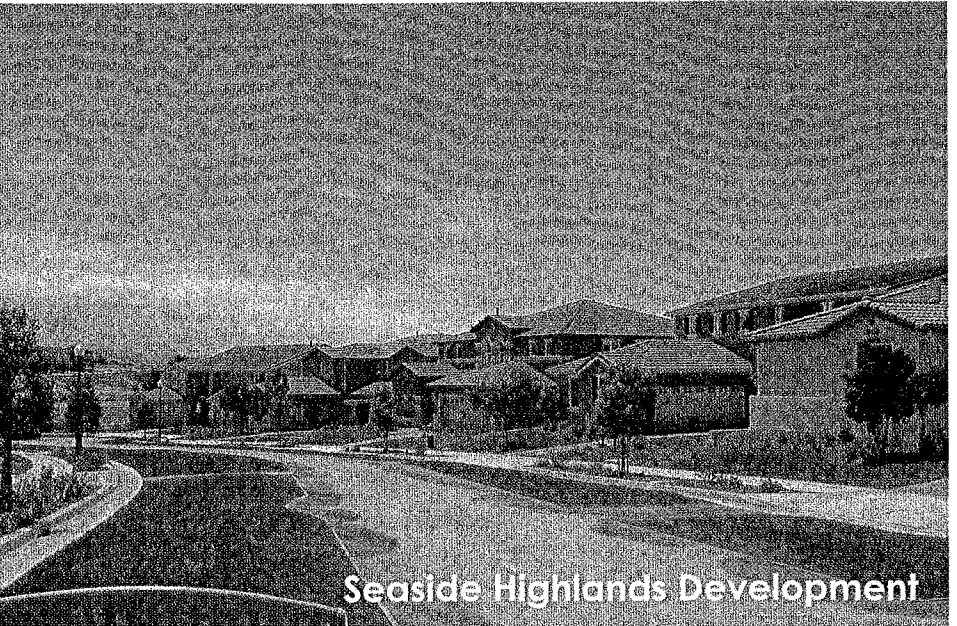
**360 Acre Del Rey Oaks Parcel Site:** Signing of transfer documents has been delayed due to numerous changes in transfer conditions between the City, State and Federal officials. Anticipated transfer date is Fall 2004.

**Hotel/Golf Course:** The Del Rey Oaks Redevelopment Agency, Federal Development LLC ("FD") was awarded an exclusive right to negotiate. FD is in final stages of preparing preliminary planning, marketing and engineering studies for City review. Their plan includes hotel, golf course, business park and housing. The next step will be the preparation of an EIR and Disposition Documents.

**Adoption of Redevelopment Plan:** The City adopted a final Redevelopment Plan to implement development of public improvements and workforce housing programs in connection with the private development. The City anticipates using tax increment revenue to assist the private developer in executing a project that will be a showcase of base reuse for the City.

**Hotel Resort Project** - Negotiations with Seaside Resort Development, Inc. have resumed on an accelerated schedule to submit a disposition and development agreement and project entitlements for City Council consideration this year.

**First Tee Project** - The City continues to work with the Monterey Peninsula Foundation, Army, FORA, and Dept. of Toxic Substance Control to advance this project, which includes an 18-hole golf course and learning center. The Draft Lease in Furtherance of Conveyance between the Army and FORA is expected to be ready for signature by Fall 2004, facilitating the transfer of the property to the City of Seaside.



## City of Monterey

**Ragsdale Drive/Highway 68**  
Progress continues on the final design of the \$2.5M Ragsdale Drive/Highway 68 traffic signal and street widening project, with call for bids in late summer 2004. The City is working with the Airport District to acquire an easement to accommodate the merge lane from the intersection of 218 and 68.

**Upper Ragsdale/South Boundary**  
The City has requested that the Army approve a temporary opening of the Upper Ragsdale connector to South Boundary Road, during the construction of the Ragsdale/Hwy. 68 project. Permanent opening of this connection remains a subject of multiple agency negotiations.

**Annexation of Fort Ord Parcels into the City**  
The Local Agency Formation Commission (LAFCO) has formally approved the annexation process. The City is still waiting for final approval from the State Board of Equalization and the eventual transfer from the Army.

## Land Transfer Highlights

### FY 2004 Transfers

Approximately 500 former Fort Ord acres were conveyed to FORA from the US Army in the last year. The bulk of this property will become the City of Marina's University Villages Project.

Additionally, FORA transferred 27 acres to local jurisdictions or their designees, including:

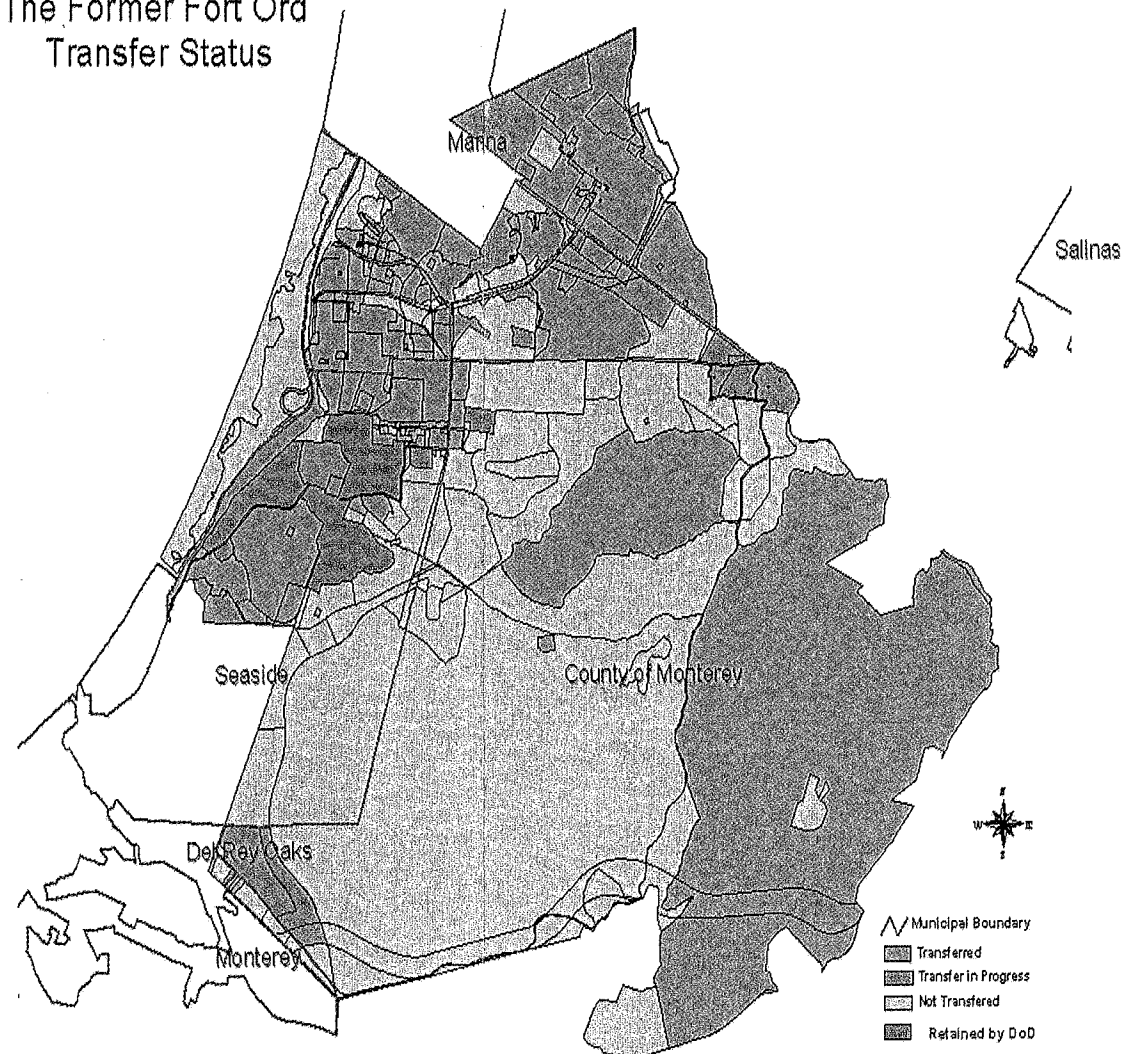
- 15 acres to the Transportation Agency of Monterey County for a future transportation hub; and
- 12 airport acres to the City of Marina

### Upcoming Transfers

360 acres of East Garrison property, 39 acres of Seaside Surplus II, and the Del Rey Oaks parcel were processed, cleared for transfer and are now scheduled for later transfer in 2004. In addition, the US Army has forwarded a property lease for the First Tee project in Seaside.

FORA will transfer the University Villages' parcels to the Marina Redevelopment Agency, Surplus II Parcels to the City of Seaside, the Coastal Planning Office to the County of Monterey, and various parcels to the Marina Coast Water District.

The Former Fort Ord  
Transfer Status



## FY '03-04 Accomplishments

- Sustained workforce pricing and high occupancy of the 548 Preston Park/Abrams Park housing units, helping to provide lower priced housing opportunities.
- Completed important new roads with in-ground installation of sewer, water, storm-water and communications lines to serve regional needs.
- Accepted key property transfers from the U.S. Army for economic development and support housing.
- Secured "Special Waste" Classification by the State of California, reducing the heavy costs of building removal by allowing local disposal.
- Developed the Community Housing Trust to improve production of housing for the workforce.
- Repaid all outstanding indebtedness and improved long-term financial solvency.
- Completed several coordinated consistency determinations with local jurisdictions.
- Lease purchased 5 wildland fire vehicles for 5 jurisdictions.

# Reports from Land Use Jurisdictions

### City of Marina

**Major Capital Improvements** – Over \$12.5 M grant dollars were used for infrastructure improvements in the City of Marina.

- **Imjin Parkway/ 2<sup>nd</sup> Avenue** – See The Capital Improvement Program for report on the Imjin Parkway and 2<sup>nd</sup> Avenue projects.
- In addition, Marina is undertaking construction of a bike and pedestrian path between 5<sup>th</sup> Street and the Coastal Bike Path using

### The County of Monterey

#### East Garrison

During FY'04 the County made considerable progress on the East Garrison specific plan (and accompanying environmental documents) for a planned, mixed-use community - including significant affordable/workforce housing.

#### East Garrison/Parker Flats Land Swap

Monterey Peninsula College ("MPC"), the County and FORA entered into an agreement effective October 14, 2003, whereby MPC relinquished its interest in lands at East Garrison to the County in exchange for lands at Parker Flats and the Military Operations Urban Training Facility. The Board of Supervisors also

### City of Seaside

**Community Center at Soper Field** – Construction of the new community center is complete and the furnishings are being put into place. The facility will be available to the community in early FY '05.

**Seaside Highlands** – More than 150 new homes have been completed and another 130 are under construction. Demand for homes in this 380-unit development remains high as the residents move into this new neighborhood.

**Affordable Housing** – The City is actively pursuing the development of new affordable housing at two sites within the former Fort Ord, which may result



## A Message from the Executive Officer

In the last 18 months, after several years of delay, former Fort Ord property is now being transferred into the hands of local authority for economic development and supportive housing. As a result, many new projects are coming to the forefront and the citizenry is taking notice of how these projects will provide benefits to the region. We are now enjoying several successful infrastructure and housing developments that demonstrate the great potential and excellent future for the redevelopment of the former Fort Ord.

This coming year will once again surface both challenges and opportunities, and we will continue to face those challenges and access the opportunities.

The Fort Ord conversion process remains complex and challenging and can only be achieved through collective cooperation, commitment and coordination of elected representatives, the business and private sectors, regional agencies and the community. We look forward to the coming year and working together to reuse the former Fort Ord for the benefit of current and future generations!



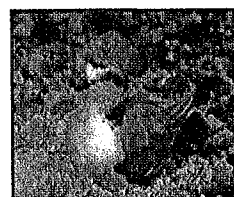
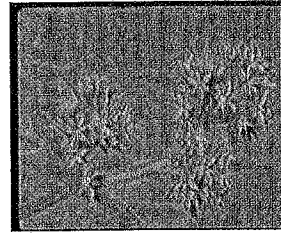
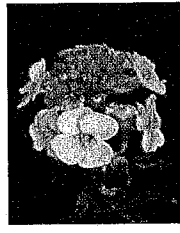
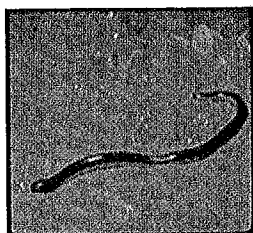
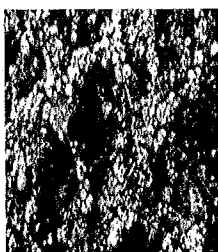
Michael A. Houlemard, Jr.  
Executive Officer

### BOARD OF DIRECTORS

**Mayor Jerry Smith**  
*Chair - City of Seaside*  
**Mayor Jack Barlich**  
*1st Vice Chair - City of Del Rey Oaks*  
**Mayor Ila Mettee-McCutehon**  
*2nd Vice Chair - City of Marina*  
**Supervisor Edith Johnsen**  
*County of Monterey*  
**Mayor Dan Albert**  
*City of Monterey*  
**Mayor Sue McCloud**  
*City of Carmel-by-the-Sea*  
**Councilmember Michael Morrison**  
*City of Marina*  
**Supervisor Lou Calcagno**  
*County of Monterey*  
**Supervisor Dave Potter**  
*County of Monterey*  
**Councilmember Ron Schenk**  
*City of Pacific Grove*  
**Councilmember Janet Barnes**  
*City of Salinas*  
**Mayor David Pendergrass**  
*City of Sand City*  
**Councilmember Tom Mancini**  
*City of Seaside*

### EX-OFFICIO MEMBERS

**Congressman Sam Farr**  
*17th Congressional District*  
**Senator Bruce McPherson**  
*15th State Senatorial District*  
**Assemblyman John Laird**  
*27th State Assembly District*  
**Dan Johnson**  
*California State University Monterey Bay*  
**Dr. Daniel Callahan**  
*Monterey Peninsula Unified School District*  
**Dr. Kirk Avery**  
*Monterey Peninsula College*  
**Morris Fisher**  
*Monterey-Salinas Transit*  
**William Reichmuth**  
*Transportation Agency for Monterey County*  
**Lora Lee Martin**  
*University of California*  
**Karen Fisbeck**  
*U.S. Army*  
**David Brown**  
*Marina Coast Water District*  
**Michael A. Houlemard, Jr.**  
*FORA Executive Officer*  
**Jerry Bowden**  
*Authority Counsel*



## Fort Ord Reuse Authority

100 12th Street, #2880  
Marina, CA 93933

Ph: 831-883-3672  
Fax: 831-883-3675

On the Web:  
[www.fora.org](http://www.fora.org)

Agency Hours  
Monday thru Friday  
8:00 a.m. - 5:00 p.m.

The former Fort Ord is home to eighteen federal and/or state listed endangered or threatened species of plants and animals. FORA will continue to face the challenge of preserving the habitat of: (from top left corner) Monterey Ceanothus, Black Legless Lizard, Toro Manzanita, Red-Legged Frog, Coast Wallflower, Monterey Spineflower, Robust Spineflower, Smith's Blue Butterfly, Sand Gilia, Eastwood Ericameria, Tiger Salamander, Hooker Manzanita, Seaside Bird's Beak, Snowy Plover, Ornate Shrew, and Sandmat Manzanita.

