

# JANE HAINES

August 26, 2013  
Monterey County Board of Supervisors  
168 West Alisal Street  
Salinas, CA 93901

Re: August 27, 2013 Agenda item #19: 2010 Monterey County  
General Plan consistency with Fort Ord Reuse Plan

Dear Board of Supervisors:

I request your Board not to certify the County's 2010 General Plan as consistent with the 1997 Base Reuse Plan (hereafter BRP) until the General Plan is in substantial conformance with applicable programs specified in the BRP and Section 8.02.020 of the Fort Ord Reuse Authority Master subdivision (a), subsection (3) (hereafter Section 8.02.020(a)(3)).

The 2012 Fort Ord Reuse Plan Reassessment Report found that Monterey County had not implemented 73 programs required by the BRP. A list of the non-implemented BRP programs applicable to projects which Monterey County has already developed or is currently developing or could develop in the future is shown in Exhibit 2 to your staff report. Examples of how the 2010 General Plan is not in conformance with the BRP include, but are not limited to, the following:

- **Infill Residential Zoning for CSUMB.** BRP Residential Land Use program A-1.2 requires that Monterey County adopt zoning for areas of CSUMB existing housing located in Monterey County, such as Frederick Park. Monterey County has not done so. Thus, Section 8.02.020(a)(3) prohibits a finding of consistency.
- **Monterey County residential zoning consistent with BRP programs B-2.1, B-2.2, C-1.1, E-1.1, E-2.1 and F-1.1** had not been adopted as of publication of the Fort Ord Reuse Plan Reassessment dated August 15, 2012, nor did the 2013 amendments to the Monterey County General Plan alter the specified inconsistencies. Thus, Section 8.02.020(a)(3) prohibits a finding of consistency.
- **Preparation and adherence to Community Design principles of the BRP Design Framework.** Perhaps nothing has prevented the successful reuse of Ft. Ord more than that none of the land use jurisdictions or FORA itself have prepared and adhered to the BRP Community Design Framework. Successful base reuses, such as Fort Harrison Army base in Indiana which closed in 1995, and Glen View Naval Station in Illinois which also closed in 1995, and Fort Monroe in

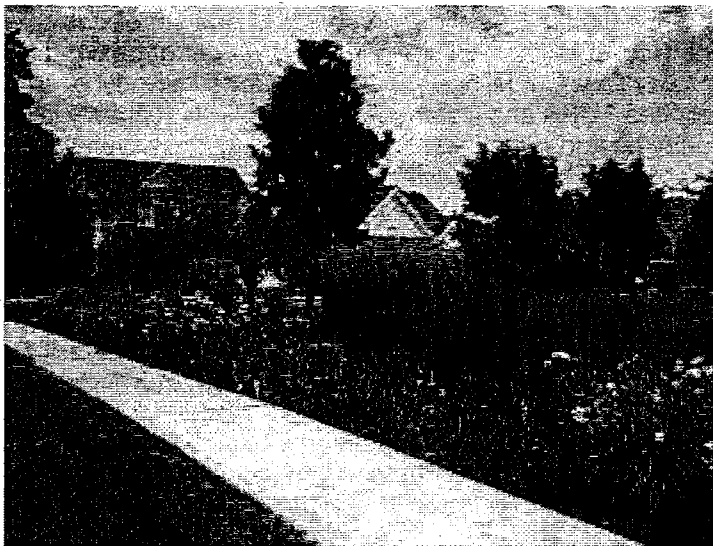
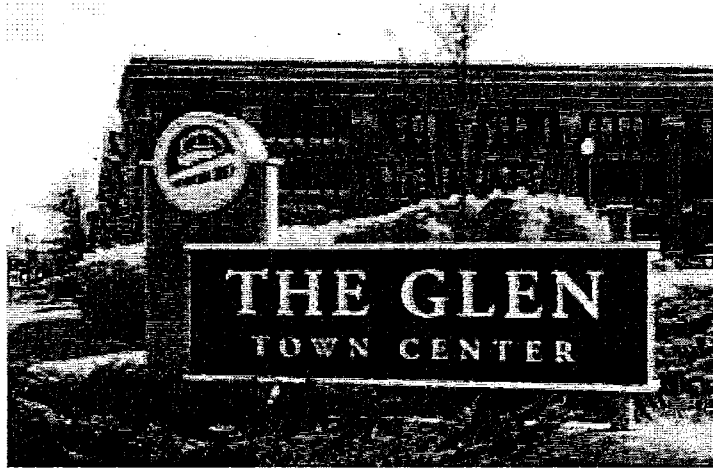
Virginia which closed in 2011, have brought prosperity to their surrounding jurisdictions.

For example, the former Fort Harrison has experienced a major construction boom, largely attributable to its attractive design standards. Notice in the photos below taken of construction which occurred subsequent to Fort Harrison closing in 1995, the landscaping and other design principles that make Fort Harrison a desirable location for new businesses:

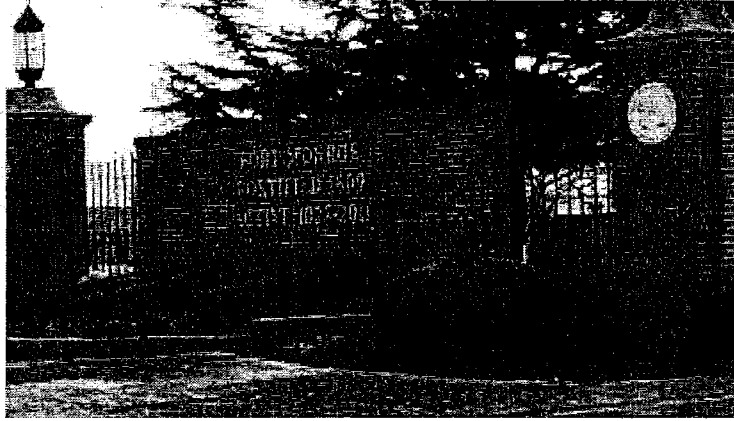


Another successful base reuse has been at Glen View Naval Air Station in Illinois. The 1995 closure of Glen View Naval Air Station brought about the loss of 4,000 jobs to a community of 38,000 people, but ultimately the planned reuse of the facility ***“far surpassed the jobs lost and greatly increased the economic gains in the community.”*** For example, 700 acres were sold to private developers, dedicating two million square feet for mixed use of commercial space. An additional 400 acres were preserved for open, recreational space, including a large community park, lake, and prairie preserve. See the photos below of the landscaping and

general design excellence in photos taken of construction at Glen View Air Station which occurred subsequent to the base's 1995 closure:



A third example of a closed base succeeding economically is Fort Monroe in Virginia. Fort Monroe closed in 2011. Instead of unattractive entranceways like those that exist on Fort Ord at locations such as the Imjin/Reservation Road entrance, or at the Highway One/Imjin entrance to Fort Ord, the photo on the following page shows the excellent design of the entranceway to the former Fort Monroe:



Former military bases Fort Harrison, Glen View Air Station and Fort Monroe have at least two things in common: all have been financially successful, bringing jobs and new businesses to the former military bases. Additionally, all have been developed in accordance with principles of good land use design.

In contrast, the former Fort Ord has no master landscape plan and no base-wide Community Design guidelines, an omission that is abundantly clear to anyone seeing what the entranceways and streets on the former Fort Ord look like. The Dunes Specific Plan specifies one set of design principles, the East Garrison Specific Plan specifies another set of design principles, and the Highway One Guidelines yet another. Consequently, even though the BRP requires FORA and its land use jurisdictions to jointly develop community design principles that would apply base-wide to unify and identify the Fort Ord community as a single unity distinct from its surrounding land use jurisdictions (see BRP Chapter One, particularly pg. 8), that has not been done. The result is a hodge podge of specific plan design standards that are inconsistent with design principles of the other specific plans, plus an absence of design standards in other areas.

The August 15, 2012 Reassessment acknowledges this lack for all the land use jurisdictions. Exhibit 2 to your staff report acknowledges the lack specifically applicable to Monterey County. Section 8.02.020(a)(3) prohibits a finding of consistency between Monterey County's 2010 General Plan until Monterey County and the other land use jurisdictions and FORA have completed and adopted the BRP community design principles.

There are many other applicable BRP programs which the 2010 Monterey County General Plan is not consistent with. They are listed in Exhibit 2 to your staff report so I will not repeat them here. If Monterey County, FORA and the other land use jurisdictions will adopt and implement the applicable BRP programs, then economic recovery can finally begin at the former Fort Ord. In the meantime, until the Monterey County General Plan is in substantial conformance with the BRP programs applicable to Monterey County, your Board must not find the 2010 General Plan consistent with the BRP.

Sincerely,

Jane Haines

