



Analysis of relationship between FORTAG and UC MBEST

With reference to:

UC MBEST Master Plan (1996),
Fort Ord Reuse Plan (1996/2001),
RFP for Model Urban Village Plan (2002)
UC MBEST East Campus Model Urban Village (2005),
Marina General Plan (2006)
and UC MBEST Visioning Process (2011)



Image from UCMBEST Model Urban Village Plan (2005)

Fred Watson, Scott Waltz, et al.

Original version: 7 Dec 2014. This update: 13 Feb 2015

Purpose and key points

This presentation is intended to clarify how FORTAG benefits the UC MBEST Center by adding value to any of the Center's multiple envisioned futures.

FORTAG is a 30-mile regional network of paved recreational trails and greenways connecting communities to open space.

Key underlying points:

1. Trails and greenways add economic value to property. Trail systems boost the regional economy.
 - a) Agreement with this concept has been consistently expressed in one-on-one meetings between FORTAG proponents and existing Fort Ord developers, including: Marina Community Partners (The Dunes), The Chadmar Group (Marina Heights), and Monterey Peninsula Properties (Del Rey Oaks).
 - b) Agreement with this concept was expressed in a motion passed by a joint session of Marina City Council and Marina Planning Commission on 20 Nov 2014.
 - c) Agreement with this concept has been informally expressed to FORTAG proponents during one-on-one meetings with representatives from numerous other stakeholders, including: CSUMB, FORA, TAMC, Monterey County, BLM, State Parks, Monterey Peninsula Regional Parks District, consulting firms (BFS, DDA, DKP), Sierra Club, MORCA, FORT Friends, Sustainable Marina, KFOW, and the Cities of Marina, Del Rey Oaks, Seaside, and Carmel.
2. Reuse of the former Fort Ord presents a unique opportunity to realize one of the best trail systems in the nation

Key points made by this presentation:

- A. The UC MBEST Center's existing planning documents consistently recognize the importance of trails and open space, both within UC MBEST property and connecting to regional networks.
- B. There is strong concurrence between FORTAG's alignments and the specific alignments of trails, open space, and regional linkages expressed in UC MBEST Center's planning documents
- C. FORTAG facilitates physical linkages between UC MBEST Center and its strategic neighbors, including: CSUMB, Marina Airport, and East Garrison
- D. It is in UC's interest to be consistent with past and future planning processes on the former Fort Ord
 - i. FORTAG presents a previously underrepresented opportunity for the UC MBEST Center to demonstrate consistency with the Fort Ord Reuse Plan (FORP) with respect with key recreational elements in FORP
 - ii. It is in the UC MBEST Center's interest to be included in the list of FORTAG collaborators identified at the upcoming Fort Ord Trails Symposium (22 Jan 2015) and the Regional Urban Design Guidelines (RUDG) charrette (2-13 Feb 2015)
- E. Collaboration with FORTAG represents an opportunity for UC MBEST Center to show short-term forward progress and increase long-term value without economic risk on developable property that remains essentially unchanged since acquisition in 1994.
- F. FORTAG represents an opportunity to link and synergize two congressional initiatives: the UC MBEST Center, and the Monterey Bay Coastal Recreation Trail
- G. FORTAG represents an opportunity for UCSC to maintain connections to its 47 alumni in the faculty and staff at CSUMB

Outline

- Slides summarizing FORTAG
- Slides summarizing relevant text from existing planning documents
- Maps illustrating FORTAG's alignment with maps in existing planning documents

FORTAG overview

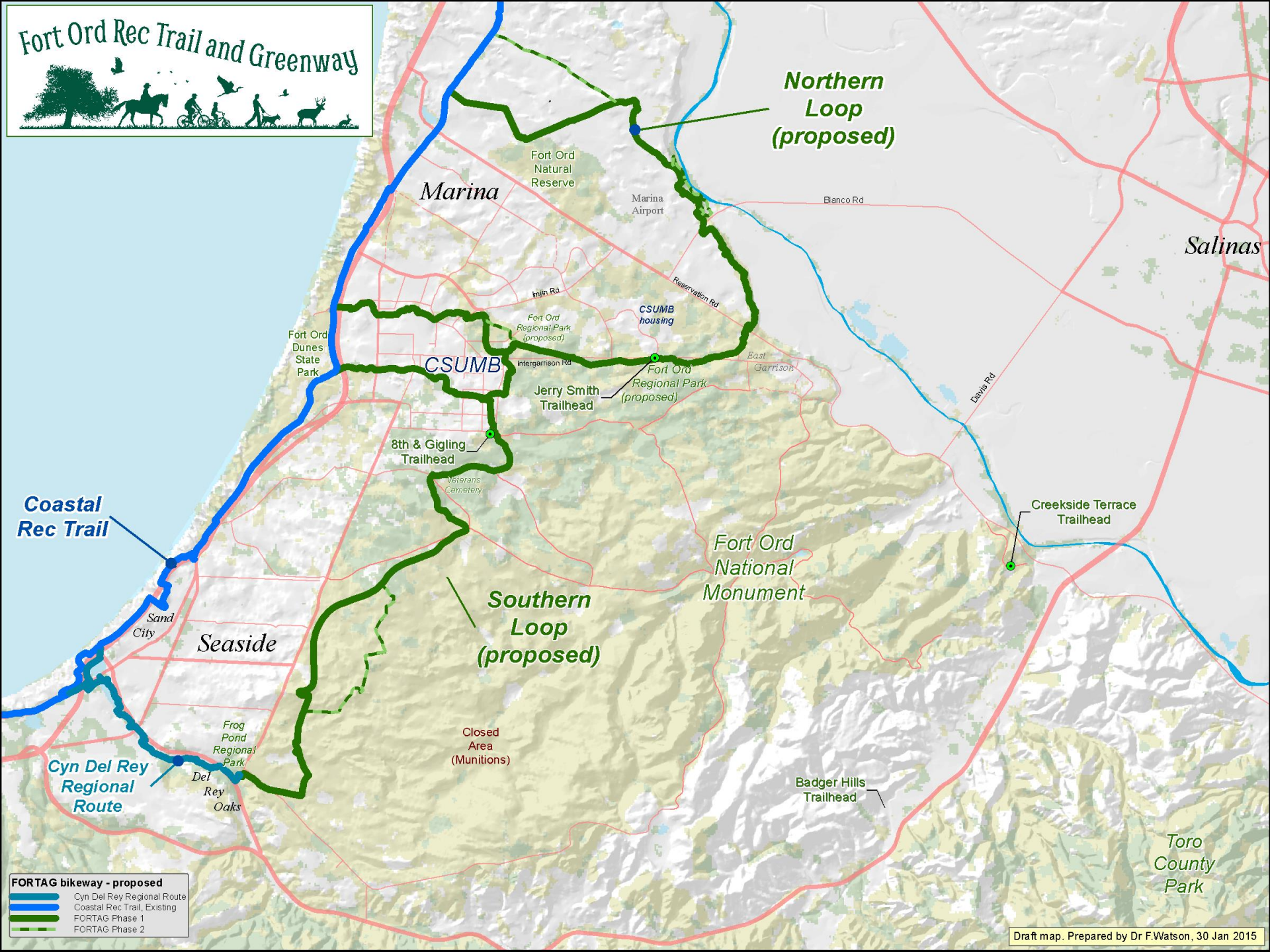


More information:

FORTAG.org

The Fort Ord Rec Trail and Greenway (FORTAG) is proposed as a continuous 12-ft wide paved bikeway with an open-space buffer on both sides incorporating habitat, parks, playing fields, developed outdoor recreation sites, associated amenities, unpaved trails, and agriculture. The open-space buffer should extend at least 150-ft on each side of the trail for the majority of its length. The northern loop of FORTAG encircles Marina, following a 13 mile route that includes 3 miles of the existing “Coastal Rec Trail”. The southern loop of FORTAG encircles Seaside and bisects Del Rey Oaks, following a 15 mile route that includes 4 miles of the existing coastal trail system. The Trail includes spurs connecting with existing bike/pedestrian infrastructure and plans. Several sections of the paved trail will be accompanied by nearby unpaved trails running loosely parallel to the main paved trail. Many of these unpaved trails already exist.

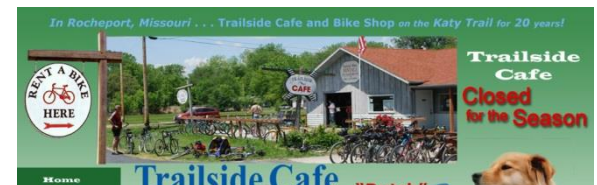
FORTAG’s intended purposes include: connecting people to open-space from their homes, workplaces, and hospitality bases; connecting together core habitat areas; facilitating social interaction between Fort Ord, Monterey Peninsula, and the Salinas Valley; and acting as a trunk from which to branch off to numerous other recreational activities. The paved trail is intended to be a pleasant and visually obvious route that invites safe use by families with young children on bikes, and that can be jointly used by walkers, joggers, children in strollers, wheelchairs (in key segments), commuter cyclists, and recreational cyclists (including those with narrow tires). Substantial portions of the greenway are intended to support unpaved paths used by hikers, mountain bikers, equestrians, and naturalists. FORTAG will involve approximately three underpasses and one overpass for pedestrians and bikes.



FORTAG bikeway - proposed

- Cyn Del Rey Regional Route
- Coastal Rec Trail, Existing
- FORTAG Phase 1
- FORTAG Phase 2


Visualizing FORTAG: Other trail/open-space systems



Note: These images were downloaded ad lib from the web. Their copyright status is unknown.

Fort Ord Rec Trail and Greenway

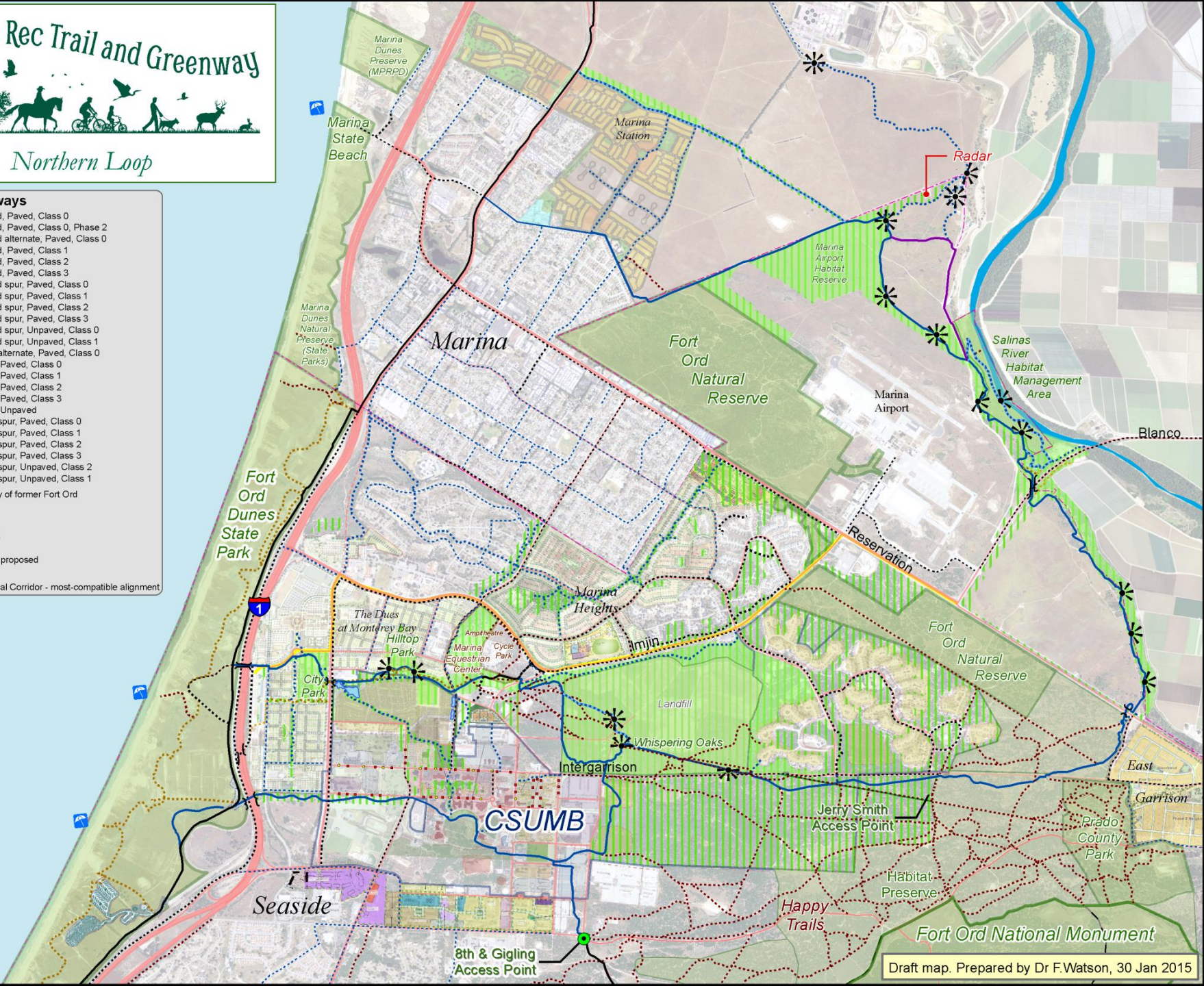
Northern Loop



- Trails and bikeways

 - Proposed, Paved, Class 0
 - Proposed, Paved, Class 0, Phase 2
 - Proposed alternate, Paved, Class 0
 - Proposed, Paved, Class 1
 - Proposed, Paved, Class 2
 - Proposed, Paved, Class 3
 - Proposed spur, Paved, Class 0
 - Proposed spur, Paved, Class 1
 - Proposed spur, Paved, Class 2
 - Proposed spur, Paved, Class 3
 - Proposed spur, Unpaved, Class 0
 - Proposed spur, Unpaved, Class 1
 - Existing alternate, Paved, Class 0
 - Existing, Paved, Class 0
 - Existing, Paved, Class 1
 - Existing, Paved, Class 2
 - Existing, Paved, Class 3
 - Existing, Unpaved
 - Existing spur, Paved, Class 0
 - Existing spur, Paved, Class 1
 - Existing spur, Paved, Class 2
 - Existing spur, Paved, Class 3
 - Existing spur, Unpaved, Class 2
 - Existing spur, Unpaved, Class 1
 - Boundary of former Fort Ord
- Roads

 - 4 lanes
 - 4/2 lanes
 - 2 lanes
 - 2 lanes - proposed
 - 1
 - Multimodal Corridor - most-compatible alignment



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Relevant text from existing planning documents. Slide 1

- UCMBEST Master Plan

- Page 1-3. Mission Statement. “An overarching planning principle is to create **strong physical ... linkages ... between [the UCMBEST Center] and CSUMB ...**”
- Page 1-5. Plan Summary. “THE CREATION OF A CONTINUOUS SYSTEM OF LANDSCAPED BIKEWAYS AND PEDESTRIAN PATHS, that **extends the planned regional and citywide systems** and promotes nonvehicular trips. The internal roadway systems of the campus will include continuous landscaped pedestrian ways as well as exclusive bicycle lanes that **connect to the planned regional bike route system.**”
- Page 2-3. Institutional context. “UC anticipates the opportunity to ... coordinate future employment of **CSUMB students at the UC MBEST Center**; and to continue to cooperate in areas of mutual interest including certain **physical planning connections.**”
- Page 3-6. Rural Character. “Retain the rolling topography of the site to **preserve the rural character of the area**, and to establish a unique image and identity for the development.”
- Page 3-11. Promontory Sites. “...unique opportunities to create **public-oriented gathering places** that can take advantage of the **expansive views** of the verdant Salinas River Valley and the Gabilan Mountains beyond. Two such centers are envisioned **along the bluff edge** for special amenity activities, such as restaurants, conference centers, small hotels, and **recreational facilities.**”
- Page 3-12. Pedestrian and Bicycle Circulation. “Create a **continuous system of landscaped bikeways and pedestrian paths** that **extends the planned regional and citywide system.** and that encourages nonvehicular trips.”
“... both within and external to the campus ...”
“Exclusive pedestrian trails will be provided within the planned multimodal corridor along Blanco Road and along the **eastern escarpment overlooking the Salinas Valley.** These linkages will **connect to the larger Fort Ord circulation system** to facilitate connections with CSUMB, the City of Marina, and the East Garrison.”
- Page 5-6. Special Amenity Uses. “...emphasize the importance of public-oriented uses (e.g., restaurants, athletic clubs, conference centers. etc.) that **allow the bluff edge of the UC MBEST campus to be enjoyed by all.**”
- Page 5-7. Open Space. “... open space area [roles include]... **scenic overlooks (the Bluff Trail)**, and the promotion of **continuity and connections** between habitat areas.”
- Page 5-33. Campus Open Spaces. “Bluff Edge. The northern edge of the East Campus is defined by a 100-foot high promontory, providing dramatic views to the Salinas River Valley and Fremont Peak and the Gabilan Mountains beyond. The Master Plan calls for a **continuous open space approximately 50 to 100 feet wide along this edge with a pedestrian and bicycle trail** and continuous landscaping.”
- Page 6-14. Fort Ord Reuse Plan Recommendations. “The Fort Ord Reuse Plan establishes a proposed bicycle network (Figure 6.7) for the base, with linkages to the regional system. This network includes a **recreational bicycle trail** to be established along the Blanco, Reservation and Imjin Road corridors, and an arterial bicycle trail within the UC MBEST campus connecting the West, Central and East campuses.”
- Page 6-15. UC MBEST Center Bicycle and Pedestrian Policies. “... the plan identifies several key corridors that are appropriate for **dedicated pedestrian trails.** These trails would provide convenient linkages within the development, and at the same time, provide opportunities for recreational jogging or walking, **as well as biking.** These include: ... A pedestrian trail within the multimodal corridor along Blanco Road **connecting to a dedicated pedestrian trail along the bluff edge** of the UC MBEST campus.”

Relevant text from existing planning documents. Slide 2

- RFP for Model Urban Village Plan (2002)
 - **“integrate with surrounding land uses** including the rest of the UC MBEST Center, the City of Marina Airport Business Park, and the East Garrison area of the former Fort Ord”
 - **“walkable neighborhoods linked** to village parks and a community center(s) that combines commercial, cultural and possibly **recreational uses.”**
 - **“fully integrated circulation system that encourages pedestrian and bicycle use”**
 - **“Create an ample supply of specialized open space** in the form of squares, village greens, and **community parks ...”**
- Concept Plan for the UC MBEST Urban Village
 - Page 3. Executive Summary. **“The Open Space Framework** for the Village consists of four primary elements: **natural open space edge along the bluff**; four linear spaces that traverse the site and lead to the bluff edge; open space buffer zone along Blanco Road; **Bluff Park at the northwest corner of the site.”**
 - Page 3. Executive Summary. **“The Circulation Concept ... [provides]: convenient access on bicycle and pedestrian friendly roads** throughout the Village; **direct connections to the other employment areas** of MBEST across Blanco Road and to the community at East Garrison, allowing access by East Garrison residents and MBEST employees to the MBEST Town Center; **continuous public access to open space, particularly the bluff open space on the northern edge of the site; ...”** (also p. 30)
 - Page 21. The MBEST Urban Village. **“All parts of the site are linked to the tremendous open space amenities** of the site, and will enjoy easy access to views to the Salinas Valley and surrounding mountains and habitat areas.”
 - Page 22. Emerging Trends in Work Environments. **“In recent years, ... there has ... growing interest in a new form of employment center** utilizing a mixed use approach.... business parks are being redesigned to incorporate: ...; **pedestrian and bicycle orientation; community open space and recreation; connections to transit and regional bicycle networks; ...”**
 - Page 24. Smart Growth. **“Smart Growth principles include: ...; preserve open space, farmland, natural beauty ...; strengthen and direct development towards existing communities; provide a variety of transportation choices; ...”**
 - Page 25. Smart Growth. **“The proximity** of attractive jobs at MBEST to the diverse housing types at **East Garrison** and on site at MBEST, coupled with the **dramatic sites** of each, will create a vital, successful true mixed use community at this northeastern portion of Fort Ord.”
 - Page 25. Sustainable Development. **“The mix of uses at UC MBEST and the adjoining East Garrison** will allow residents to work within a **short walk, bicycle ride or shuttle of home**, thus minimizing auto trips.”
“Open space at the East Campus can provide connections from habitat areas to the south of Reservation Road to the bluff edge and Salinas Valley.”
 - Page 26. Open Space Concept. **“With spectacular views of the Salinas Valley** and surrounding mountains, the Urban Village site presents important opportunities to utilize the **framework of open spaces** and plantings as an important component of the image of the Village.”
“Natural Bluff Edge. Along the bluff edge a setback of approximately 200 feet allows a continuous open space that will be largely retained in a naturalistic state. Varying in width and with a rolling character, there is **adequate space for trails for walking and bicycling**. Views from this edge are spectacular, across the Salinas Valley agricultural fields to the backdrop of mountains to the north.”
“Bluff Park. At the northwest corner of the site, ... opportunity for active recreation fields and other recreation facilities.”
 - Page 30. Circulation Concept. Bicycle Circulation. **“In the linear open spaces, separated Class I bicycle trails will be provided.”**
 - Page 35. **Natural Greenway.** **“Natural Greenway will also accommodate a natural drainage system, informal recreation, and a multi-use trail for bicycles and pedestrians.”**

Relevant text from existing planning documents. Slide 3

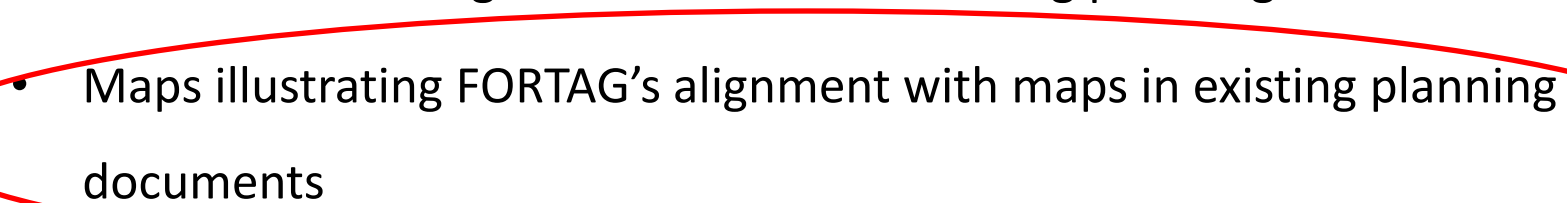
- UC MBEST Center Visioning Process (2011)
 - Page 37. Eight Street Parcel. “This parcel, which the UC MBEST Center Business Plan **recommended be sold** to help fund other UC MBEST Center operations...”
“Disposition of this parcel should be done in **consultation with** CSUMB and **other directly impacted stakeholders** ...”
 - Page 38. East Campus. “Challenges on the East Campus include a lack of entitlements, a lack of infrastructure, lack of water, **visual impact issues related to the location of the site on a ridge line**, and parcel size (it is the largest parcel). Given these challenges this parcel is **not likely to be developed in the near future.**”
“It ... appears better for the stakeholders that these areas remain **dedicated to future economic development**, consistent with the FORA Base Reuse Plan.
- UCMBEST Vision Plan Market White Paper (2011) (Appended to Visioning Process report)
 - Page 17. “According to the Association of University Research Parks, **successful university research parks** share a number of factors that contribute to their success: ..; **availability of amenities.**”
 - Page 17. [National trends at business parks]. “Mixed-use development to provide richer environment and **on-site amenities** for employees.”

Relevant text from existing planning documents. Slide 4

Documents relating to UC MBEST's consistency with the Fort Ord Reuse Plan

- California Government Code Sec. 67678 (resulting from SB 899 chaptered 9 May 1994, not altered by SB 1600 chaptered 30 Sep 1994)
 - (e) This title shall not be construed to limit the rights of the California State University or the University of California to acquire, hold, and use real property at Fort Ord, including locating or developing educationally related or research oriented facilities on this property.
 - (f) Except for property transferred to the California State University, **or to the University of California, and that is used for educational or research purposes**, and except for property transferred to the California Department of Parks and Recreation, all property transferred from the federal government to any user or purchaser, whether public or private, shall be **used only in a manner consistent with the plan** adopted or revised pursuant to Section 67675.
- UC MBEST Quitclaim Deed (7 Sep 1994)
 - Page 2. "WHEREAS, the grantee intends to develop the property for use by the grantee and others **consistent with the grantee's mission** and the goal of attracting economic development to the Fort Ord vicinity; ..."
- UCMBEST Master Plan (1996) (Approved by Regents March 21 1997, **only for Central North and West Campuses**)
 - Page 2-3. REGULATORY CONTEXT. "The California Constitution and related court decisions provide UC with an exception from many local land use regulations for UC's educational and other public trust activities. Research, development and technology transfer are clearly included within those activities. **It is UC's desire to include local jurisdictions in planning and oversight.** Activities on UC property that generate revenue for UC, but are not directly related to UC's educational and research mission, **may be subject to local regulations.**"
 - Page 8-19. Conformance with the Fort Ord Reuse Plan. "The UC MBEST Center Master Plan has been prepared simultaneous with the Fort Ord Reuse Plan. As a major stakeholder and participant in the basewide reuse planning process, UC has **carefully coordinated** its Master Plan with the Fort Ord reuse planning process."
- FORA Master Resolution (March 14 1997)
 - 8.01.010 (e) "**All property** transferred from the federal government to any user or purchaser, whether public or private, **shall only be used in a manner consistent with the Reuse Plan**, with the following exceptions: (1) Property transferred to California State University or the University of California and such property is used **for educationally related or research oriented purposes**; or (2) ..."
- UC MBEST Center Visioning Process (2011)
 - Page 20. Baseline Development Assessment. **Entitlements.** "At Fort Ord it is also necessary to obtain a "**Consistency Determination**" from FORA before full entitlements are in place; again this would typically be completed for the entire development up front, which would obviate the need for subsequent building projects to go through the same process."
 - "With respect to the UC MBEST Center, although the Master Plan addresses the Central North, West, Central South and East Campuses, the Regents took action in 1997 only to approve the plan for the Central North and West Campuses." (i.e. *not the East Campus*) "**a Consistency Determination from FORA [was not received].**"
 - Pages 22 & 23. Figs 3.3 & 3.4. Fourth last step in development process for private development, prior to closing transfer of land to private entity. "When [EIR] approved, **go to FORA for consistency determination.**"
 - Page 37. Peripheral lands. "Stakeholders agreed that all lands beyond the Central North Campus be considered peripheral and to the extent possible made attractive for near-term development. Educational and R&D uses will still be welcomed on peripheral lands, but other job-generating uses should be allowed, **consistent with the FORA Base Reuse Plan.**"
 - Page 40. Next Steps. "Complete Entitlements – Complete the project entitlements to a level which makes the project competitive. These entitlements include: ...; **FORA Consistency Determination.**"
 - Page 41. Figs 4.3 and 4.4. Third future step toward obtaining entitlements: "**FORA issues consistency determination on Specific Plan**"

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- 
- A red oval is drawn around the third bullet point, "Maps illustrating FORTAG's alignment with maps in existing planning documents".

FORTAG juxtaposition with UCMBEST Master Plan (1996)

(Note: Master Plan approval by regents in 1997 excluded East Campus and 8th St Parcels)

UC MBEST Center Master Plan Fig 6.8 “Bicycle and Pedestrian Circulation”

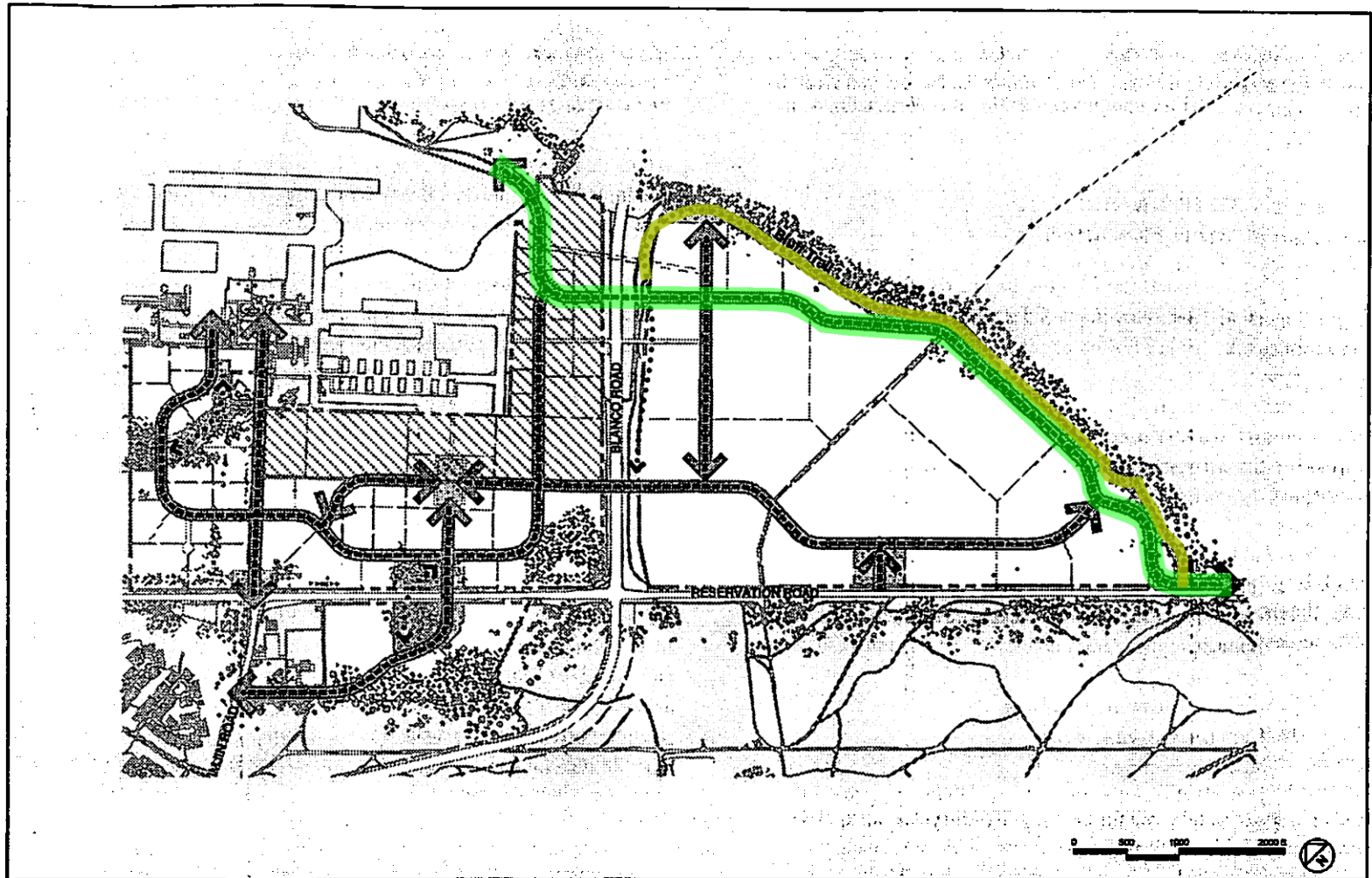


FIGURE 6.8- BICYCLE AND PEDESTRIAN CIRCULATION

 **BIKEWAYS**

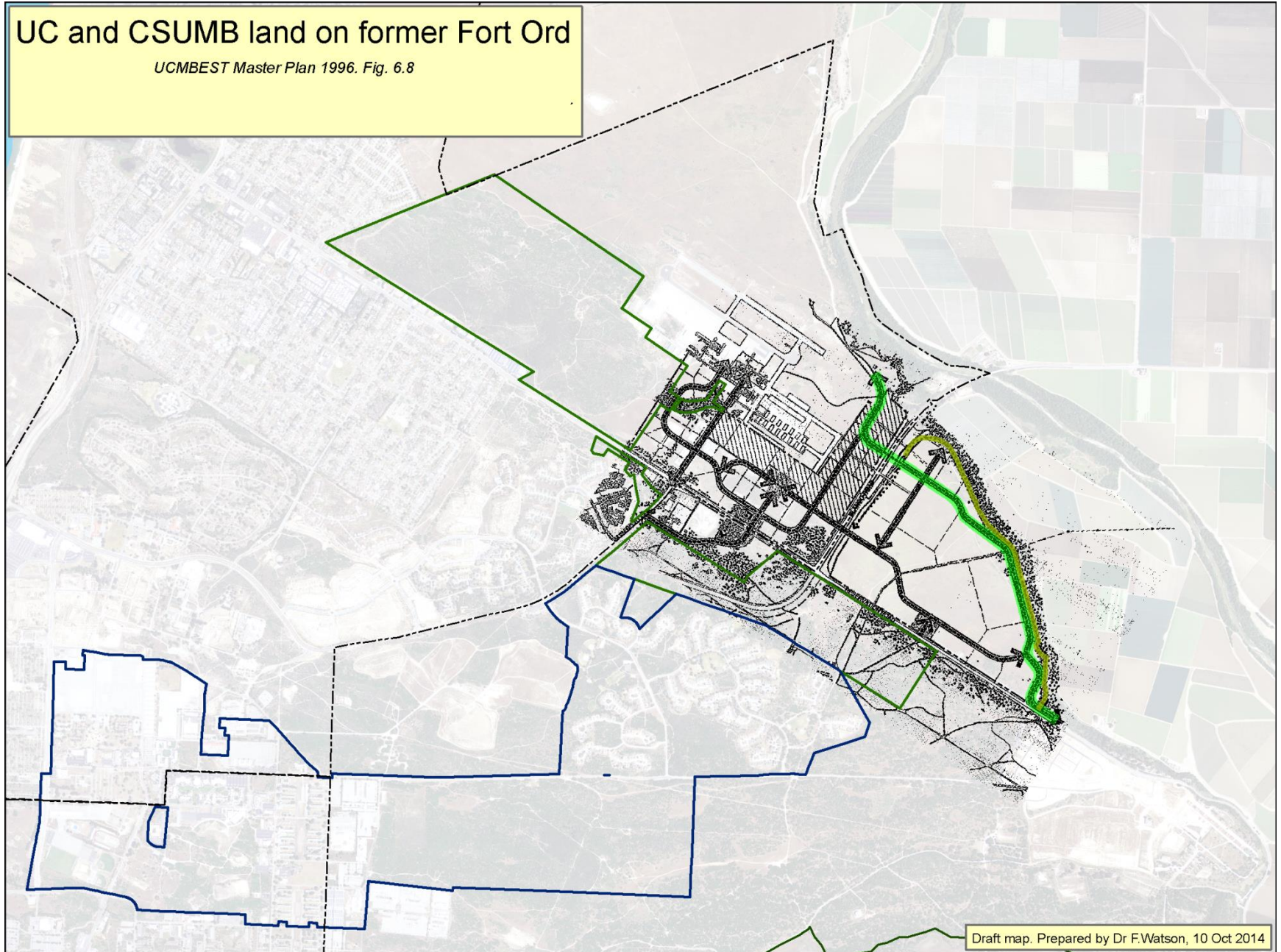
 **PEDESTRIAN TRAILS**

 **LANDSCAPED PEDESTRIAN WAYS ADJACENT TO STREETS**

UC MBEST Center Master Plan Fig 6.8 "Bicycle and Pedestrian Circulation"

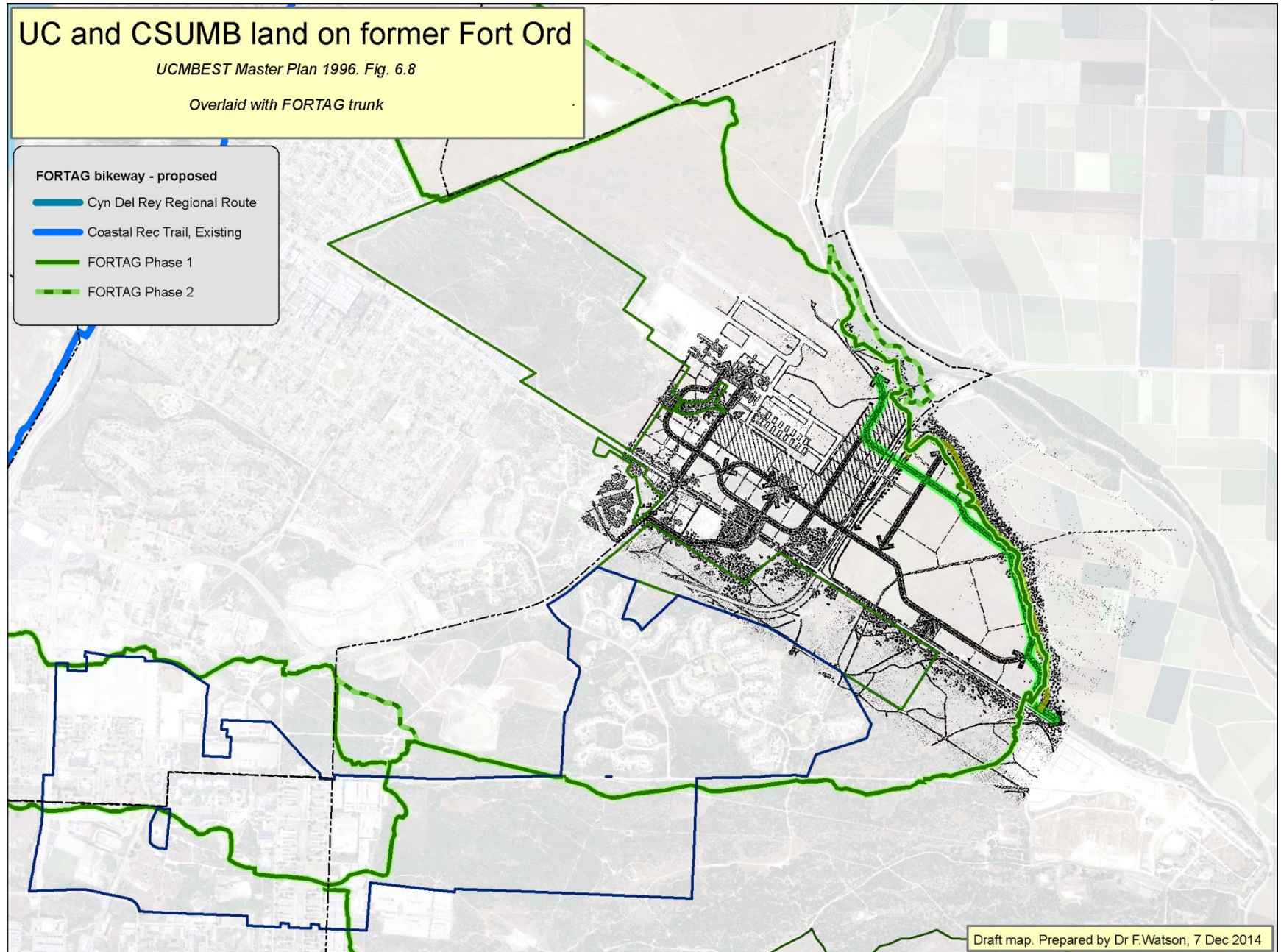
UC and CSUMB land on former Fort Ord

UCMBEST Master Plan 1996. Fig. 6.8



Draft map. Prepared by Dr F.Watson, 10 Oct 2014

UC MBEST Center Master Plan Fig 6.8 "Bicycle and Pedestrian Circulation" ...with FORTAG overlay



UC MBEST Center Master Plan Fig 5.3 "Open Space"

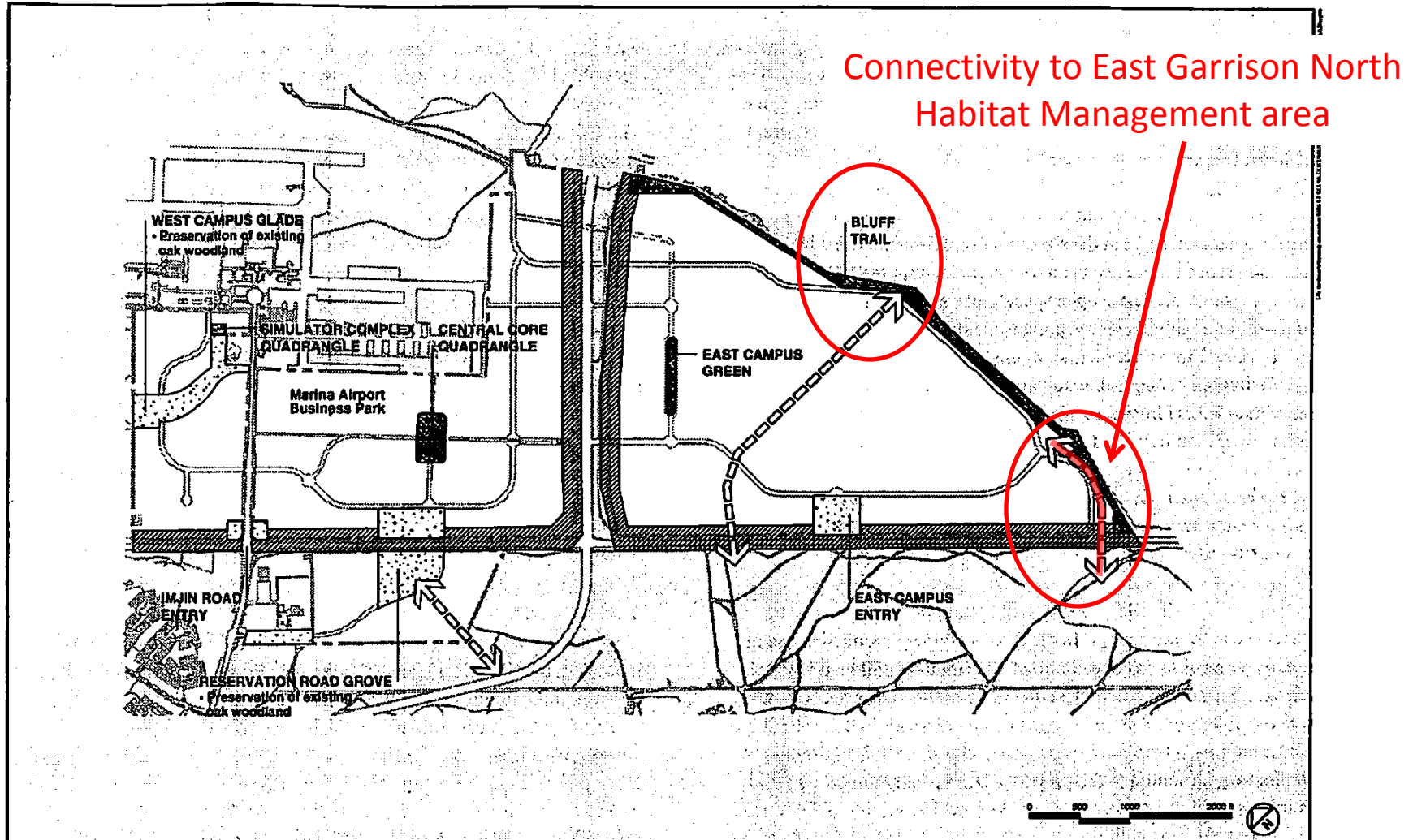




FIGURE 5.3- OPEN SPACE

-  ACTIVE RECREATIONAL/GATHERING SPACES
-  VISUAL LANDSCAPED ENTRY SPACES

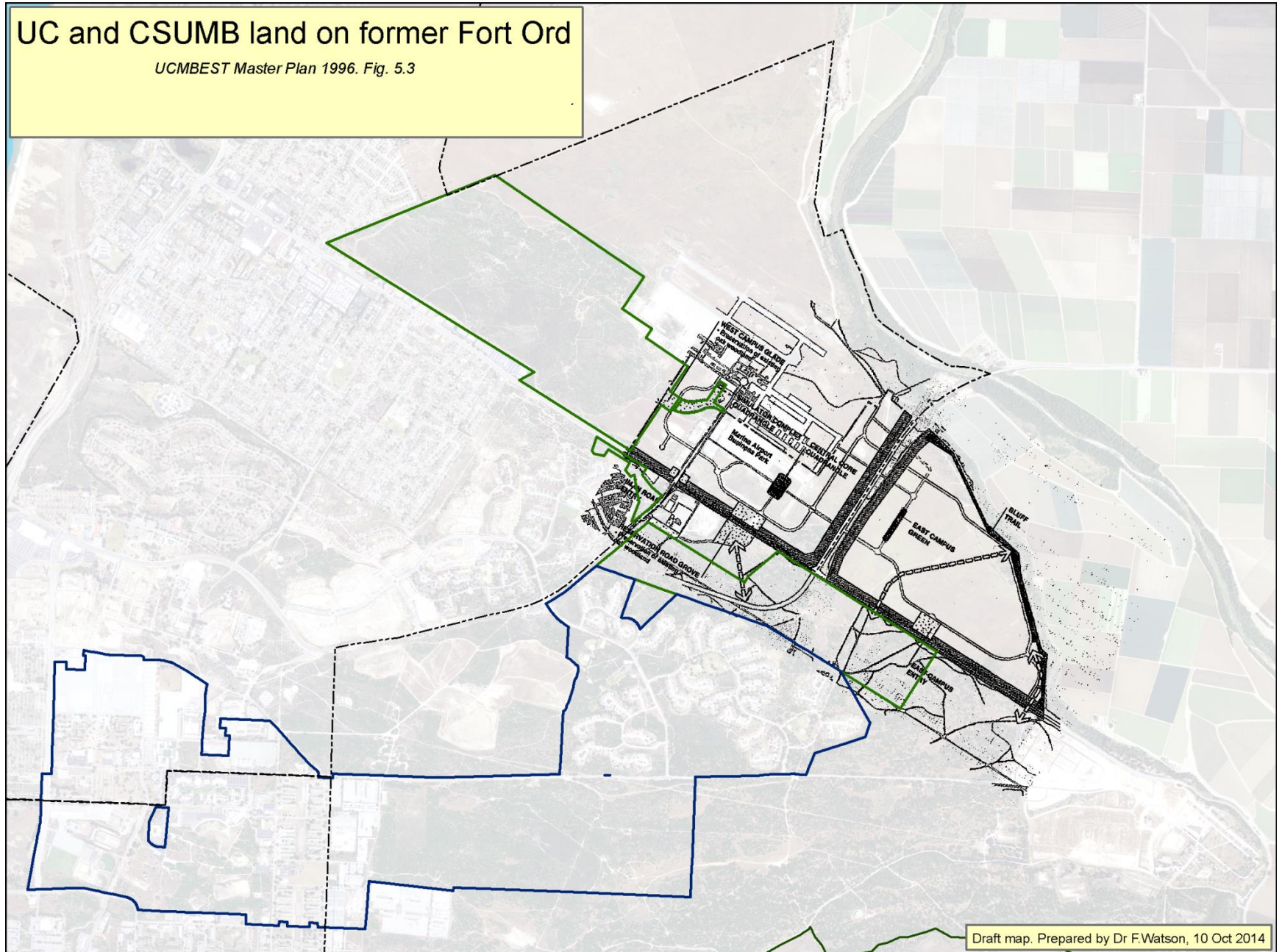
 MAJOR LANDSCAPE CORRIDORS

 KEY LANDSCAPE LINKAGES TO NATURAL RESERVE AREAS

UC MBEST Center Master Plan Fig 5.3 “Open Space”

UC and CSUMB land on former Fort Ord

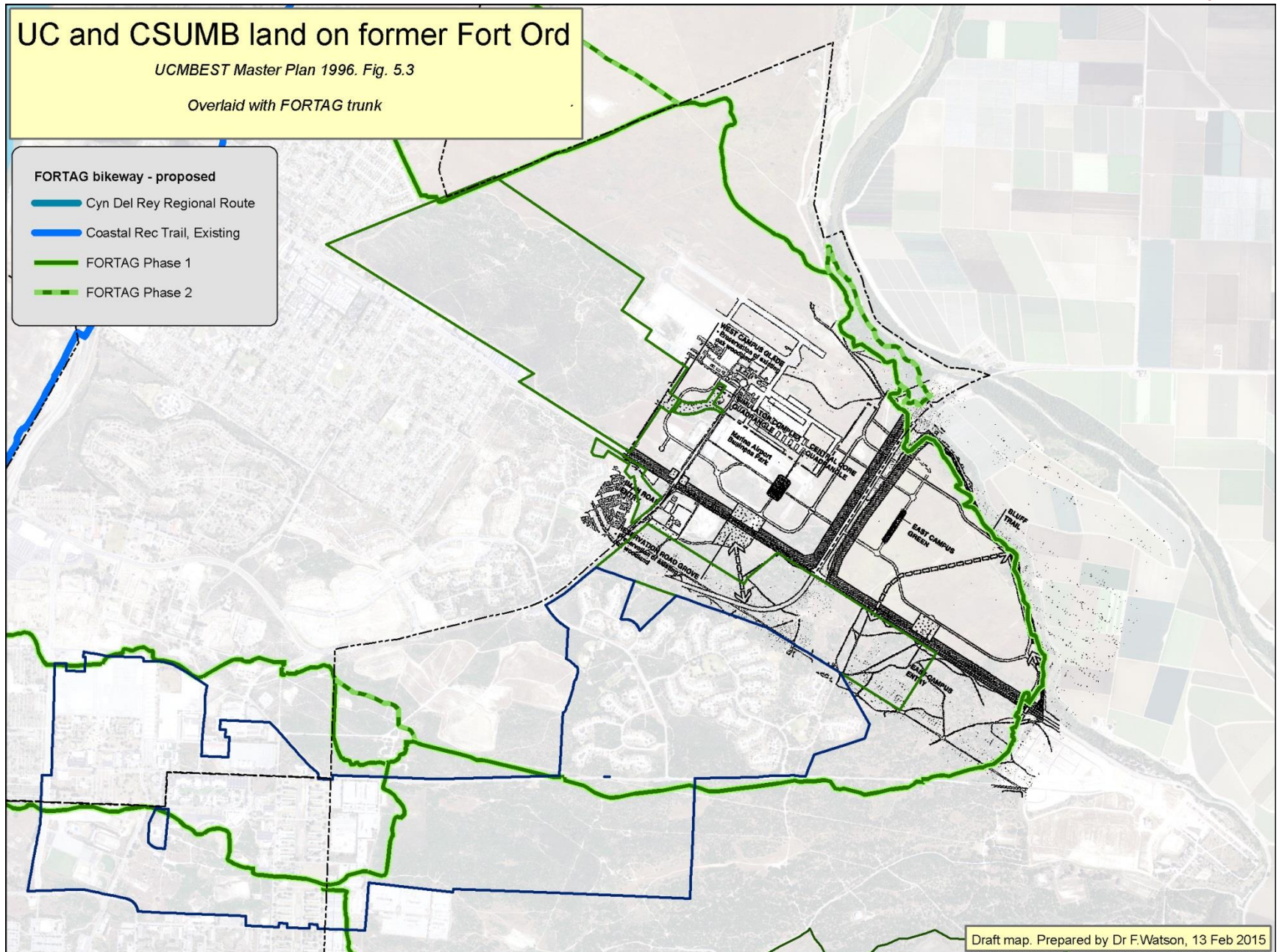
UCMBEST Master Plan 1996. Fig. 5.3



Draft map. Prepared by Dr F.Watson, 10 Oct 2014

UC MBEST Center Master Plan Fig 5.3 “Open Space”

...with FORTAG overlay



UC MBEST Center Master Plan Fig 6.4 “Blanco/Armstrong Road Interchange”

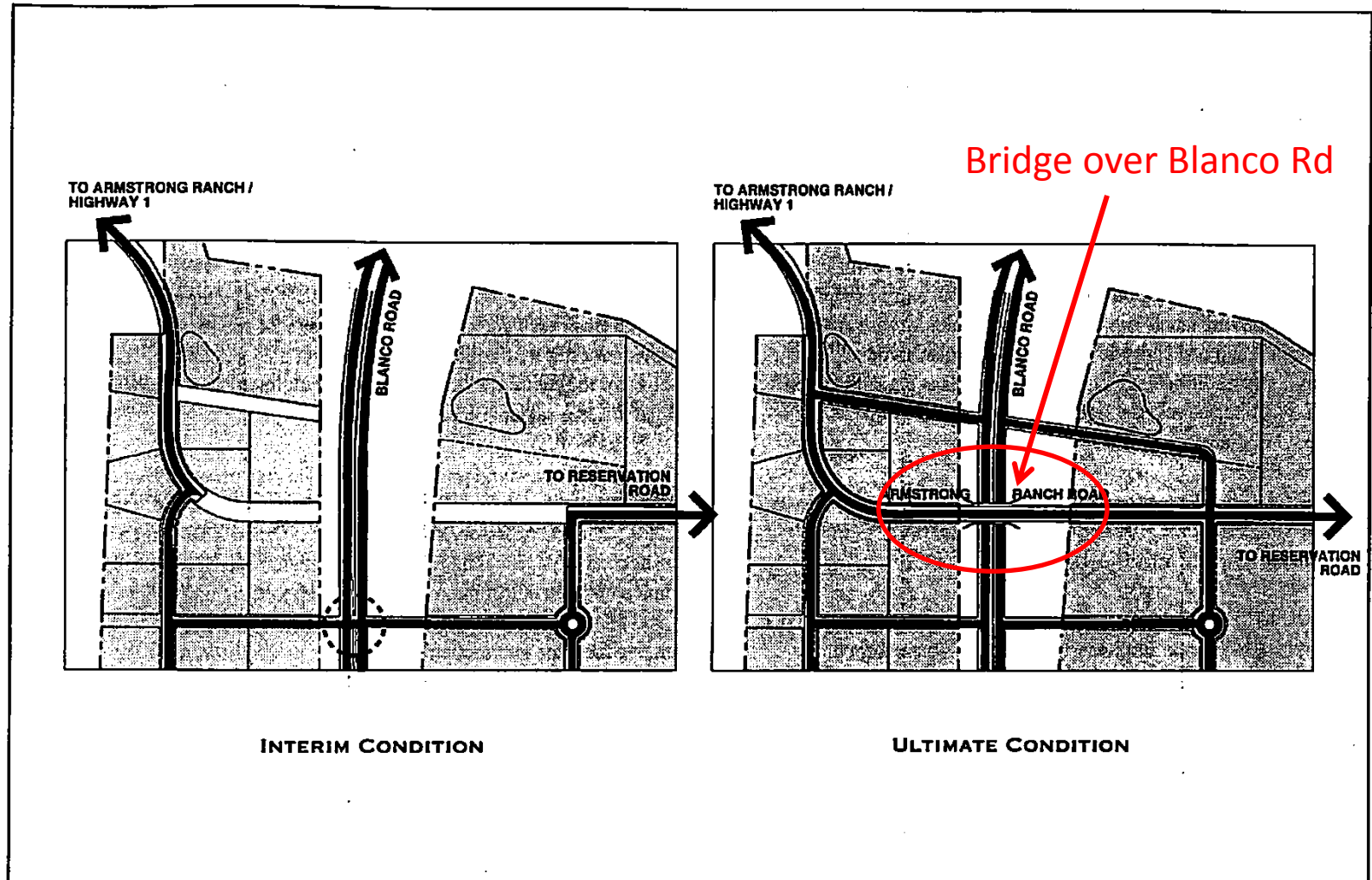


FIGURE 6.4– BLANCO/ARMSTRONG ROAD INTERCHANGE

FORTAG juxtaposition with
previous map reproduced during
UCMBEST Visioning Process (2011)

Parcelization map, originally from Fig 5.6 of Master Plan (1996)
(reproduced in Fig 4.1 of Visioning Process (2011))

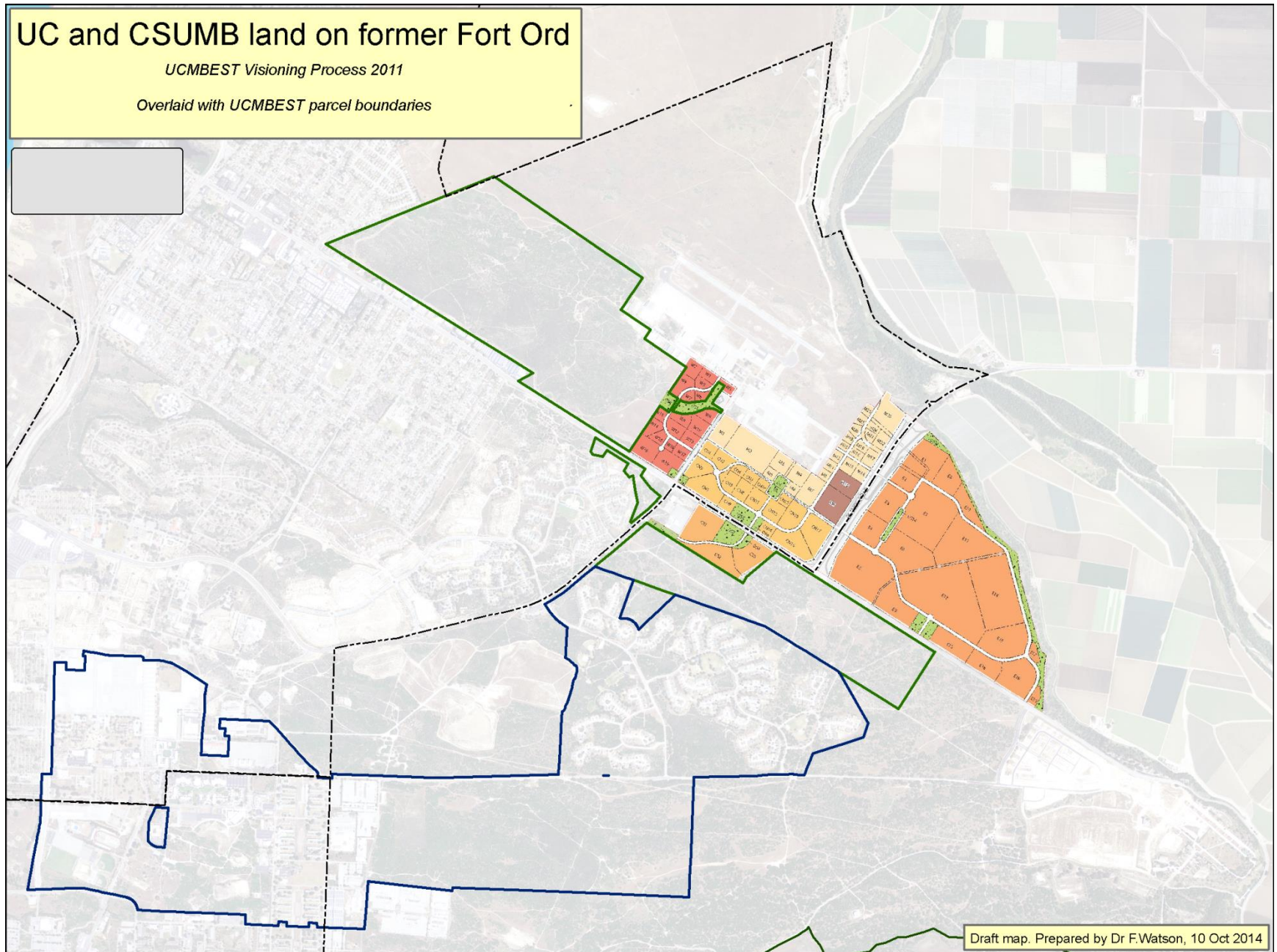


Figure 4.1

Parcelization Map

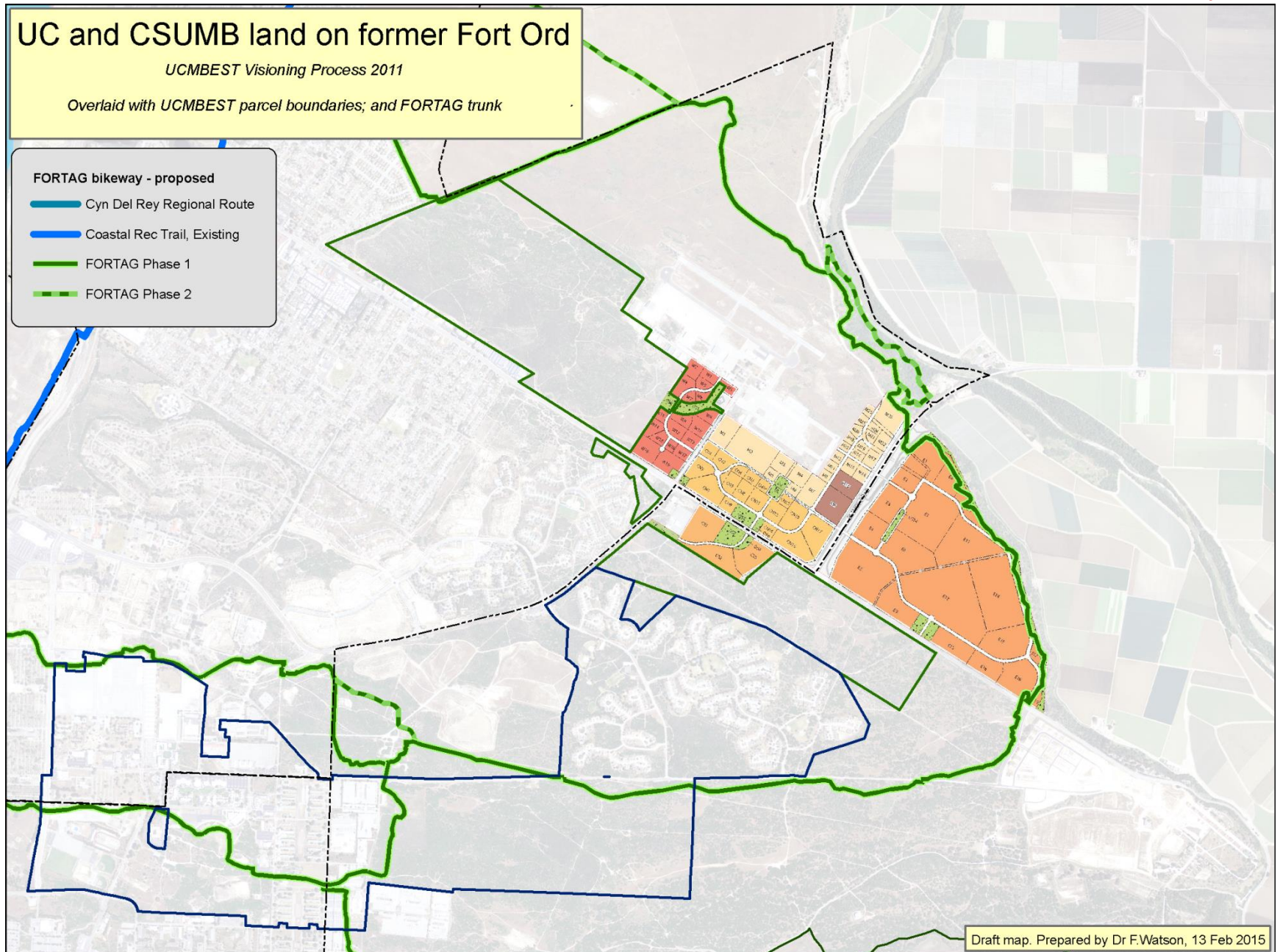
- MARINA AIRPORT BUSINESS PARK
- CENTRAL CAMPUS NORTH
- CENTRAL CAMPUS SOUTH
- EAST CAMPUS
- WEST CAMPUS
- OPPORTUNITY AREA
(PARCELS SUBJECT TO FURTHER SUBDIVISION AND FUTURE JOINT UC/MARINA PLANNING)

Parcelization map, originally from Fig 5.6 of Master Plan (1996)



Parcelization map, originally from Fig 5.6 of Master Plan (1996)

...with FORTAG overlay

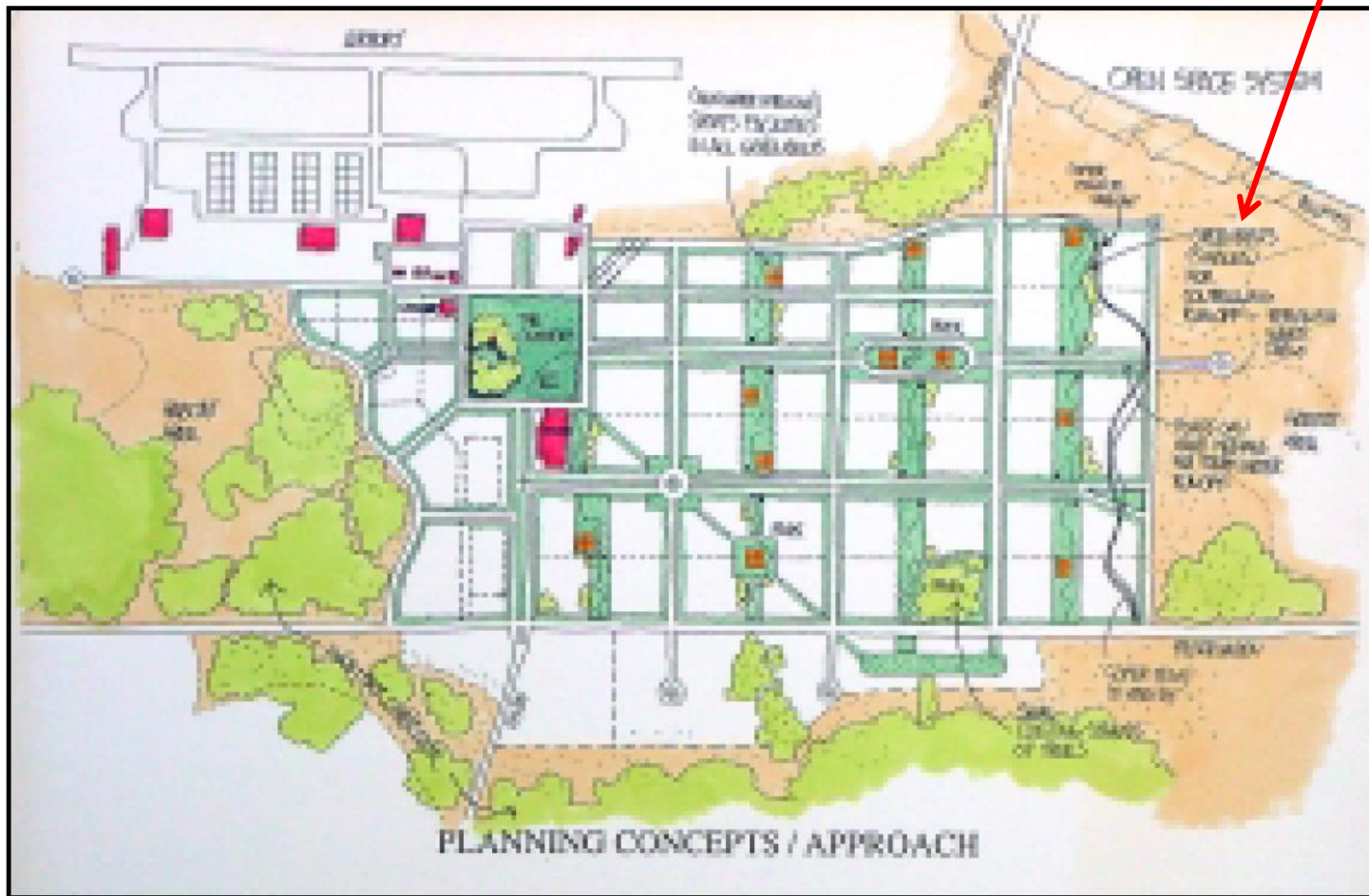


FORTAG juxtaposition with
UCMBEST Model Urban Village
Vision (2005, and 2002 RFP)

UC MBEST Center “Initial concept plan”

(taken from 2002 RFP for Model Urban Village, but probably dating back to 1994)

Substantial open space in East Campus,
especially along Bluffs

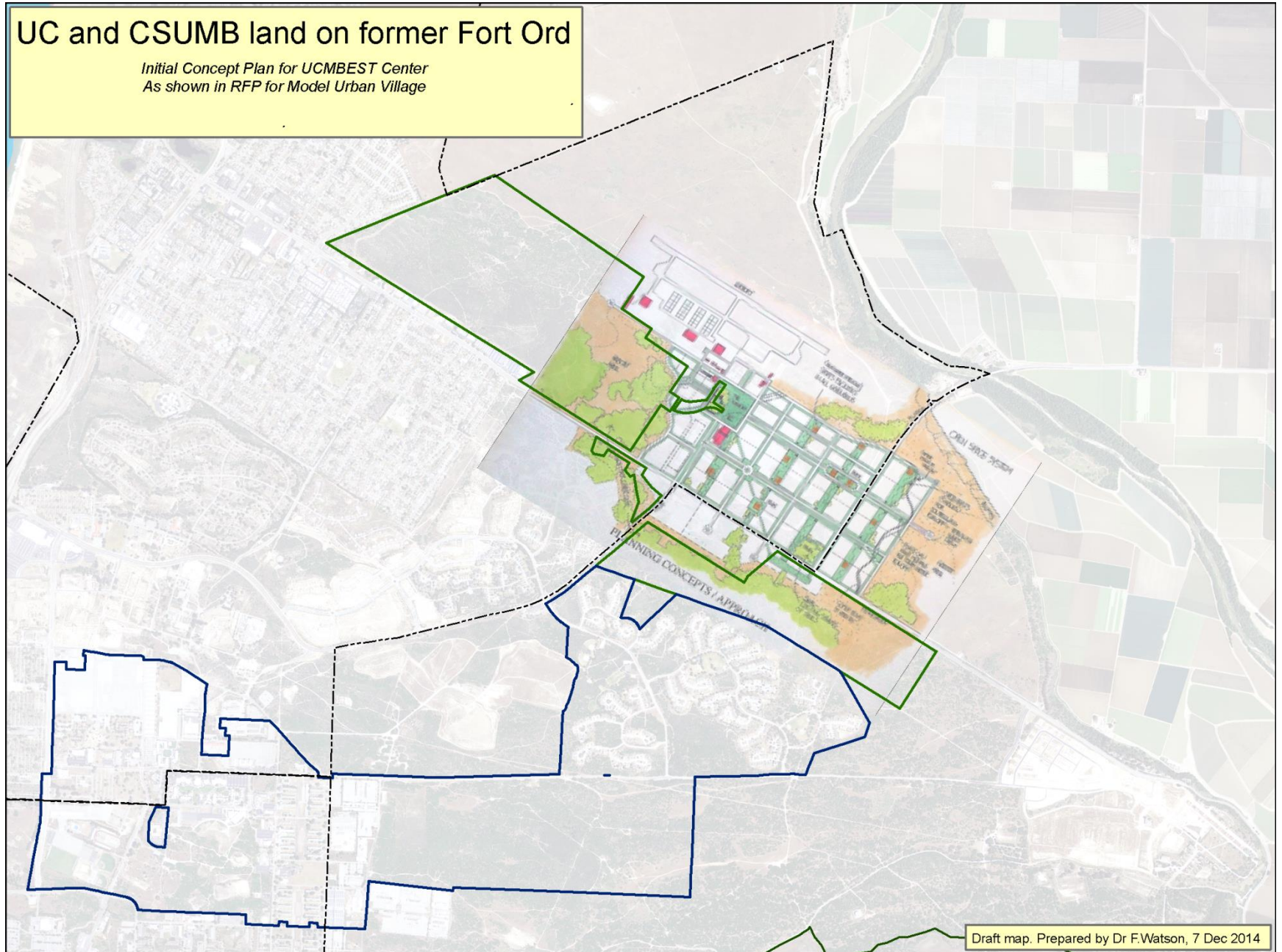


Initial concept plan for UC MBEST Center

UC MBEST Center “Initial concept plan”

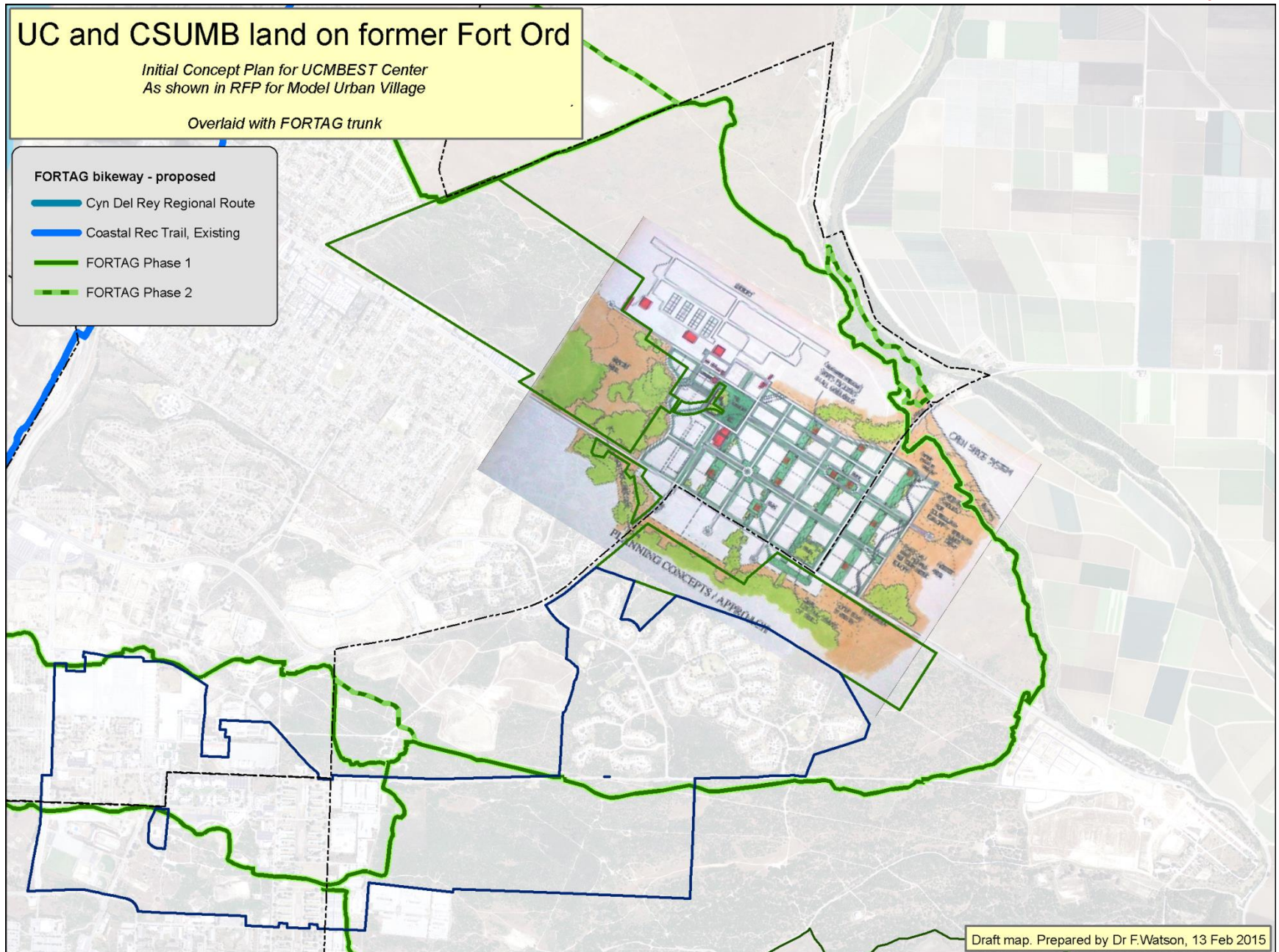
UC and CSUMB land on former Fort Ord

*Initial Concept Plan for UCMBEST Center
As shown in RFP for Model Urban Village*

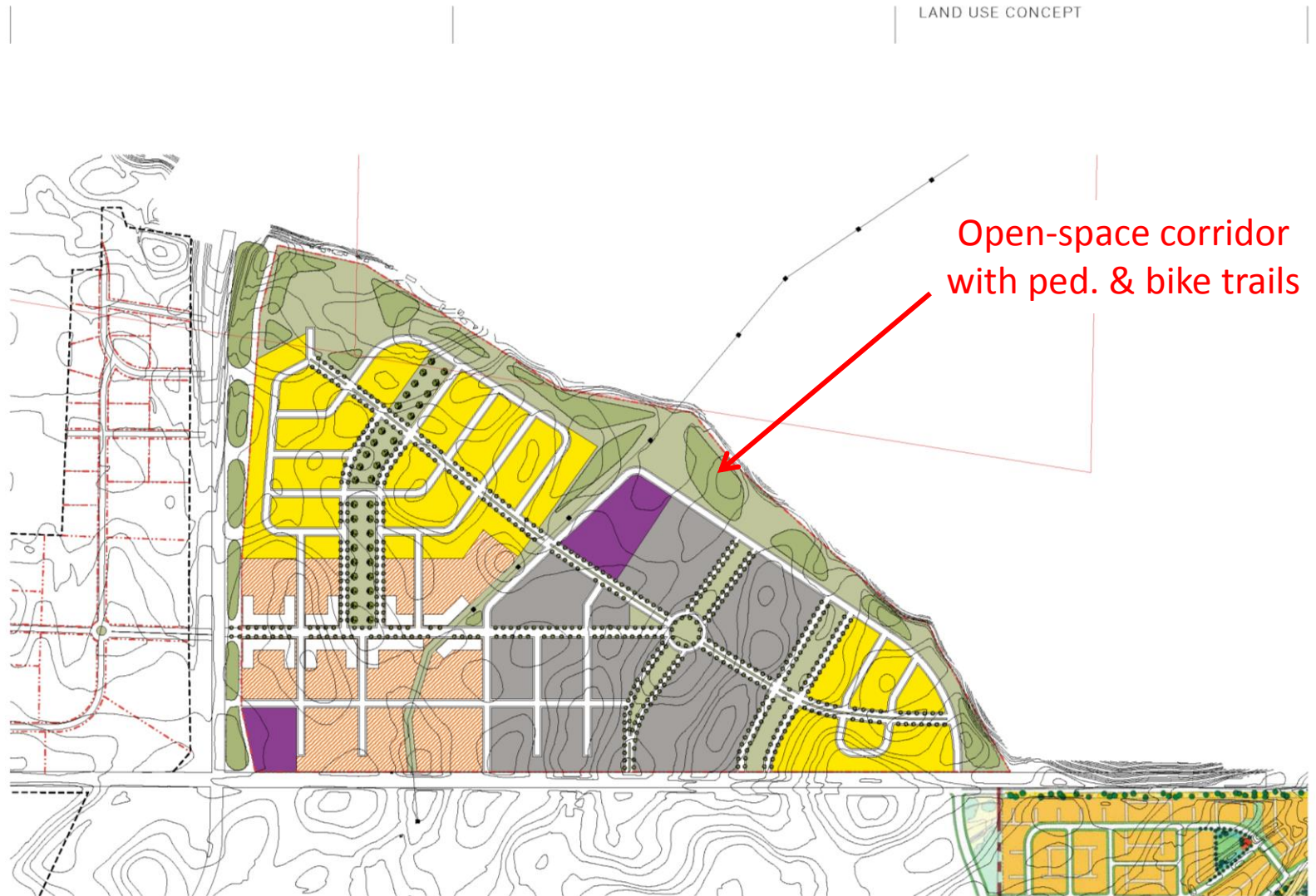


UC MBEST Center “Initial concept plan”

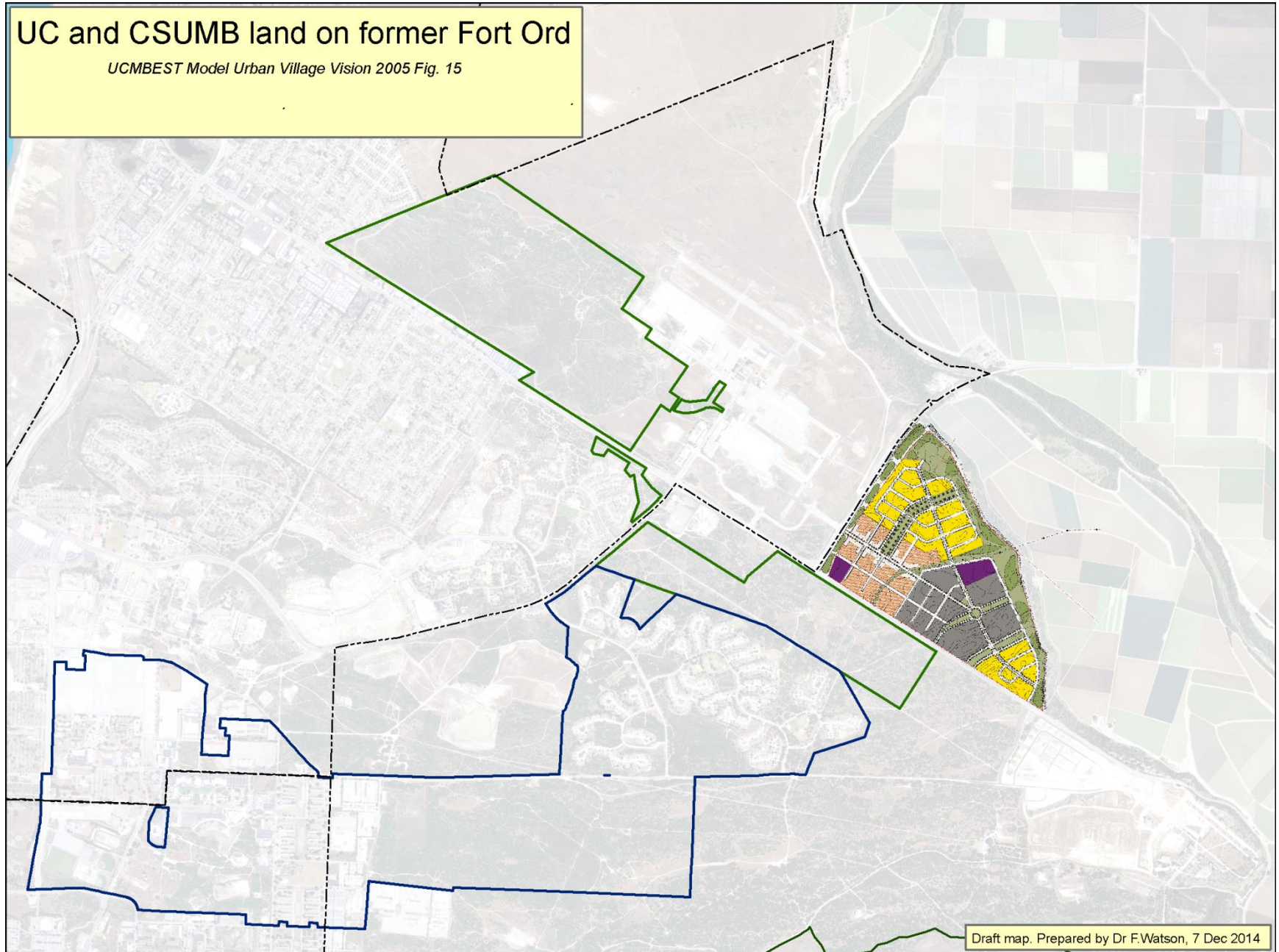
...with FORTAG overlay



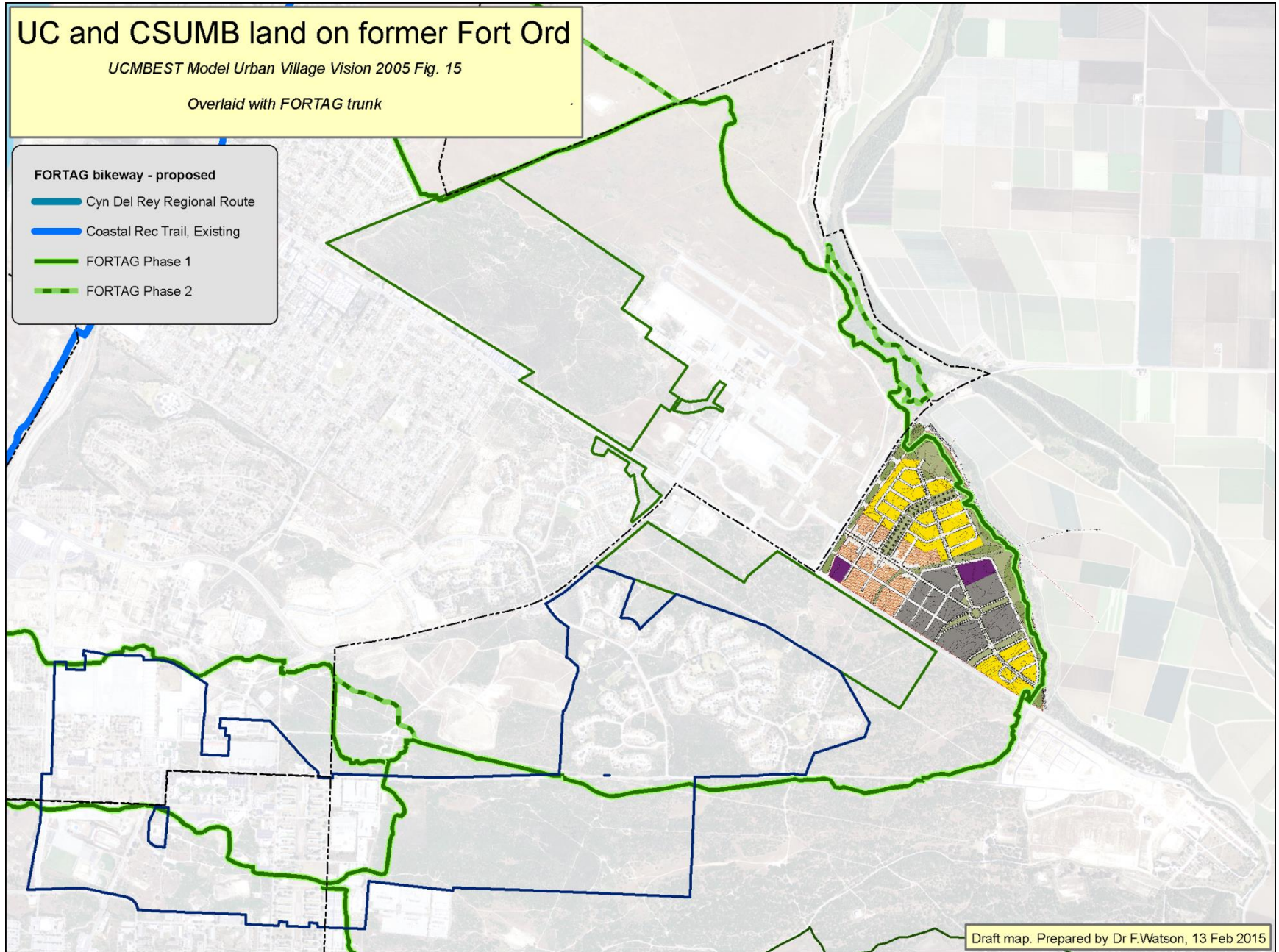
UC MBEST East Model Urban Village (2005) Fig 15. "Land Use Concept"



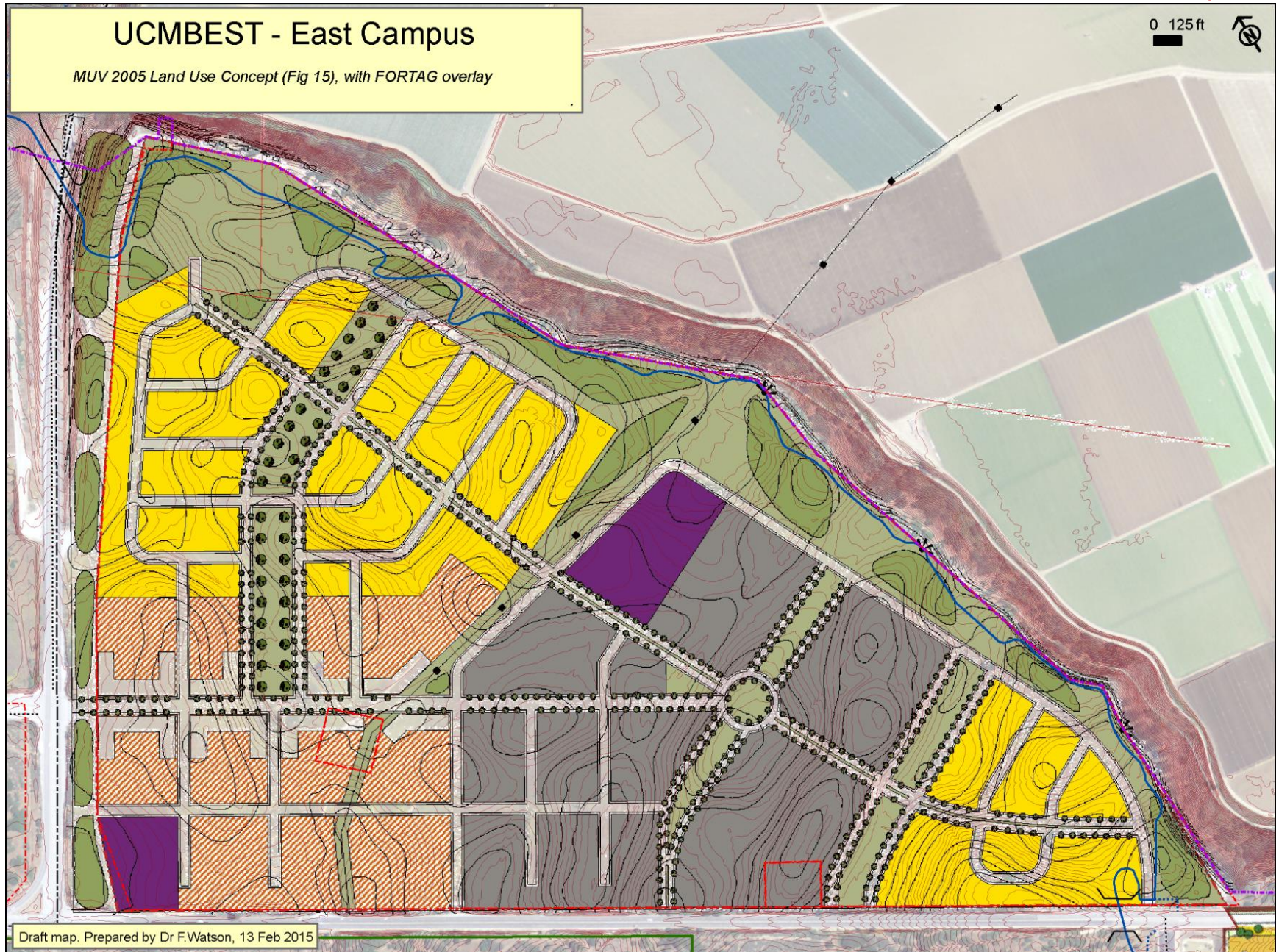
UC MBEST East Model Urban Village (2005) Fig 15. "Land Use Concept"



UC MBEST East Model Urban Village (2005) Fig 15. "Land Use Concept" ...with FORTAG overlay

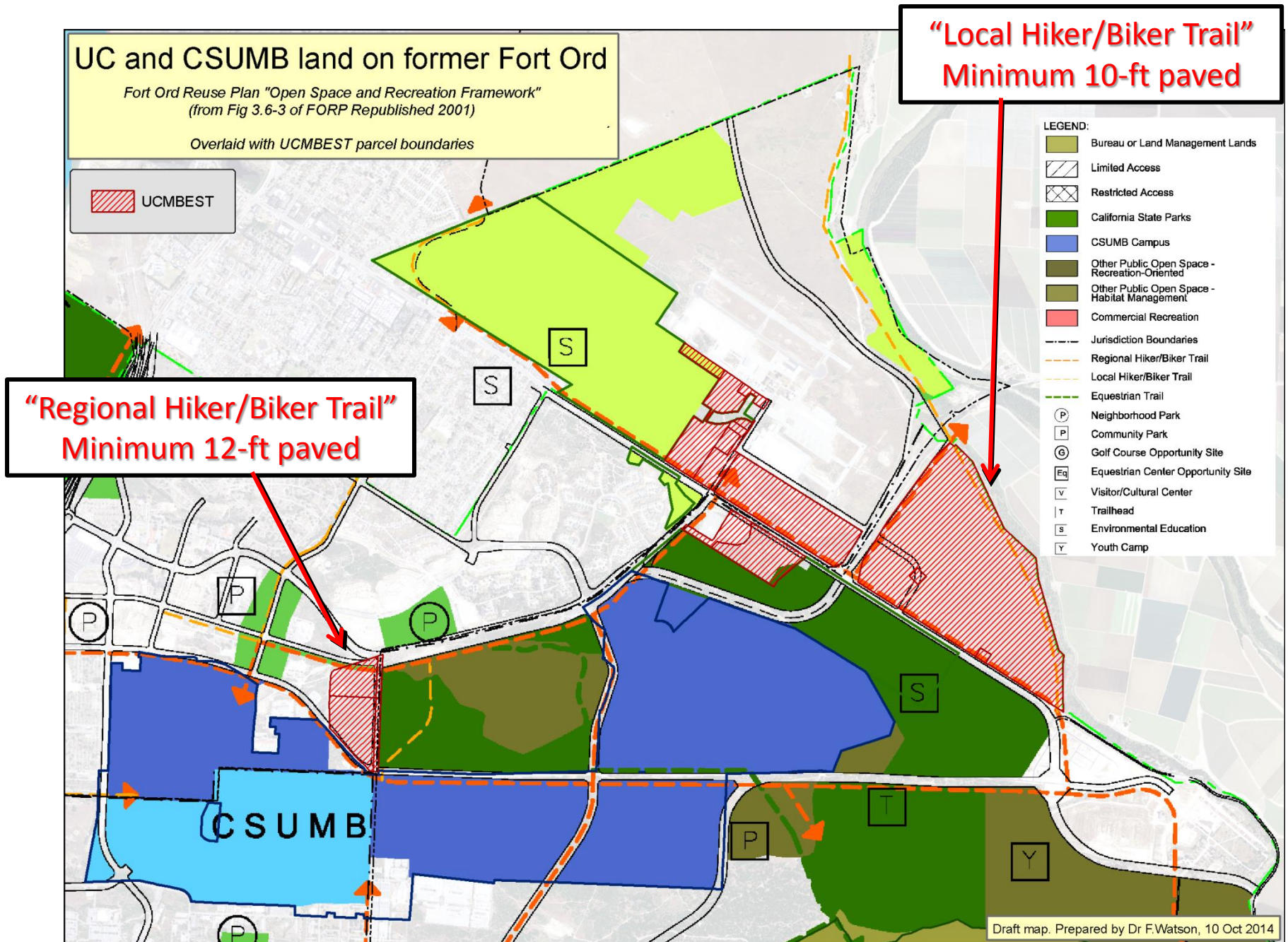


UC MBEST East Model Urban Village (2005) Fig 15. "Land Use Concept" ...with FORTAG overlay

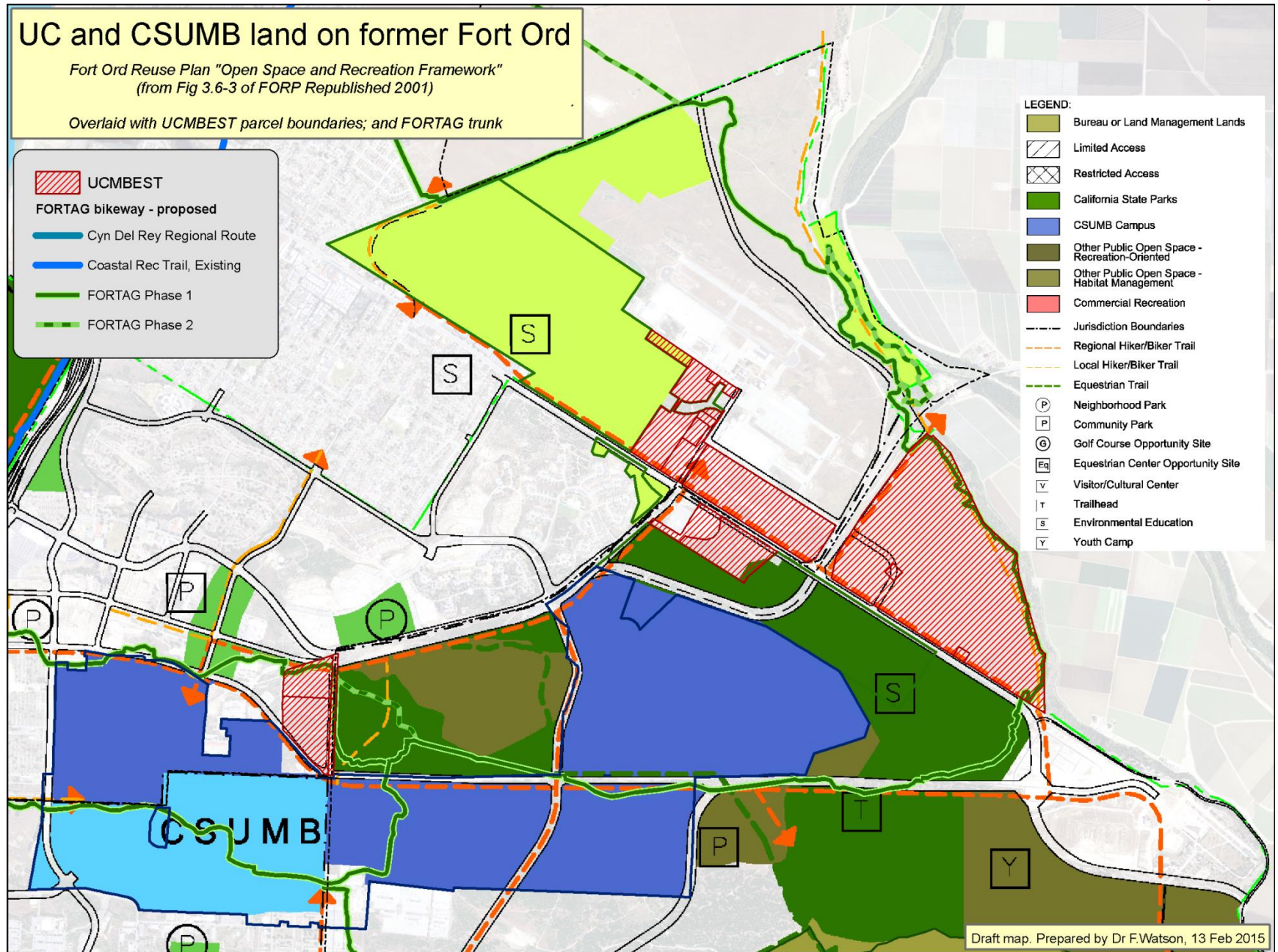


FORTAG juxtaposition with
Fort Ord Reuse Plan (1996/2001)
in areas near UCMBEST

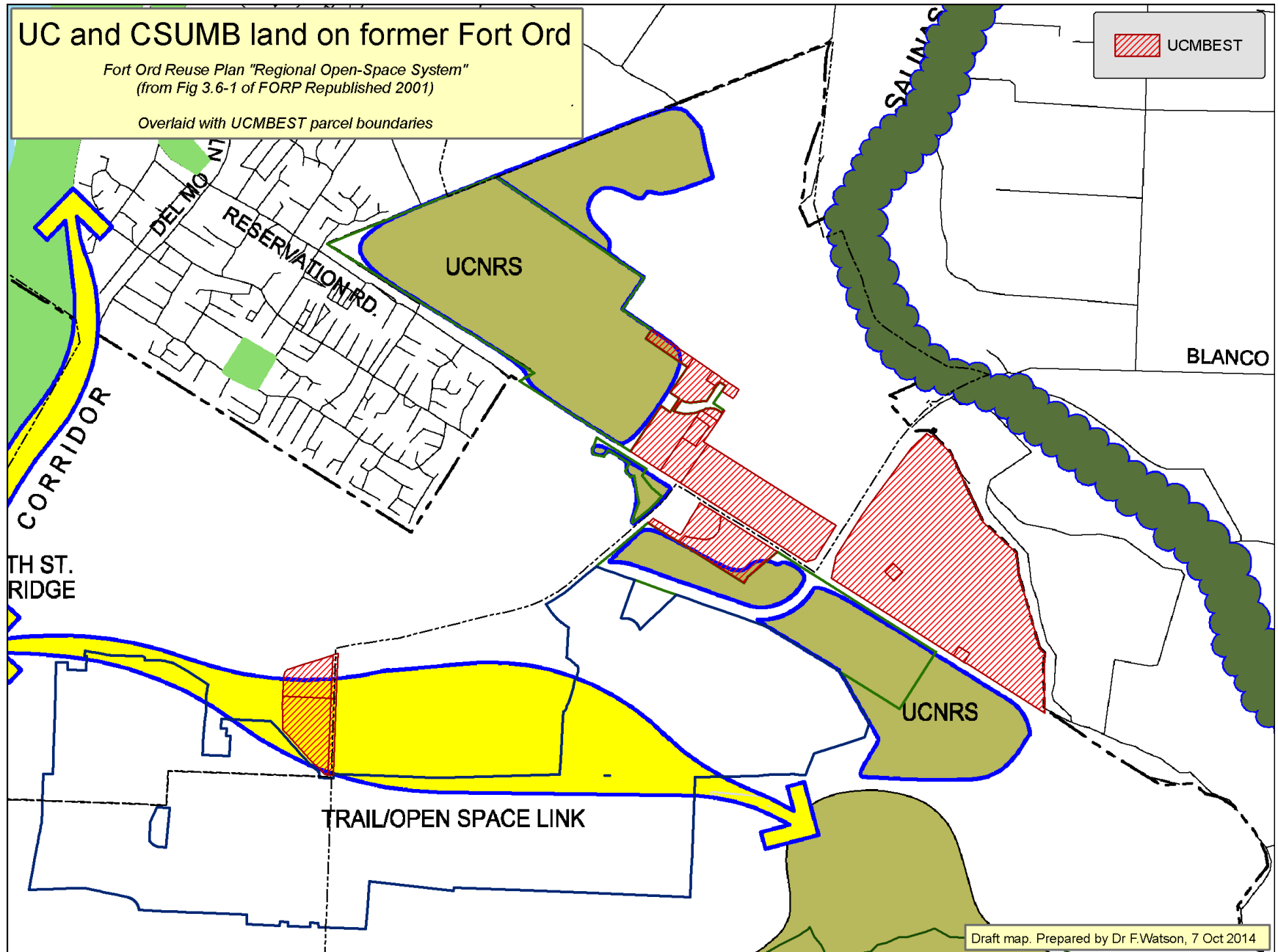
Fort Ord Reuse Plan (1996, 2001 re-pub) Fig 3.6-3 "Open Space and Recreation Framework"



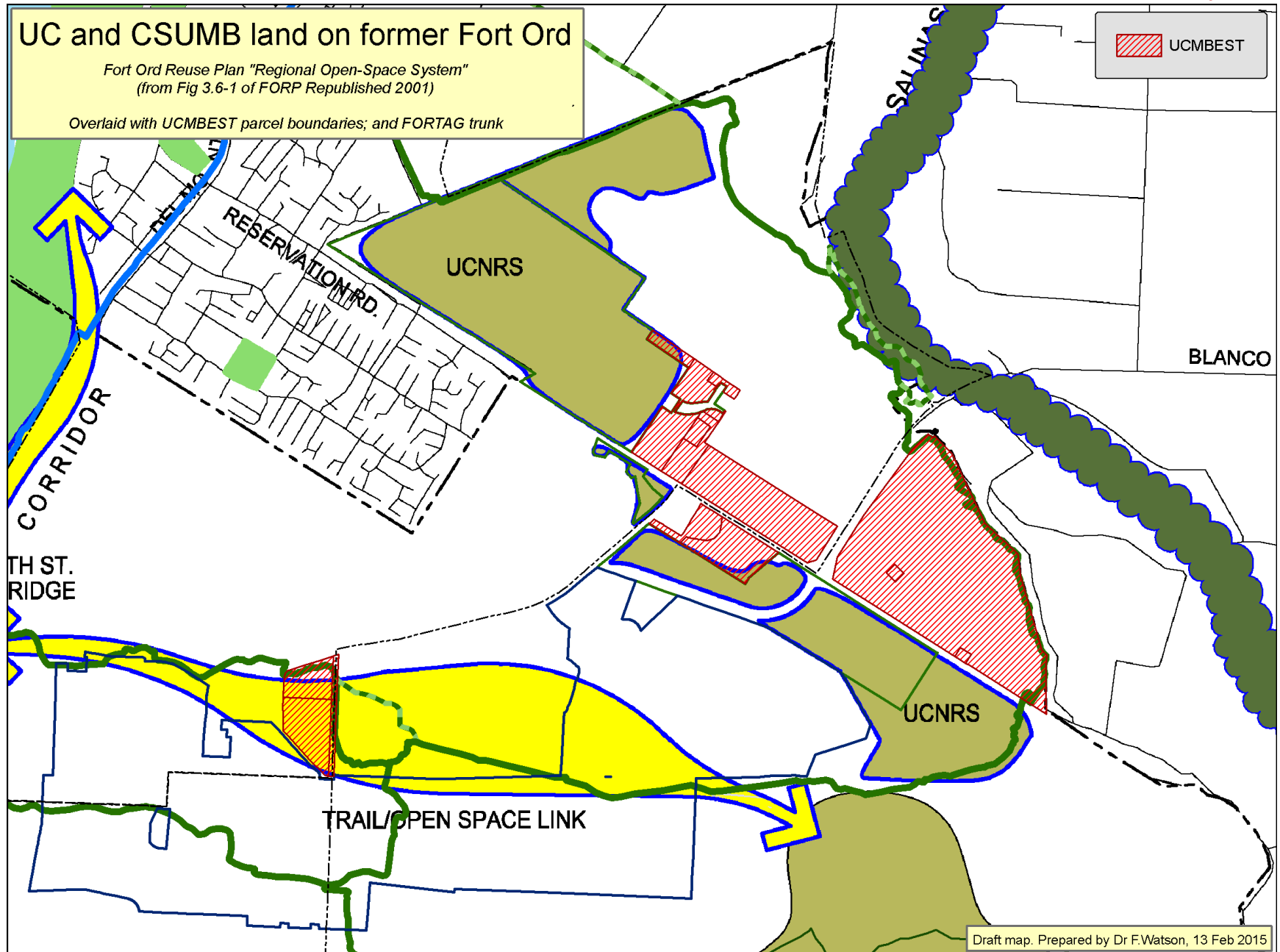
Fort Ord Reuse Plan (1996, 2001 re-pub) Fig 3.6-3 "Open Space and Recreation Framework" ...with FORTAG overlay



Fort Ord Reuse Plan (1996, 2001 re-pub) Fig 3.6-1 "Regional Open-Space System"



Fort Ord Reuse Plan (1996, 2001 re-pub) Fig 3.6-1 "Regional Open-Space System" ...with FORTAG overlay



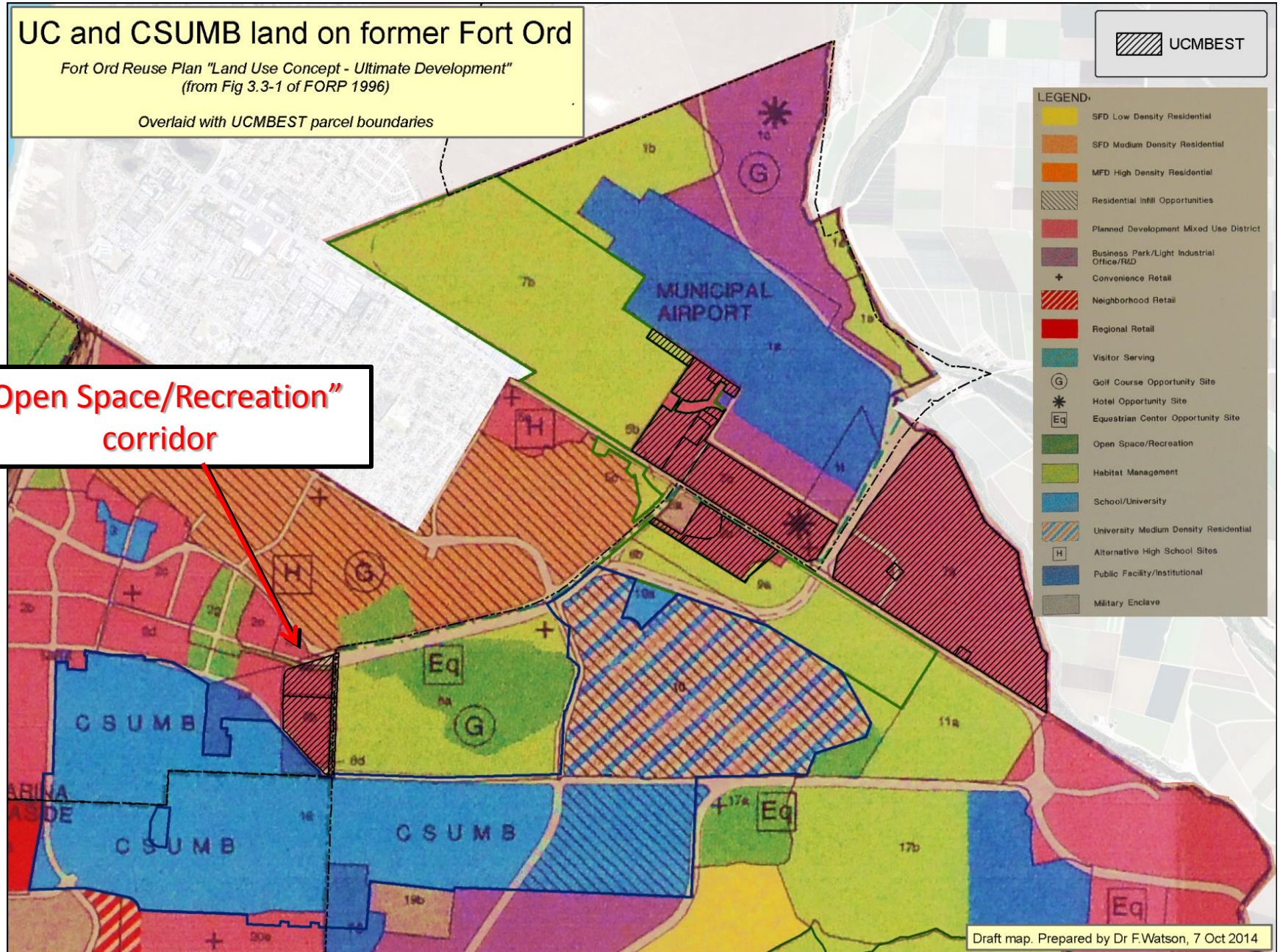
Fort Ord Reuse Plan (1996) Fig 3.3-1 “Land Use Concept – Ultimate Development”

UC and CSUMB land on former Fort Ord

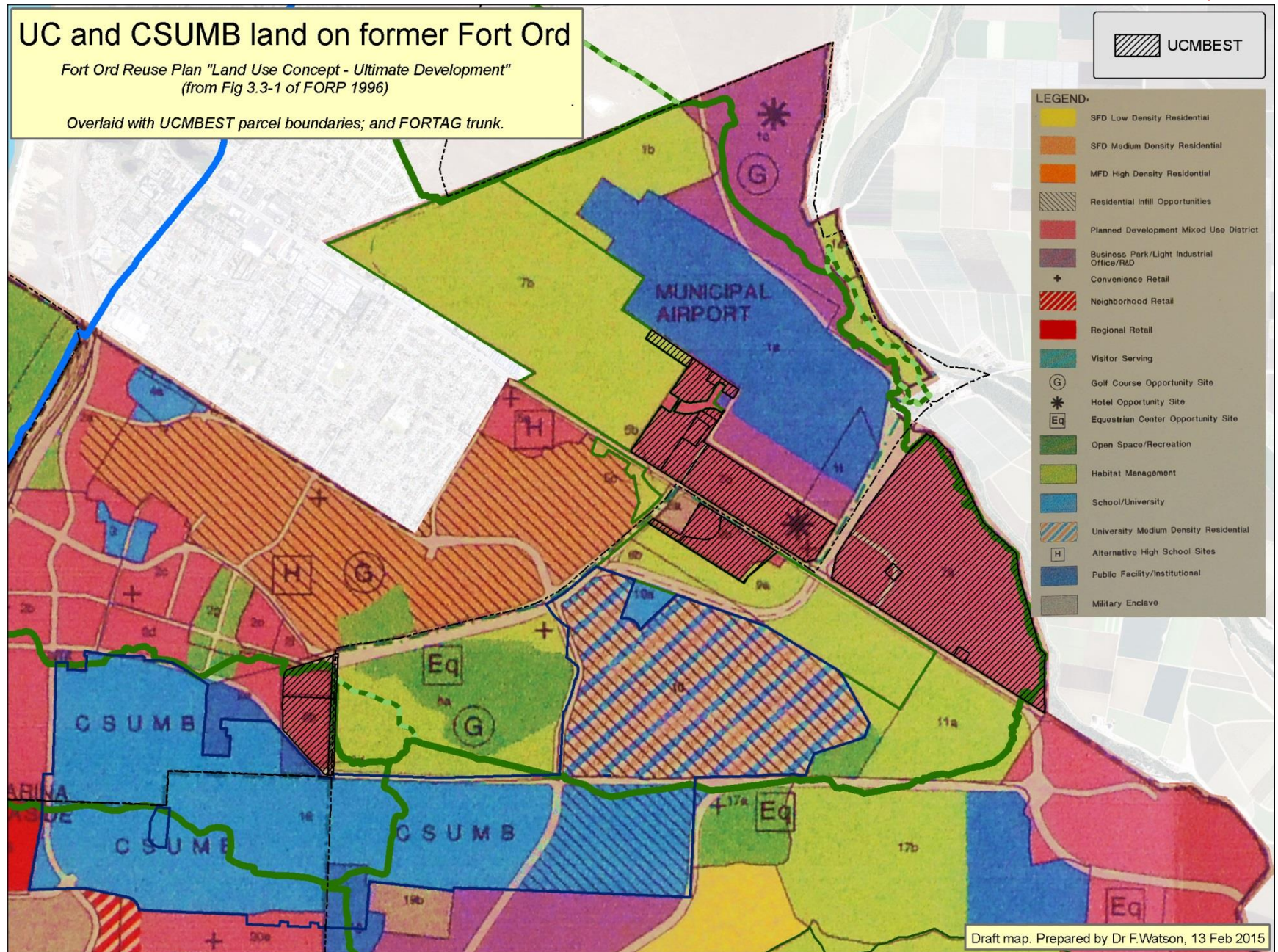
Fort Ord Reuse Plan “Land Use Concept - Ultimate Development”
(from Fig 3.3-1 of FORP 1996)

Overlaid with UCMBEST parcel boundaries

“Open Space/Recreation”
corridor

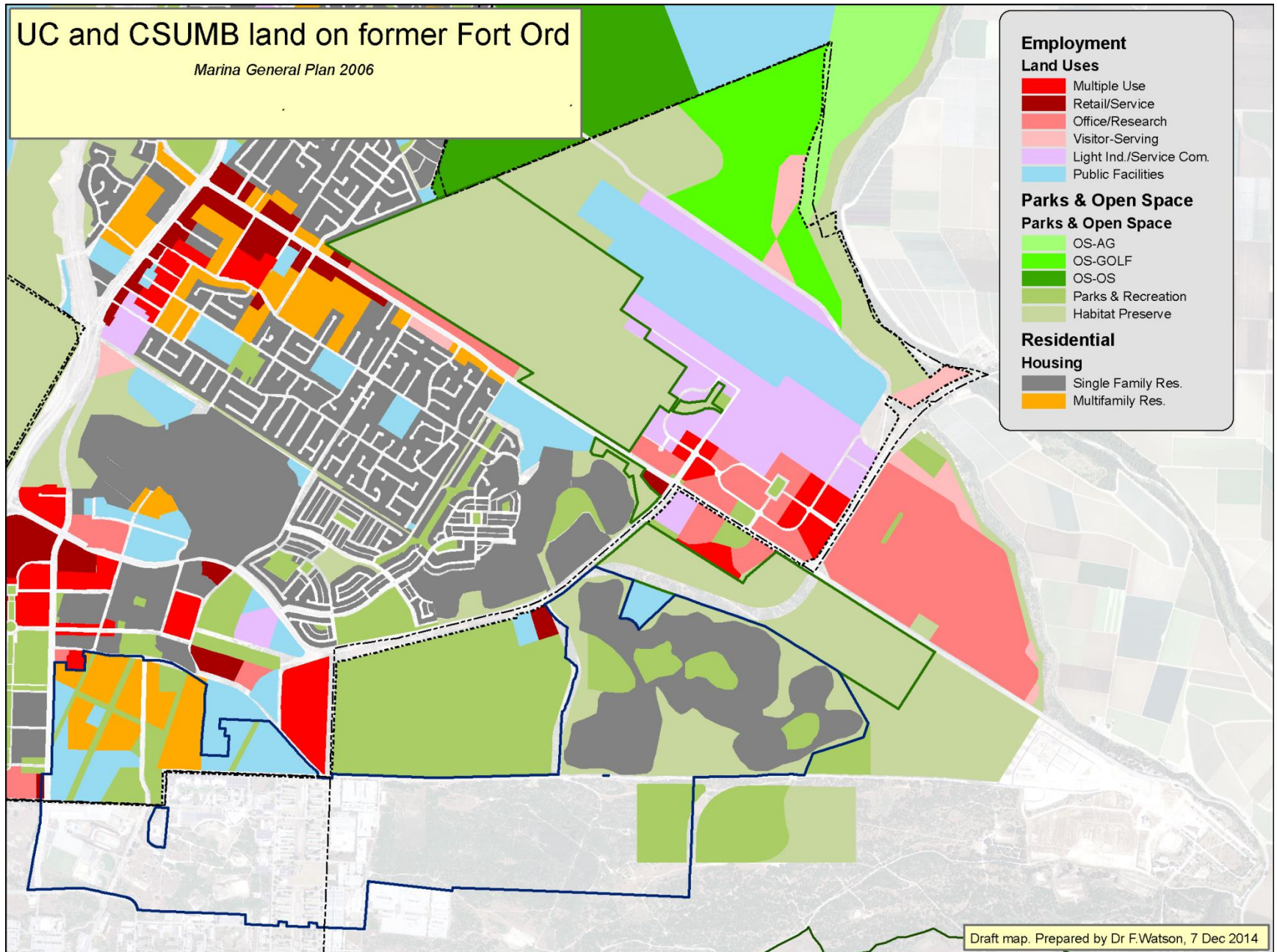


Fort Ord Reuse Plan (1996) Fig 3.3-1 "Land Use Concept – Ultimate Development" ...with FORTAG overlay



FORTAG juxtaposition with
Marina General Plan (2006)
in areas near UCMBEST

Marina General Plan (2006) Fig 2.2 "Land Use Plan"



Marina General Plan (2006) Fig 2.2 "Land Use Plan"

...with FORTAG overlay

