

# City of Marina Strategic Development Center

## CYPRESS KNOLLS

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### Project Summary

The proposed Cypress Knolls project is a 772-unit senior and 116 affordable multi-family housing facility located on approximately 186 acres once known as

the Lower Patton Park area. New single-family homes will be made available for adults 55 years and over and will take the place of 460 old, flat-roofed military duplexes. At the center of the property, a beautiful Clubhouse will offer a range of amenities designed to underscore the word active, with an indoor swimming pool, fitness and wellness centers, indoor and outdoor dining, a creative arts center, library, classrooms and game room, as well as outdoor tennis courts. All areas of the property will be connected by a recreation trail and a shuttle system.

Other features of the site include a new Senior Center for the City of Marina, a support service area for landscaping and maintenance, and a community of affordable rental apartments.

Services to be offered at Cypress Knolls are geared to the active lifestyle. Optional community dining and exterior maintenance services for homes and grounds provide more leisure time for residents to pursue special interests. Available wellness and fitness programs promote vitality.

In-home assistance can be arranged and an assisted living facility will be available, should the need arise. Shuttle transportation within the community and scheduled transportation to nearby areas make it easy to take advantage of a variety of recreational and cultural opportunities. Easily accessible from Cypress Knolls are the California State University, Monterey Bay, the first major development in the base conversion, which offers extended education and Open University programs, Seaside's popular Bayonet and Black Horse golf courses, and Marina's future course near the airport.

Located at the northwest section of the former Fort Ord, Cypress Knolls' site is bounded on the north by a residential area of Marina, on the east by the planned Marina Heights residential community, and to the south by the planned University Villages, a mixed use project integrating residential, shopping, and recreational areas. To the west, just across the coast highway are the bluffs and beaches of the future Fort Ord Dunes State Park. Minutes away are all of the scenic attractions of the Monterey Peninsula area.

### Project History

For many years, the property was home to hundreds of military families, until Fort Ord closed and the army moved away. Then, for more than a decade, the houses stood empty as weather and disuse gradually took their toll. Throughout this time, however, the processes of base conversion were being defined and refined and plans for new life were taking shape. On this 186-acre site with its cypress trees and sandy slopes, the new life will take the form as an active adult retirement community: Cypress Knolls.

At its December 7, 2004 meeting, the Marina City Council accepted a project description for the proposed 772-unit senior facility. Development Agreement negotiations, environmental analysis, and tentative map preparations are now underway to pursue City approval to begin Phases 1 – 4 of the project, which will involve the construction of the first 540 single-family and multi-family units, club facilities and a City Senior Center. Construction is currently anticipated to begin 2007.

### Project Development Team

Cypress Knolls LLC is a joint venture of Lifespan Communities LLC, a local developer group, and Front Porch, a California not-for-profit organization based in Burbank, which operates a number of retirement communities and affordable housing facilities. Front Porch will operate Cypress Knolls.

Lead on the development team is Michael Shaw of Lifespan, a partner in Cypress Knolls LLC. Legal counsel is Tom Dupris, of Morgan, Lewis & Bockius LLP. The Tentative Map was prepared by WWD Engineers. The Environmental consultant is Dave Foote, ASLA of FIRMA. The City's project member is Elizabeth Caraker, AICP Manager.

### Project Schedule

Ideally, demolition of existing units and grading will begin in January of 2007 and construction of homes in the Fall of 2007. To meet this schedule, the applicant will need to comply with the Tentative Map Conditions of Approval and submit and receive City Council approval for Final Map phases prior to the issuance of any demolition permits. The project schedule shows completion of the first four phases of the project by December 31, 2011.

#### **SDC Project Manager:**

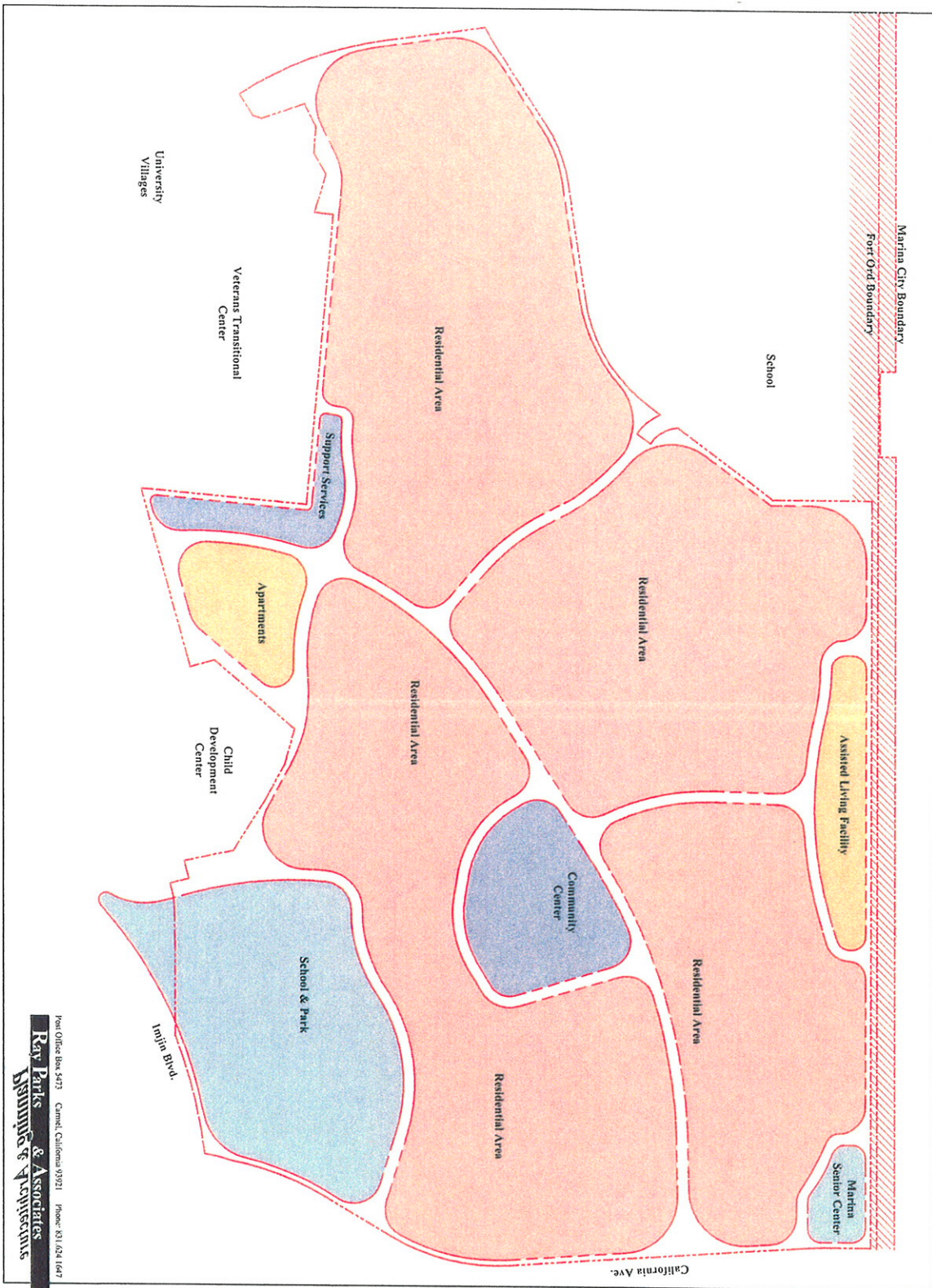
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Conceptual Use Plan. 772 Units (2)



**Project Title**  
Cypress Knolls  
Marina, Ca 93933

**Sheet Title**  
Conceptual Use Plan 772 Units

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