



EAST GARRISON HISTORIC ARTS DISTRICT MASTER PLAN

Community Workshop #1

Welcome!



About This Project

The County Successor Agency is exploring how the historic properties in East Garrison could be reused in a way that is **feasible, community-serving, and grounded in the area's history.**



**Physical
Conditions
Assessment**



**Market
Demand**



**Financial
Feasibility**



Project Scope & Timeline



Project Scope & Timeline



Engagement Audiences



Community Advisory Committee

Advisors representing community perspectives, and local priorities



Key Stakeholders

Potential partners, operators or tenants who can contribute to implementation



Community Members (You!)

Local and nearby residents, artists, youth, veterans, tribal communities, renters, visitors, and other future users

Input shared with:



Steering Committee

County staff guiding feasibility, direction, and implementation



Decisionmakers

County Board, Oversight Board, State

East Garrison Development Today

Planned since 2004, East Garrison has grown into a thriving community. The diagram below highlights what has been completed (✓) and what is still to come (→).

PHASE 1 (COMPLETED)

- ✓ **Housing:** ~397 units
- ✓ **Parks:** Eleanor Roosevelt Park, Cordell Hull Park
- ✓ **Public Use:** Fire Station 7 with 1,501 sf Community Room

PHASE 2 (COMPLETED)

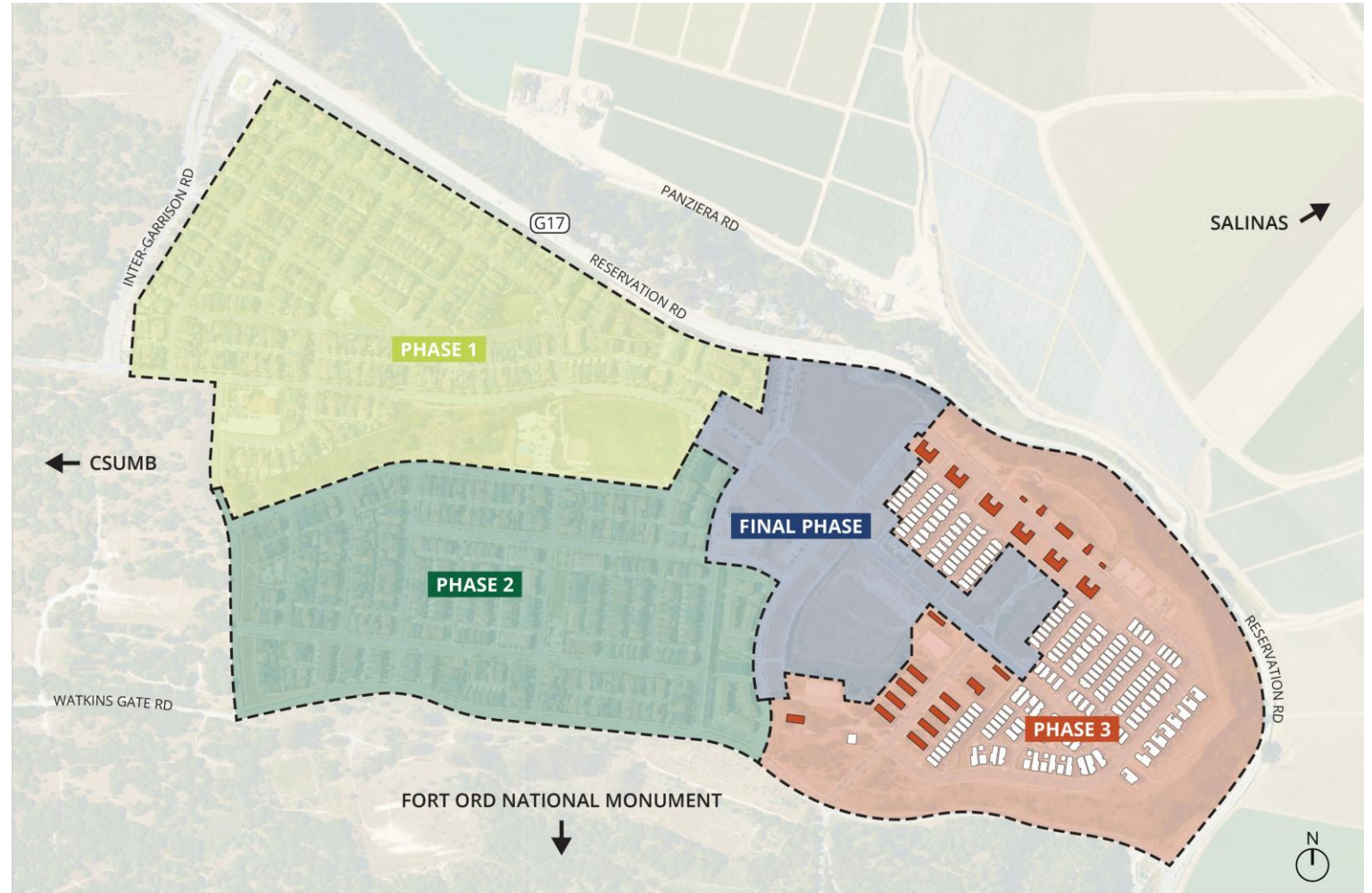
- ✓ **Housing:** ~470 units
- ✓ **Parks:** West Camp Park, Douglas MacArthur Park

PHASE 3 (MOSTLY COMPLETED)

- ✓ **Housing:** ~192 units
- ✓ **Parks:** Arts Park, Bluff Courts Park, East Garrison Dog Park
- **Cultural:** Historic Arts District

FINAL PHASE (TO BE REALIZED)

- **Housing:** ~326 (plus 67 ADU) units
- **Parks:** Town Center Park
- **Cultural:** Chapel
- **Public Use:** 4,000 sf Library
- Commercial:** 30,000 sf Town Center



Historic Properties: Building Conditions

General Building Conditions

All 23 historic buildings were built around 1940 to the same military design, so they share very similar construction and are in very similar condition today.

PROFESSIONAL ASSESSMENT FINDINGS



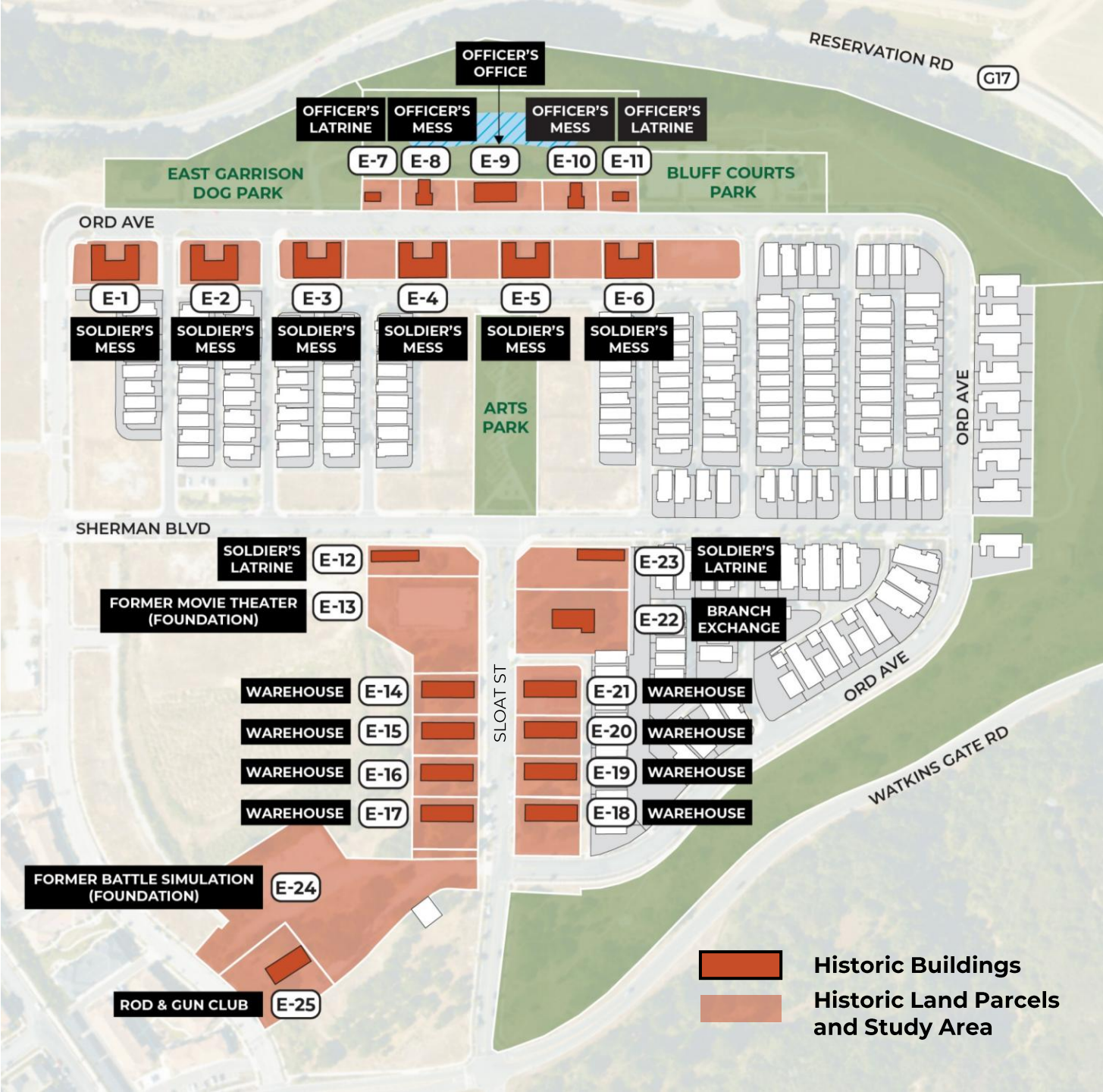
Buildings are generally structurally sound with no significant water damage



Significant to extensive rehabilitation needed for reuse



Complete interior modernization needed



Note: Building condition ratings may change slightly as further review of individual buildings is completed.

Officer's Messes

Dining and gathering space for military officers, supporting social and admin life.

NO.	BUILDING AREA	BUILDING FOOTPRINT	CURRENT BUILDING CONDITION
E-8	1,500 sqft		 Significant rehabilitation needed
E-10	1,500 sqft		



Note: Building condition ratings may change slightly as further review of individual buildings is completed.

Officer's Latrines

Restroom and hygiene facilities for officers.

NO.	BUILDING AREA	BUILDING FOOTPRINT	CURRENT BUILDING CONDITION
E-7	600 sqft		 Extensive rehabilitation needed
E-11	600 sqft		



Note: Building condition ratings may change slightly as further review of individual buildings is completed.

Officer's Office

Office space for military leadership and administrative functions at Ford Ord.

NO.	BUILDING AREA	BUILDING FOOTPRINT	CURRENT BUILDING CONDITION
E-9	3,360 sqft		 Extensive rehabilitation needed

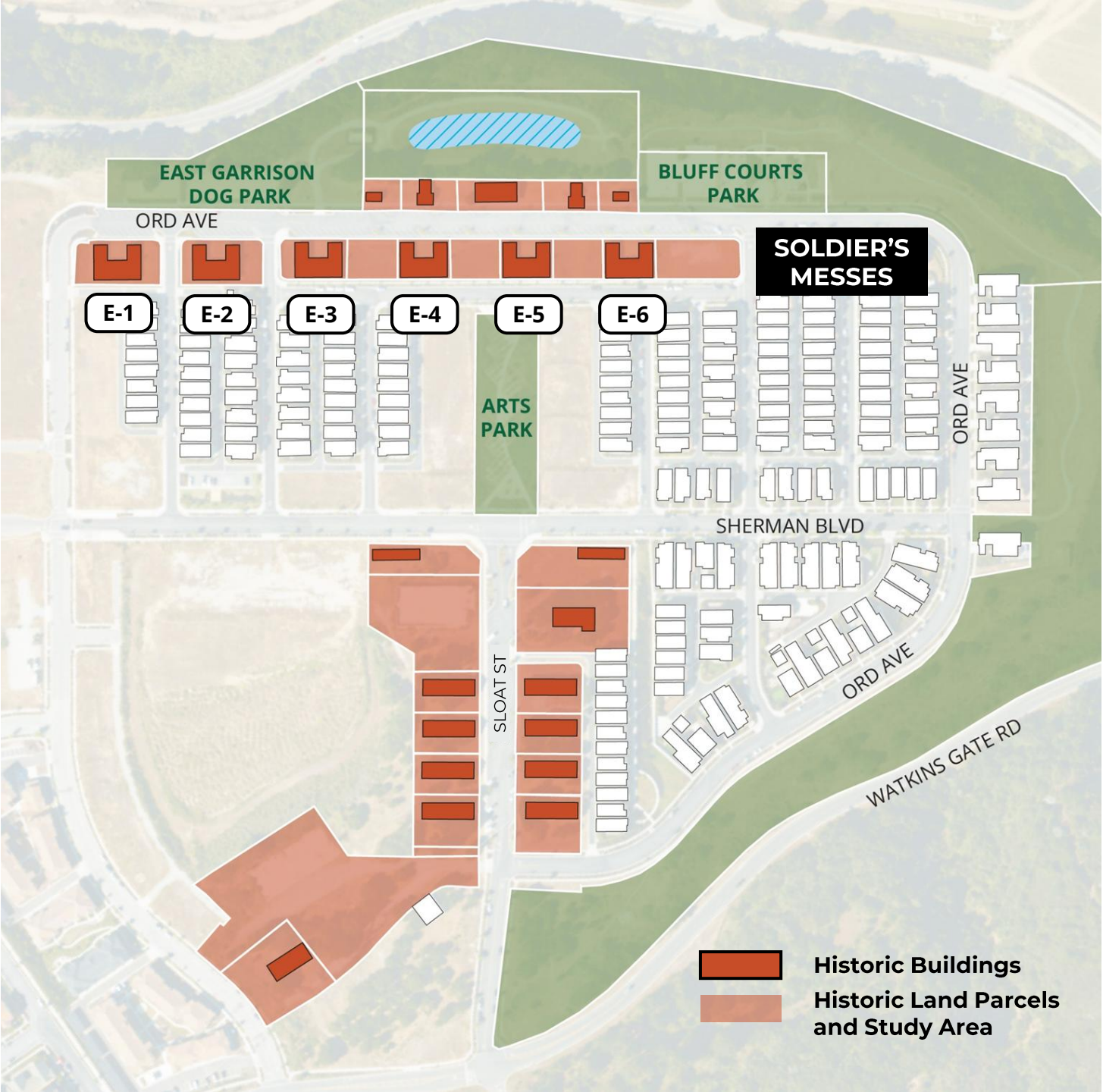


Note: Building condition ratings may change slightly as further review of individual buildings is completed.

Soldier's Messes

These large dining halls once served daily meals to enlisted soldiers.

NO.	BUILDING AREA	BUILDING FOOTPRINT	CURRENT BUILDING CONDITION
E-1	5,250 sqft		 Extensive rehabilitation needed
E-2	5,400 sqft		
E-3	5,400 sqft		
E-4	5,400 sqft		
E-5	5,400 sqft		
E-6	5,400 sqft		



Note: Building condition ratings may change slightly as further review of individual buildings is completed.

Soldier's Latrines

Restroom and hygiene facilities for soldiers.

NO.	BUILDING AREA	BUILDING FOOTPRINT	CURRENT BUILDING CONDITION
E-12	2,100 sqft		● Costs more to rehabilitate than to rebuild
E-23	2,100 sqft		



Note: Building condition ratings may change slightly as further review of individual buildings is completed.

Branch Exchange

Military retail store for everyday goods and supplies.

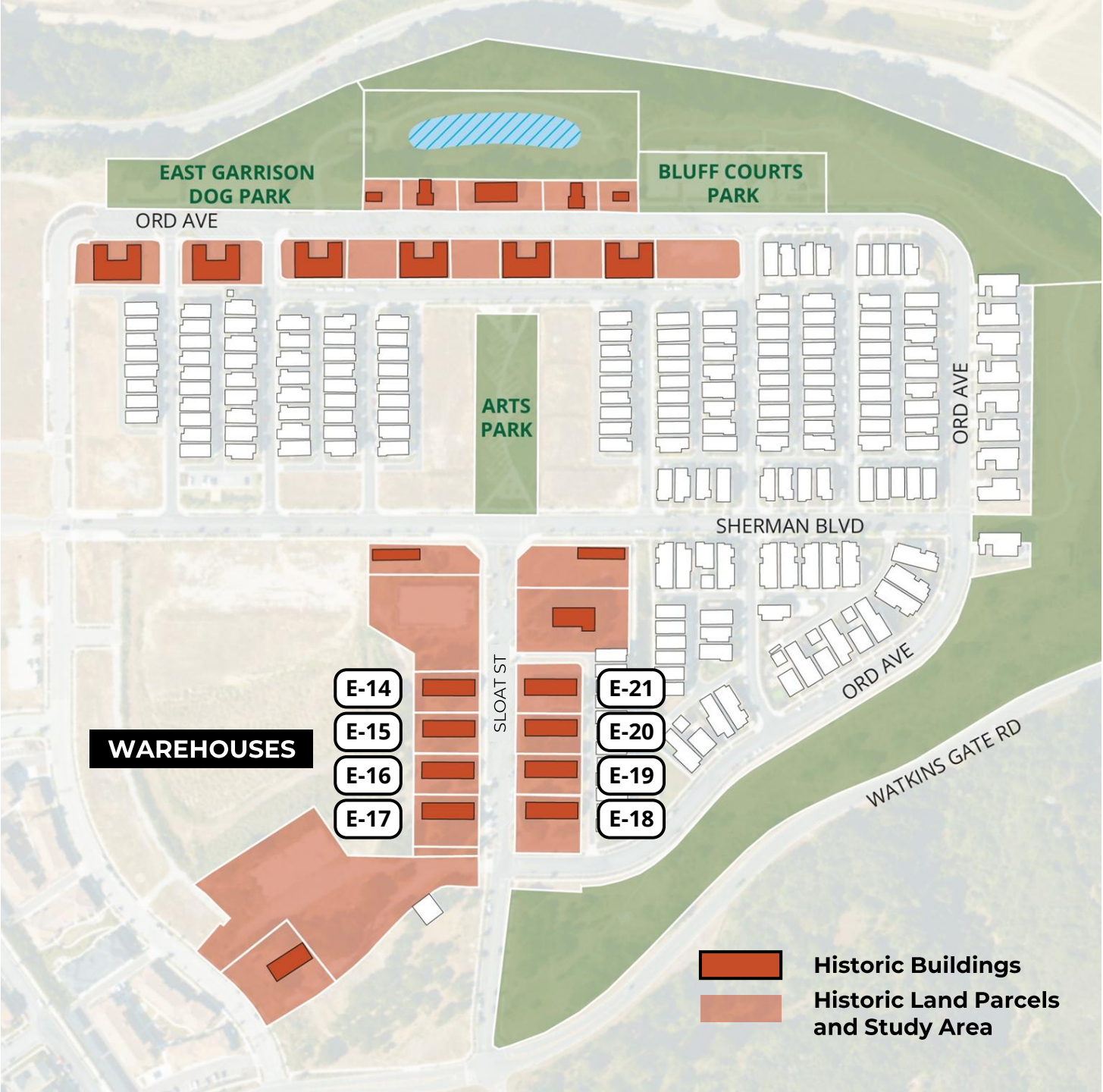
NO.	BUILDING AREA	BUILDING FOOTPRINT	CURRENT BUILDING CONDITION
E-22	3,300 sqft		Significant rehabilitation needed



Note: Building condition ratings may change slightly as further review of individual buildings is completed.

Warehouses

Originally used for storage, logistics, and supply operations. The Warehouse buildings also housed prisoners of war during part of their history.



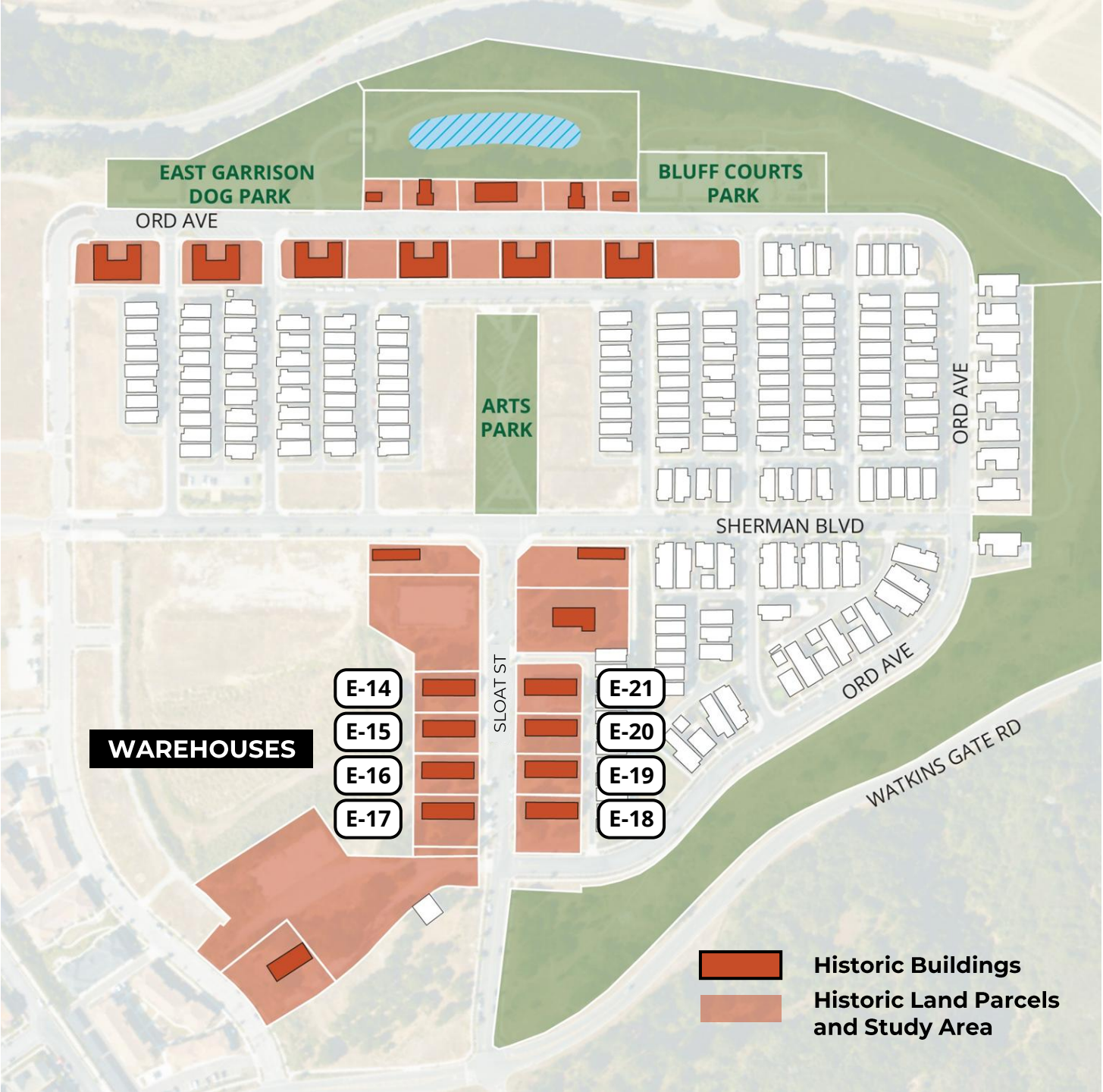
Note: Building condition ratings may change slightly as further review of individual buildings is completed.

Warehouses

Originally used for storage, logistics, and supply operations. The Warehouse buildings also housed prisoners of war during part of their history.

NO.	BUILDING AREA	BUILDING FOOTPRINT	CURRENT BUILDING CONDITION
E-14	3,360 sqft		● Significant rehabilitation needed
E-15	3,360 sqft		
E-16	3,360 sqft		
E-17	3,360 sqft		

NO.	BUILDING AREA	BUILDING FOOTPRINT	CURRENT BUILDING CONDITION
E-18	3,360 sqft		● Significant rehabilitation needed
E-19	3,360 sqft		
E-20	3,360 sqft		
E-21	3,360 sqft		



Note: Building condition ratings may change slightly as further review of individual buildings is completed.

Rod & Gun Club

A recreational gathering space for outdoor sports and social activities

NO.	BUILDING AREA	BUILDING FOOTPRINT	CURRENT BUILDING CONDITION
E-25	3,000 sqft		 Extensive rehabilitation needed



Note: Building condition ratings may change slightly as further review of individual buildings is completed.

Former Movie Theater Site (0.8 acres)

Foundation marking the former theater that provided entertainment and recreation.



Former Battle Simulation Building Site (2.0 acres)

Foundation marking the former building used for military training and battle simulation exercises.



Prioritizing Our Historic Properties

Many of East Garrison's historic buildings require significant rehabilitation before they can be reused. If funding is limited, which ones should we prioritize?

Of the historic buildings needing significant rehabilitation, are there ones we should prioritize?

Officer's Messes – 1,500 sqft

E-8 E-10

Dining and gathering space for military officers, supporting social and admin life.

Branch Exchange – 3,300 sqft

E-22

Military retail store for everyday goods and supplies.

Warehouses – 3,360 sqft

E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21

Originally used for storage, logistics, and supply operations. The Warehouse buildings also housed prisoners of war during part of their history.



Of the historic buildings needing extensive rehabilitation, are there ones we should prioritize?

Officer's Latrines – 600 sqft

E-7 E-11

Restroom and hygiene facilities for officers.

Officer's Office – 3,360 sqft

E-9

Office space for military leadership and administrative functions at Ford Ord.

Soldier's Messes – 5,400 sqft

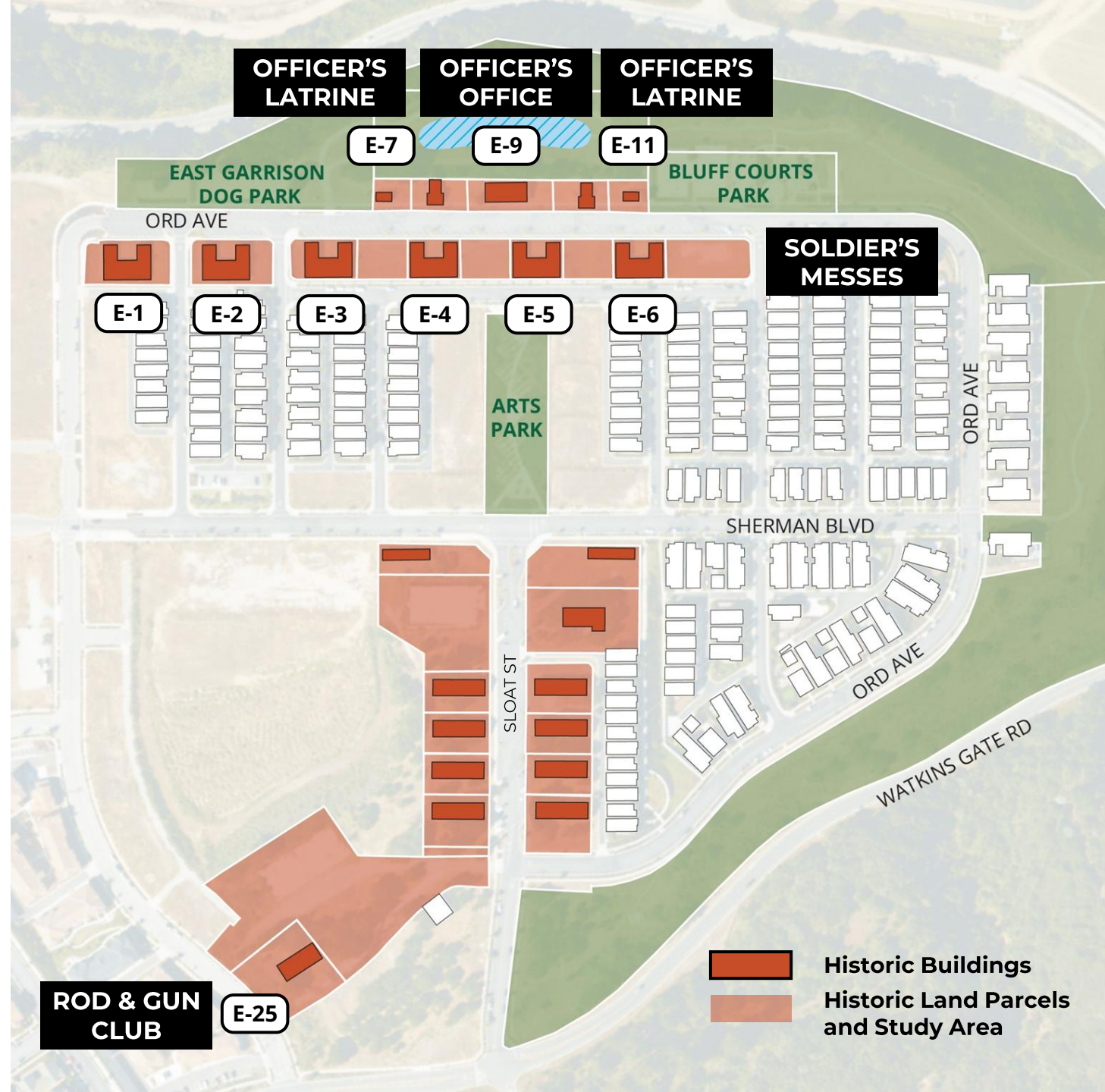
E-1 E-2 E-3 E-4 E-5 E-6

These large dining halls once served daily meals to enlisted soldiers.

Rod & Gun Club – 3,000 sqft

E-25

A recreational gathering space for outdoor sports and social activities



Future Uses

Which future uses do you feel are the most appropriate or most needed in East Garrison?

Challenges in Reusing the Historic Properties

- In 2023, community members shared many thoughtful ideas for future uses.
- Beginning in June, professional consultants have conducted market and financial assessments to validate these ideas
- The goal is to understand which uses have real demand and viable funding opportunities.

AMONG OTHER STAKEHOLDERS, WE'VE TALKED TO:



Arts councils, creative organizations, artists and operators of arts districts



Housing developers



Planning and economic development agencies

Studies completed to date suggest that many of the uses proposed in 2023 would be challenging to implement and sustain under current market conditions.



East Garrison's remote location

East Garrison is not visible from major highways and has few nearby attractions. This can make it harder to attract the visitors that many businesses and organizations depend on.



Oversupply of retail in the Monterey area

Monterey already has significant retail space, and demand for new commercial or office uses is limited. New tenants in East Garrison would face strong competition.



Arts uses will need ongoing support

Many arts-related uses can be difficult to sustain without subsidies or other funding sources. East Garrison's location and building conditions may add to those challenges.



Historic use comes at high cost

The buildings will likely require substantial repairs and upgrades before they can be reused. Their dispersed layout can make it harder to attract activity and generate revenue.

Potential Uses Under Consideration

The following uses may be viable in today's market and beneficial to the East Garrison community. Please vote for the uses you believe are most appropriate or most needed.

COMMUNITY OR RECREATION CENTER



RENTABLE EVENTS VENUE



HISTORY MUSEUM OR VETERAN'S MEMORIAL



VETERANS OR MILITARY SUPPORT SERVICES



INDOOR PERFORMING ARTS VENUE



OUTDOOR PERFORMING ARTS VENUE



COMMUNITY GARDENS



EMERGENCY RESPONSE CENTER / COOLING CENTER



PUBLIC RESTROOMS



RENTABLE STORAGE



ADDITIONAL MARKET RATE HOUSING DEVELOPMENT



ADDITIONAL AFFORDABLE HOUSING DEVELOPMENT



ADDITIONAL PARKING (ON OPEN SITES)



From Vision to Reality

Tell us matters most to you when selecting uses for the future.

What's Next?

- The Steering Committee will review project findings and community feedback to date
 - Community engagement findings – *your input*
 - Building conditions findings
 - Financial and market analysis findings
- Discuss the path forward for the plan
- Engage the community again once we have options for reuse



Community Survey

Open until Wednesday, September 9

We invite you to share this with community members who could not attend either community workshop.



**Do you have any
additional thoughts,
comments or ideas?**

You can also contact us at:
SuccessorAgency@CountyofMonterey.gov