



CITY OF MARINA DEVELOPMENT SERVICES DEPARTMENT

MARINA HEIGHTS

April 2010



Project Summary

The Marina Heights project is approximately a 248 acre site in the northern portion of the former Fort Ord.

Marina Heights is removing 828 abandoned housing units that will be replaced with a combination of 1,050 new town-house, cottage, and single-family residential housing units. The project will include 35 acres of parks, greenbelts, and open space. The makeup of the 1,050 new residential units is as follows:

102, 1 and 2 story town homes dispersed throughout the site. The town homes will range from approximately 600 to 1,350 square feet in size and each will have a two-car garage. 51 of the 102 town homes are to be affordable to below-market-rate households and the other 51 town homes are to be affordable to moderate income households.

23 cottage homes at below-market-rate prices and 85 cottage homes in an affordable price restricted bridge home program. These cottage homes will be 1 or 2 stories and have a minimum square footage of 950 square feet, will be sited on approximately 2,625 square foot lots, and each will have a two car garage.

80 market rate cottage homes sited on a 2,625 square foot lots. Each cottage unit will be 2-story, will have a two-car garage, and will range from approximately 1,400 to 1,700 square feet in size.

336 single-family homes on 5,000 square foot lots. The homes will be 1 or 2 stories, will have a two-car garage, and will range from approximately 1,600 to over 2,000 square feet in size.

339 single-family homes on 6,000 square foot lots.

The homes will be 1 or 2 stories, will have a two-car garage, and will range from approximately 2,000 to 3,000 square feet in size.

85 single-family estate homes on quarter to half-acre sites. The homes will be 1 or 2 stories, will have at least a two-car garage, and would be approximately 2,800 to 4,000 square feet in size.

Project History

Cypress Marina Heights, the developer of the project made an application for the "Marina Heights Specific Plan" in October of 2002. The Environmental Impact Report was recommended for certification and the Planning Commission recommended approval of the Marina Heights project on October 30, 2003. The City Council approved General Plan amendments, a Specific Plan, a Tentative Map, Zoning Ordinance Text and Map amendments, and Final Development Agreement for the Marina Heights project on March 3, 2004.

Project Team

Developer for the project is Chadmar, under Cypress Marina Heights L.P.
(www.marinaheightscommunity.com).

Project Schedule

Demolition of existing buildings began in August of 2005, and as of January 1, 2007, 164 of the 210 buildings have been abated and demolished. Grading and infrastructure improvements were completed in 2007. The developer is currently seeking a home builder for the first phase of 299 housing units. A build-out timeline will be developed when a builder is selected.

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A DIVERSITY OF NEW HOMES & OPEN SPACE



Marina Heights

A Diversity of New Homes & Open Space