MONTEREY COUNTY
BOARD OF SUPERVISORS

Consider Options for
Former Site of County Modulars

Agenda Item #10

February 5, 2019

GOVERNMENT CENTER CAMPUS
WEST ALISAL STREET, SALINAS



BACKGROUND

- Board Referral #2018.22
  - Direction on short and long term plan
- County Campus Master Plan EIR
  - Modular Buildings
    - Temporary
    - Completed removal Fall 2018
- Parking Changes/Needs
  - 111 W Alisal (City/County)
    - Temp Warming Shelter
  - Street Surface Parking (City)
  - Train Station (TAMC)
    - Temporary Juror Parking/Shuttle

OVERVIEW

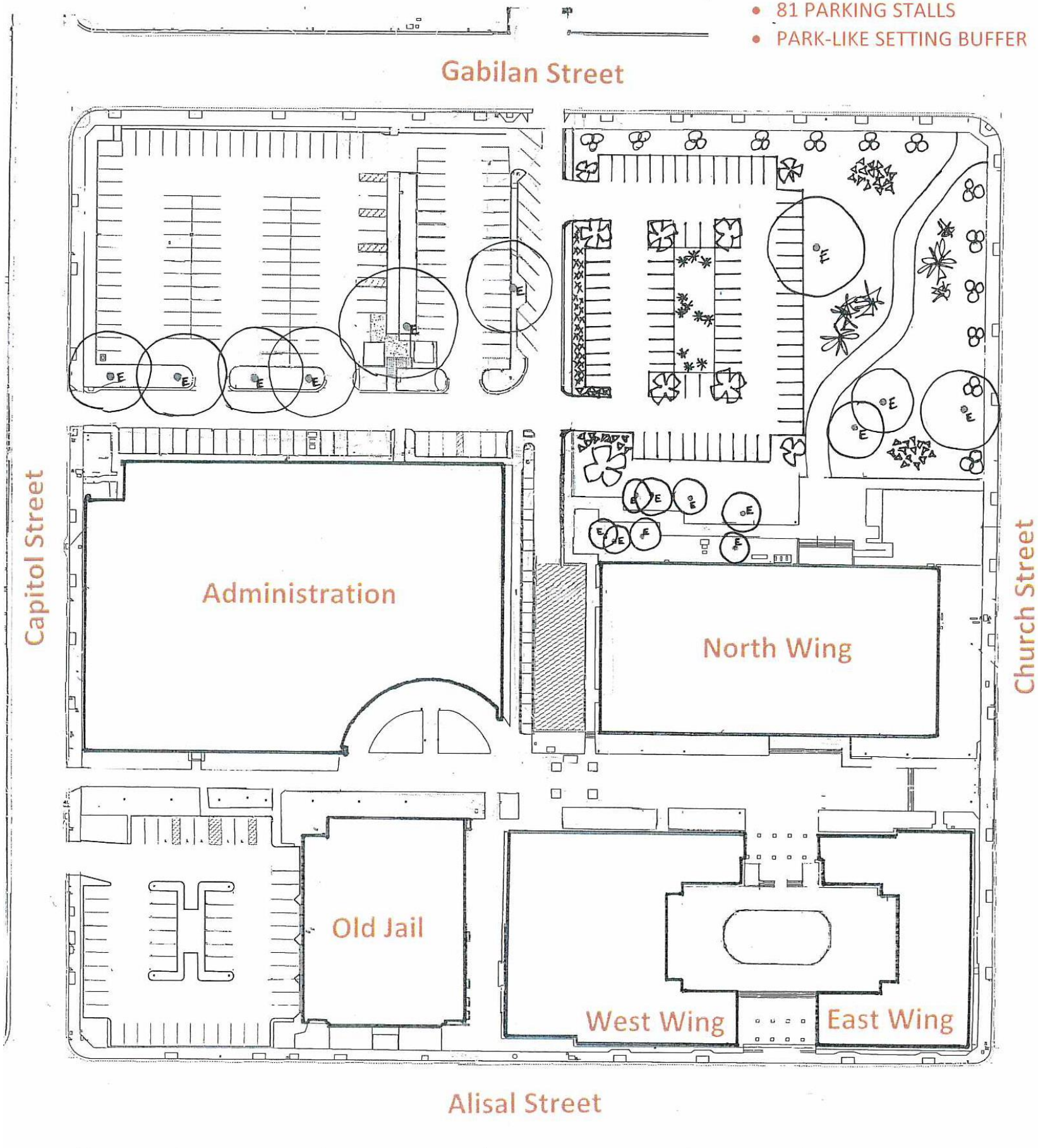
- Long Term Plan
  - City Vibrancy Plan
  - County Campus Master Plan
  - Shared Parking Structure
- Short Term Options – Open Space/Parking
  - 4 concept plans
  - Other Options
    - Do nothing (current condition)
- Other Considerations
  - Cost Estimates assume high end
    - Reduce scope = reduce cost (e.g. asphalt vs DG or gravel)
    - More detail of Preferred Option
  - Temporary Use
    - 1-2 years; while assess shared parking structure
      - Timing depends on CEQA, Design & Construction
    - Interim Agreement (City)
    - Remove Temporary Improvements
  - Amend EIR mitigation

OPTION 1 – Parking/Open Space

- Gabilan/Church
  - Split Open Space & Parking
- Alisal/Capitol
  - No Change
- Parking
  - 81 new spaces
- Open Space
  - 32,000 sf
  - Irrigated/managed
- Estimated Cost
  - $2.6M

OPTION #1

- 81 PARKING STALLS
- PARK-LIKE SETTING BUFFER

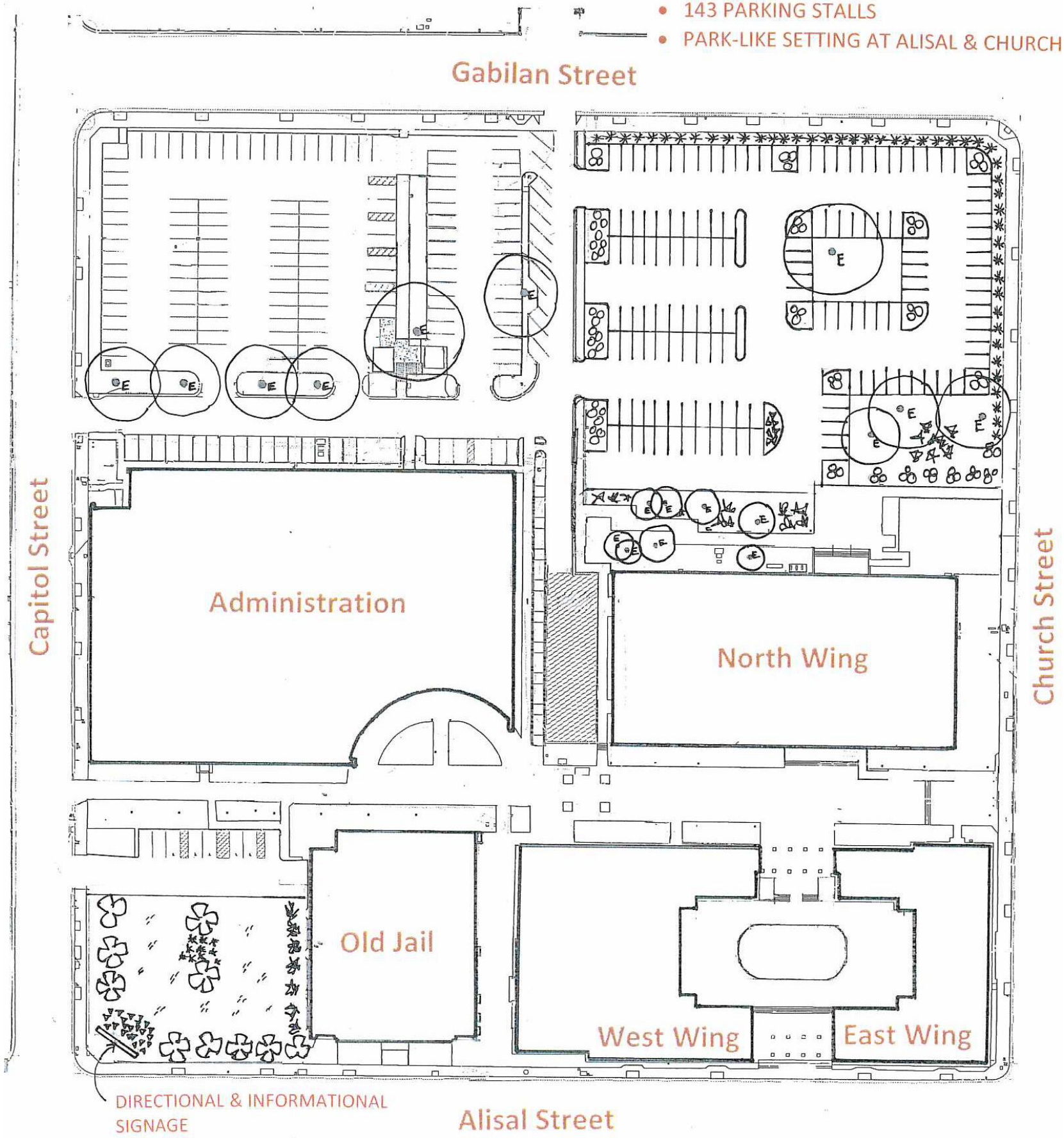


OPTION 2 - Parking

- Gabilan/Church
  - Maximize Parking
  - Move open space to Alisal
- Alisal/Capitol
  - Replace visitor parking with open space
- Parking
  - 143 new spaces @ Gabilan
  - Remove 47 Spaces @ Alisal (Visitor)
  - Net 96 Added Spaces
- Open Space
  - 15,000 sf @ Alisal
  - Irrigated/managed
- Estimated Cost
  - $3.7M
- Other Considerations
  - CEQA; Amend EIR
  - Agreement for Temp Use

OPTION #2

- 143 PARKING STALLS
- PARK-LIKE SETTING AT ALISAL & CHURCH

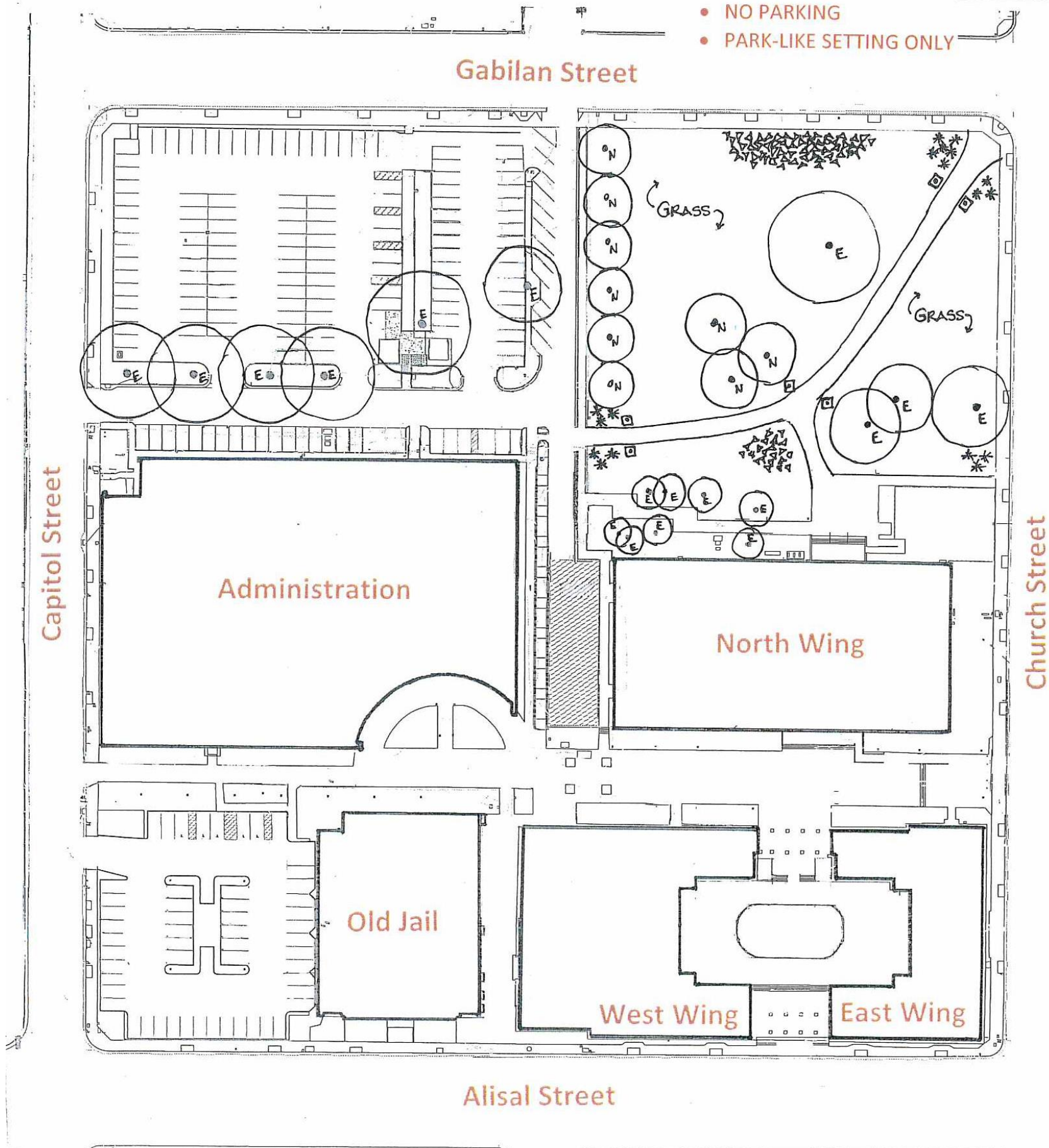


OPTION 3 – Open Space

- Gabilan/Church
  - Open Space only
- Alisal/Capitol
  - No Change
- Parking
  - 0 new spaces
- Open Space
  - Adds 64,000 sf
  - Irrigated/managed
- Estimated Cost
  - $1.95M
- CEQA
  - Fulfills EIR

OPTION #3

- NO PARKING
- PARK-LIKE SETTING ONLY

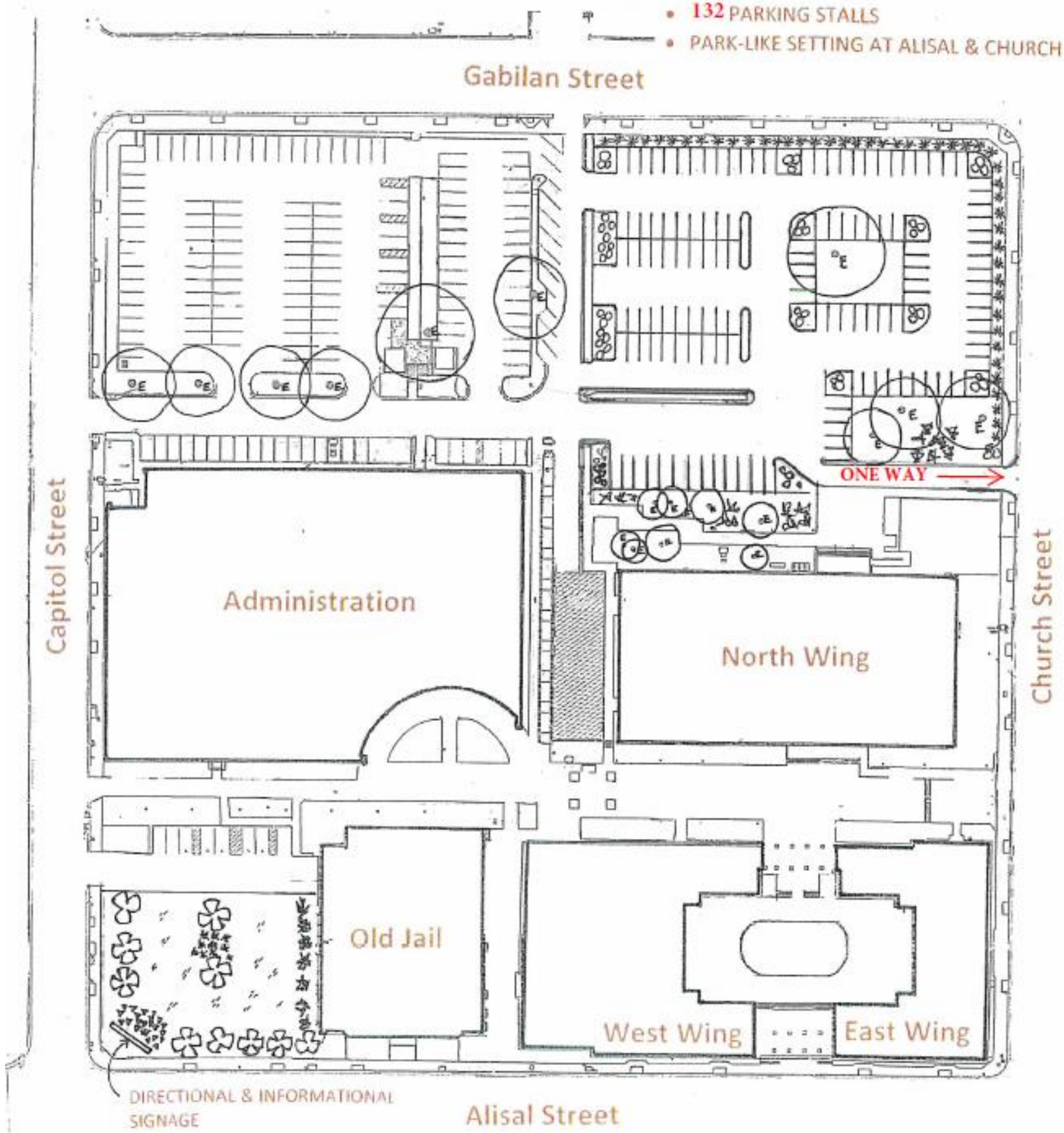


OPTION 4 – CIC/Parking

- Gabilan/Church
  - Maximize Parking
  - Corrections Vehicles
  - Move Open Space to Alisal
- Alisal/Capitol
  - Replace visitor parking with open space
- Parking
  - 132 new spaces @ Gabilan
  - Remove 47 Spaces @ Alisal (Visitor)
  - Net 85 Added Spaces
- Open Space
  - 15,000 sf @ Alisal
  - Irrigated/managed
- Estimated Cost
  - $3.75M
- Other Considerations
  - CEQA; Amend EIR
  - Agreement for Temp Use
  - Church St. Encroachment (City)

OPTION # 4

- 132 PARKING STALLS
- PARK-LIKE SETTING AT ALISAL & CHURCH



SUMMARY

	OPTION 1 PRKG/OS	OPTION 2 PRKG	OPTION 3 OS	OPTION 4 CIC/PRKG
Alisal/Capitol				
Total Site Size	15,000 sf	15,000 sf	15,000 sf	15,000 sf
Parking Spaces	47 spaces	0 spaces	47 spaces	0 spaces
Parking Area	15,000 sf	0 sf	15,000 sf	0 sf
New Open Space	0 sf	15,000 sf	0 sf	15,000 sf
Gabilan/Church				
Total Site Size	62,000 sf	62,000 sf	62,000 sf	62,000 sf
Parking Spaces	81 spaces	143 spaces	0 Spaces	132 spaces
Parking Area	32,000 sf	62,000 sf	0 sf	62,000 sf
New Open Space	32,000 sf	0 sf	62,000 sf	0 sf
Net New Parking	**81 spaces**	**96 spaces**	**0 spaces**	**85 spaces**
Estimated Cost	**$2.6M**	**$3.7M**	**$1.95M**	**$3.75M**

RECOMMENDATIONS

- Seeking Board Direction
  - Long Term Plan
    - Shared Parking Structure @ Gabilan
      - County, City, Courts
    - Open Space @ Alisal
  - Short Term Plan
    - Preferred Option
      - Option 4 concept?
      - Retain Visitor Parking @ Alisal (net 132 new spaces)?
      - Asphalt vs DG/Gravel?
  - Environmental Assessment
    - Concept Plans (Short Term, Long Term)
  - Refine plan and cost estimate (Preferred Option)
  - Work with Budget Office for funding (FY18/19 vs FY19/20)
    - Return to CIC, BC and BOS as needed