



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: 18-1068, Version: 1

- a. Consider options for the former site of the County modular buildings 1, 2, 3, and 6 located behind the Superior Court at 240 Church Street (southwest corner of Gabilan and Church Streets); and
- b. Provide direction to staff regarding the preferred option for further and detailed staff investigation.

RECOMMENDATION:

It is recommended the Board of Supervisors:

- a. Consider options for the former site of the County modular buildings 1, 2, 3, and 6 located behind the Superior Court at 240 Church Street (southwest corner of Gabilan and Church Streets); and
- b. Provide direction to staff regarding the preferred option for further and detailed staff investigation.

SUMMARY:

Modular buildings 1, 2, 3 and 6 were demolished and removed in September 2018 as part of the Monterey County Government Center East/West Wing Renovation Project. Board referral 2018.22 seeks to provide immediate direction to staff for short- and long-term plans for the property located behind the Superior Court at 240 Church Street (southwest corner of Gabilan and Church Streets). Questions have been presented on whether to create park and open space, expand parking, or something else. Staff has developed three options for the former site of the County modular buildings 1, 2, 3, and 6, including conceptual sketches and rough order of magnitude project estimates.

DISCUSSION:

Immediately following the removal of the modular buildings, woodchip mulch was placed throughout the open space as a temporary cover and the construction fencing removed. Mulch was selected as an inexpensive and low maintenance short-term measure, short of leaving it as dirt, while the Board of Supervisors weighs options for a long term permanent development of this site. Short term options for the Board to consider include:

- Option 1. Provide landscaped open space and buffer areas next to paved off-street parking in approximately equal parts (Attachment A).
- Option 2. Maximize off-street parking and circulation behind the Government Center and convert Alisal off-street parking to open space (Attachment B).
- Option 3. Return the entire area where the modular buildings stood back to landscaped open space (Attachment C).

All options require full design, engineering and environmental review. These options include components like grading (exporting and importing soils), new electrical service (lighting), irrigation, landscaping and hardscape. Staff has developed rough-order-of-magnitude (ROM) project estimates for these options as an aid for comparing their fiscal impacts (Attachment D). Based on the Board's selection, staff will provide a more refined cost estimate and an evaluation of whether further environmental review will be needed before returning to the board.

The EIR for the government center identifies the corner of W. Gabilan and Church as green space. A condition requested by the City of Salinas was to return this area to open space. Subsequently, the City of Salinas adopted, and the Board of Supervisors accepted, the Vibrancy Plan that identifies Gabilan and Church Streets on the Government Center campus as the best location for a shared parking facility. The long-term vision for the County campus that staff previously shared with Board of Supervisors is a parking garage at the southwest

corner of Gabilan and Church Streets and replace visitor parking from Capital/Alisal with open space to satisfy the open space condition of the government campus EIR. This would require a subsequent environmental assessment.

City and County staff continue to coordinate efforts toward accommodating the need for increased parking in this area. Some of these considerations include, but are not limited to:

- Transportation Authority of Monterey County (TAMC) is preparing the train station for redevelopment, which will affect the County's leased parking at that location for jurors and staff.
- County is required to provide adequate parking for JOC Jurors and currently, the cost of operating a shuttle is \$232K, of which the General Fund contributes \$182K annually.
- A temporary warming shelter at 111 W. Alisal has been extended to April 2020, so that parking lot is not available while the modular is located there.
- City of Salinas completed a parking study that recommends changing on-street parking around Govt center from 4 hrs. to 90 min.
- City of Salinas is considering converting surface parking lots to affordable housing.

All of these are contributing factors for more space allocated for parking.

OTHER AGENCY INVOLVEMENT:

Concurrence from the City of Salinas is expected as part of the development of final decision. This report was presented to the Budget Committee on October 10, 2018 and Capital Improvement Committee on October 19, 2018.

FINANCING:

No funding sources are identified for any Option at this time. Staff will return to the Budget Committee, Capital Improvement Committee and Board of Supervisors with a more refined scope and cost estimates once an Option is selected.

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Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the Clerk to the Board:

Attachment A - Option 1 Concept

Attachment B - Option 2 Concept

Attachment C - Option 3 Concept

Attachment D - Rough Order of Comparison

Attachment E - Location Map