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OFFICE OF THE CITY MANAGER

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January 5, 2026,

Supervisor Wendy Root Askew
Monterey County Board of Supervisors
168 W. Alisal St, 1st Floor
Salinas, CA 93901

RE: Support for Investment at 1281 Broadway

Dear Supervisor Root Askew,

On behalf of the City of Seaside, I am writing to express the City's strong support for continued County investment at 1281 Broadway and to affirm the importance of maintaining and modernizing County social service functions within the City of Seaside.

The 1281 Broadway site has long served as a critical access point for County services on the Monterey Peninsula, particularly for residents seeking Department of Social Services programs including CalWORKs, CalFresh, Medi-Cal, and related family and workforce services. According to County data, the Seaside facility has served nearly 20,000 active cases and more than 33,000 individual case members, underscoring the essential role this location plays in meeting community needs. Maintaining these services in Seaside is vital to ensuring geographic equity, accessibility, and continuity of care for residents who rely on proximity to transit, schools, and other community-serving resources.

From a land-use and planning perspective, rehabilitation or reconstruction of the Broadway site is directly consistent with the City of Seaside's adopted 2040 General Plan and the City's vision to revitalize the Broadway corridor. Broadway is designated as Seaside's pedestrian-oriented downtown corridor, intended to accommodate higher-intensity civic, institutional, and mixed-use development that supports walkability, transit access, and economic revitalization. Public and civic facilities are expressly encouraged along this corridor as anchors that generate daily activity, reinforce investment confidence, and support surrounding small businesses.

In this context, the City has reviewed the County's alternative development scenarios for the 1281 Broadway site and wishes to formally express preference for Options 2, 3, and 4, which emphasize reinvestment in the existing site through renovation, expansion, or right-sized new construction. These options strike an appropriate balance between fiscal responsibility, service continuity, and long-term alignment with the City's downtown revitalization goals.

With respect to Option 4, the City acknowledges that off-site parking accommodations or alternative parking solutions may be required. The City is committed to working collaboratively with the County to evaluate and implement feasible parking strategies that support project success while remaining consistent with City standards and downtown objectives.

Importantly, these options also preserve flexibility to incorporate Monterey County Free Libraries space and support an integrated civic-services model. The current Seaside Branch Library is located at 550 Harcourt Avenue, a City-owned facility leased to the County, and is part of the broader Civic Campus that also includes Seaside City Hall at 440 Harcourt Avenue. As the City continues to grow and modernize its municipal operations, City staff will ultimately need to expand into portions of the existing library footprint to meet operational and public-service demands. For this reason, long-term planning for a relocated or co-located library facility within the Broadway corridor is both prudent and mutually beneficial, allowing the City and County to align future civic investments rather than pursue duplicative or temporary solutions.

Additionally, the City encourages that any option requiring the abandonment of the existing facility for any length of time include an evaluation of interim temporary reuse by the County, the City, third-party partner or potential liquidation. This approach would help prevent prolonged vacancy or blight and ensure continued positive momentum within the Broadway corridor.

In summary, the City of Seaside strongly supports continued County investment at 1281 Broadway, particularly through development options that modernize facilities, maintain County services within Seaside, and allow for integrated civic uses such as library services. We view this site as a cornerstone of the Broadway corridor and a tangible example of effective City-County partnership in service delivery, downtown revitalization, and community wellbeing.

The City stands ready to continue working collaboratively with County leadership and staff as project scoping and financing discussions advance. Please do not hesitate to contact me should additional information or coordination be helpful.

Sincerely,



Greg McDanel
City Manager, ICMA-CM