



Information Item

Date: January 20, 2016

To: Mayor and City Council

From: Martin Pastucha, Director of Public Works

Subject: City Yards Modernization Project – Outreach for Feasibility and Concept Design Phase

Introduction

This Information Item outlines the first public outreach meetings during the feasibility and concept design phase of the City Yards Modernization Project, in order to provide surrounding residential and business neighbors an opportunity to learn more about the City Yards and to express their interests and concerns regarding the site and the project. This meeting occurs prior to finalizing a concept design. A second public outreach meeting will be scheduled to bring back concept designs after input is integrated from the first meeting.

The City Yards site covers a large area at the east end of Santa Monica, and the City Yards Master Plan offers an opportunity to better integrate City services into how the community interacts with the site, and enhance the Bergamot Station Arts Center, while improving the safety and efficiency of the space for City operations.

Background

The City Yards is a 14.7-acre site owned and operated by the City of Santa Monica and located at 2500 Michigan Avenue, near the intersection of 24th Street and Michigan Avenue. The City took ownership of the site in the late 1940s. The property has been used as a base for the City's maintenance operations, storage facilities, and other

industrial uses. Currently, a majority of the City's field maintenance operations are located at the City Yards in 16 buildings and structures of various ages and conditions. These operations include:

- Facilities Maintenance
- Custodial Services
- Street Maintenance
- Fleet Maintenance
- Traffic Operations
- Resource Recovery and Recycling
- Water and Wastewater Operations
- Hazardous Waste Storage (City usage only)
- Fire Department Training Area

Operations and uses for the City Yards were adapted as-needed for various city functions, resulting in an expedient, but inefficient utilization of space. Changing populations, growth, updates in technology, and differing service requirements resulted in a series of retrofitted updates throughout the site.

Today, the City Yards operates seven days a week and currently houses more functions and employees than it was designed to accommodate. The scope and breadth of the operating divisions has evolved over time. Functional and space needs are no longer met by the buildings and structures for any of the operations housed at the City Yards.

In the 1990s, the need to make better use of the City Yards facility emerged. The City Yards Master Plan, which was developed by RNL Interplan, Inc. (RNL) from 1996 to 2013 is being used as the baseline for the City Yards Modernization. On [January 27, 2015](#), Council approved the Master Plan in concept and authorized staff to issue a Request for Bids to establish a design-build team and prepare a financing plan for the initial phases of the City Yards Master Plan. On [July 28, 2015](#), Council awarded a contract to Hathaway Dinwiddie Construction with Miller Hull Partnership (architect) to serve as the design-build team for the initial phases of the project.

Discussion

The primary goal of the City Yards Master Plan/Modernization project is to replace the outdated and aging facilities at the site. Included in this project is the need to manage efficiency of space in relation to the multiple uses occurring onsite. Too many users are squeezed into the existing space creating safety concerns and inefficiencies.

Additionally, the City Yards Modernization project strives to change how the community interacts with the City Yards. Currently, the City Yards is separated and not integrated into the neighborhood instead of modeling the vibrant community resource that it is.

Last year, Council authorized staff to form a design-build team to conduct a feasibility analysis of the proposed City Yards Master Plan, provide concept design services and recommend strategies and phasing for building upon the site in conjunction with the concept design. It is anticipated that initial concept design for the improvements would be completed in June 2016.

Community Outreach

City staff identified residents, property owners and business owners within a 2,000 foot radius from the City Yards site as community outreach event invitees. Additionally, essential stakeholders were extended an invitation such as the surrounding Santa Monica neighborhood groups, Santa Monica College and School District. The following is City staff's timeline and goals for the first two public meetings for the project. Outreach will continue in the project's design phase.

Planned Public Meeting #1

On February 1, 2016, from 6:30pm to 8:30 pm, City staff and Miller Hull Partnership will hold the first public meeting for the project at Virginia Avenue Park. The purpose of this initial community outreach meeting is to introduce the project to the community and present the improvements needed to enhance the essential city services based at the City Yards, and begin to identify community interests and concerns about the project. Staff and the design-build team will describe the project and attendees will have an opportunity to discuss their ideas along with their responses to the City's goal to replace the facilities and update efficiencies at City Yards. The design-build team will document

public comments received and attempt to address and prioritize these comments. The intended outcome is to understand what the community wants (or doesn't want) in the development of the project. The results of this first public meeting will influence the concept design options of the City Yards Modernization project.

Planned Public Meeting #2

As a follow-up, a second public meeting will be scheduled at the beginning of April 2016 to present the preferred concept options developed by the design-build team. These concept design options will be influenced by Public Meeting #1 and will be re-presented for the community to provide further evaluation, and following this second outreach event the design-build team can make further adjustments based on participant input.

Following this second public meeting, staff will refine the proposed plan, if needed, and return to Council with a presentation of the feasibility analysis, preferred concept design option, cost estimates and recommendation of a financing strategy in June 2016. Council may then authorize the design phase to commence, during which further community outreach will occur.

Conclusion

The City is prepared to conduct extensive public outreach for the City Yards Modernization project. Two public meetings are planned followed by the June 2016 staff recommendation to Council for concept design approval. Upon Council's approval, the project will move from the planning phase into the design phase which will include public events and outreach. The design is estimated to take 2-years to complete from 2016 to 2018.

Prepared By: Tom Afschar, Architect

Attachment A – Feb 1 City Yards Community Meeting Postcard

FEB. 1
MONDAY
6:30 PM - 8:30 PM

VIRGINIA AVENUE PARK

THELMA TERRY BUILDING
2200 VIRGINIA AVENUE
SANTA MONICA, CA 90401

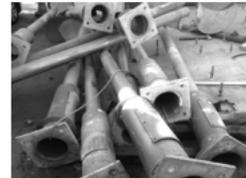
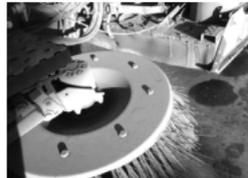
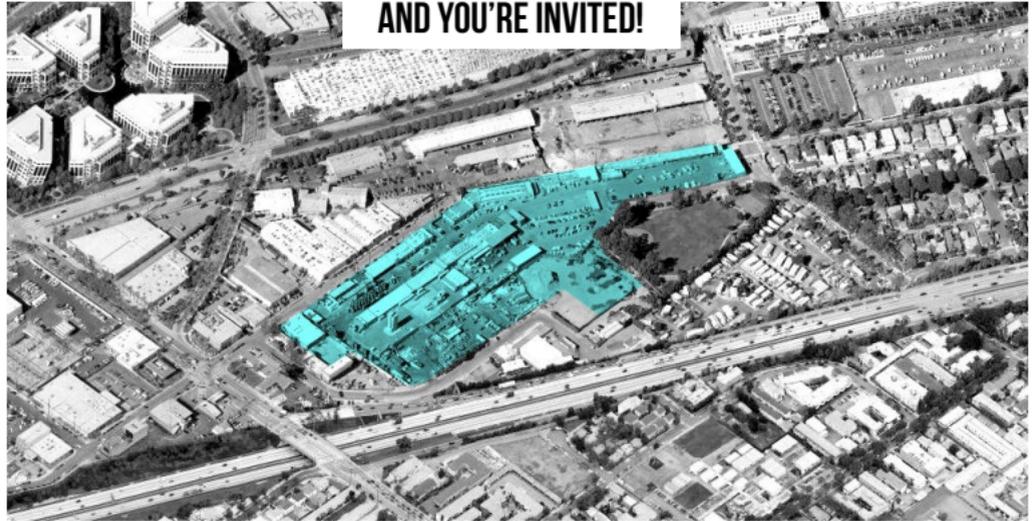
VIRGINIA AVENUE PARK IS
SERVED BY BIG BLUE BUS
LINE 7. LIMITED PARKING
IS AVAILABLE.

CHILD CARE PROVIDED
LIGHT REFRESHMENTS



CITY OF SANTA MONICA WILL BE HOLDING A **PUBLIC MEETING**
TO UPDATE THE COMMUNITY ON THE PLANNED IMPROVEMENTS FOR THE **CITY YARDS MODERNIZATION**

AND YOU'RE INVITED!



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AT THE FEBRUARY 1ST MEETING, CITY STAFF AND THE DESIGN BUILD CONSULTANT TEAM WILL PROVIDE THE COMMUNITY WITH AN OVERVIEW ON PLANNED IMPROVEMENTS TO THE AGING CITY YARDS FACILITY AND AN OPPORTUNITY TO DISCUSS:

- NEEDED IMPROVEMENTS FOR ESSENTIAL CITY SERVICES
- CITY'S VISION AND GOALS FOR THE PROJECT
- COMMUNITY VISION AND GOALS
- COMMUNITY INTEGRATION OPPORTUNITIES
- GROUP Q&A

FOR FURTHER INFORMATION ON THIS PROJECT, PLEASE CONTACT TOM AFSCHAR AT (310) 434-2611 OR TOM.AFSCHAR@SMGOV.NET.



The Thelma Terry Building is wheelchair accessible. For special accommodations, including translation services, please contact Marcelo Serrano at (310) 458-2205 or marcelo.serrano@smgov.net three working days prior to the meeting. TTY/TDD (310) 917-6626.