

CERRI SITE ADAPTIVE REUSE SCHEMATIC DESIGN PROCESS

Public Open House – March 3, 2016



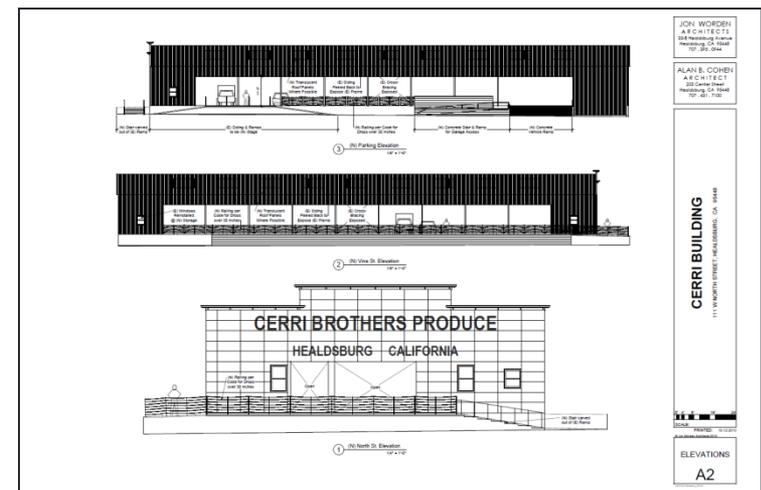
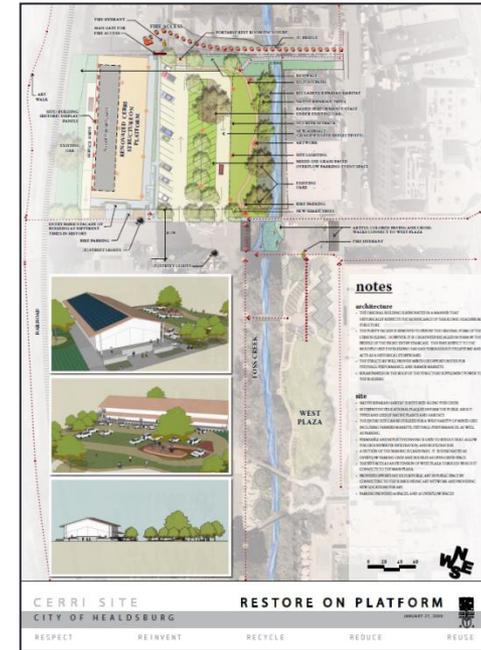
Property History

- Initial development of the property occurred prior to 1920 – residential
- Early 1920's: Cerri Family purchased the site, moved the residence, and constructed the existing structure for use as a grape distribution center
- 1930's: Cerri family went bankrupt and building was purchased for fruit and nut packing
 - Rosenberg Brothers & Company
 - Del Monte
- 1970's: Purity Chemical Products purchased the warehouse for fertilizers, herbicides, and pesticides
- 2006: City purchased the property



Reuse of the Property

- Many different concepts have been considered (Carducci; Cohen/Worden)
 - Demolition of the existing structure for surface parking
 - Renovating and adapting the structure for multiple uses
- The project stalled in the late 2000's due to the recession and the subsequent dissolution of the Redevelopment Agency
- FY15/16 City CIP includes \$1,527,000 for design and construction of adaptive reuse



City Council Direction

Council Direction on Reuse of the Property:

- Parking
- Home of the Farmers Market
- Space for Community Events and Activities
- Schematic Design Option 1: Retain Existing Building and Repurpose
- Schematic Design Option 2: Remove Existing Building Reconstruct Parking with Shade Structure(s)
- Return to Council if public process raises ideas that require Council's consideration

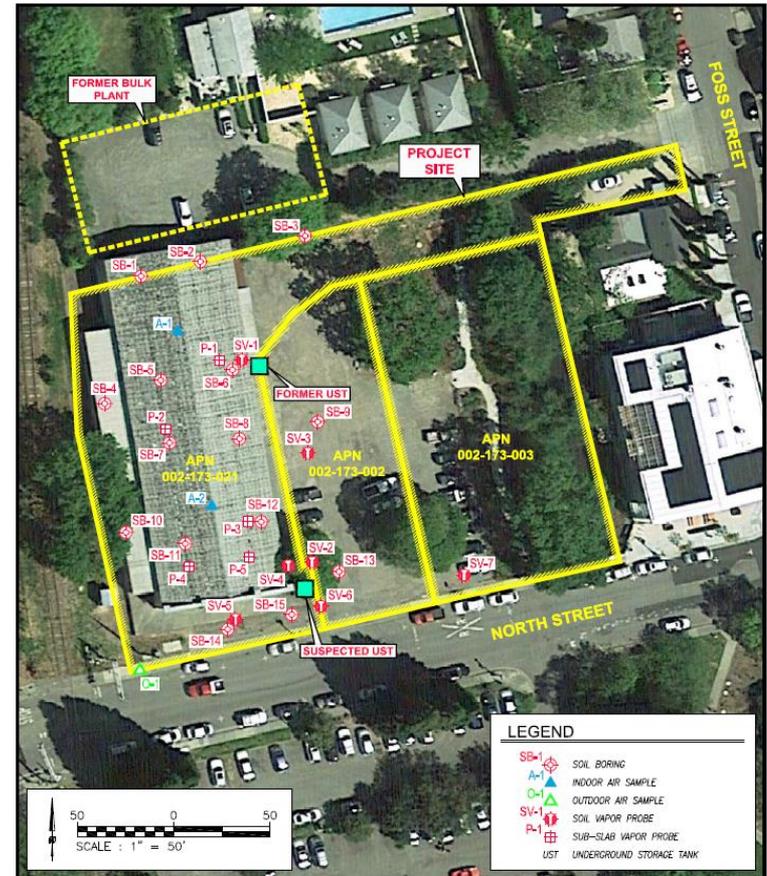


Environmental Site Assessment

City entered into agreement with EBA Engineering to conduct Phase 1 and Phase 2 Environmental Site Assessments

Results are relatively good:

- Previously documented underground storage tank leak on NE corner of building; majority of site cleaned (*Leave as is if building remains.*)
- Discovered new underground storage tank leak on SE corner of building. (*Relatively small area; voluntary cleanup proposed.*)
- Low levels of copper and lead on concrete slab inside building. (*Can be mitigated through cleaning and design engineering.*)



SITE MAP
CERRI SITE
3, 9 & 15 NORTH STREET
HEALDSBURG, CALIFORNIA

FIGURE

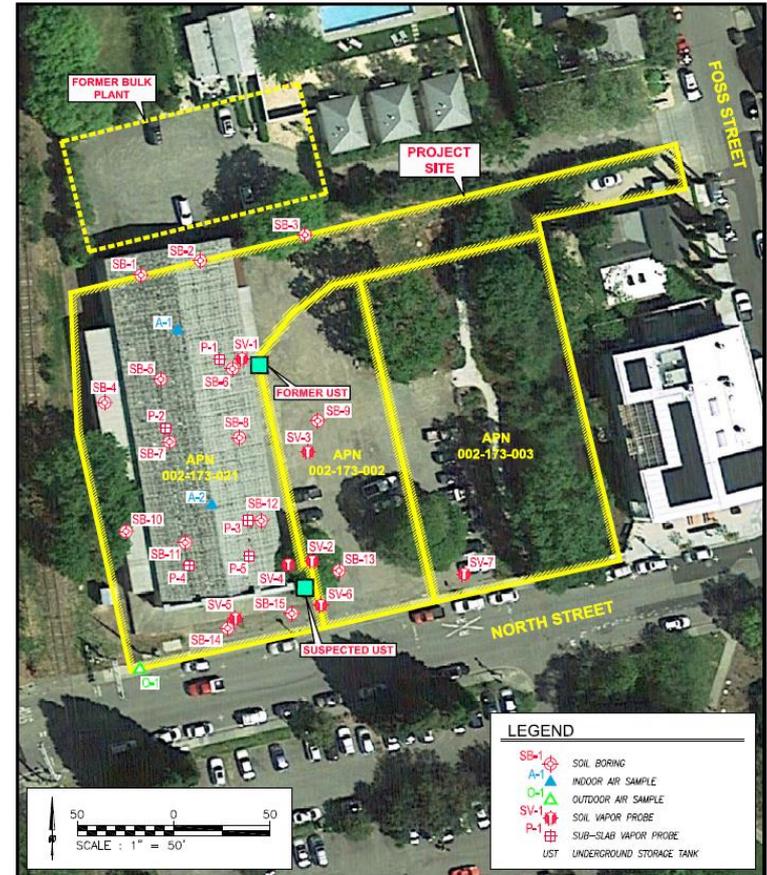
4

15-2212

Environmental Site Assessment

Results (continued):

- Detected tetrachloroethylene (PCE) in soil vapor on SE corner of building. Additional testing did not confirm source - most likely was a single incident on the site years ago. Not uncommon in Healdsburg. (*Underground storage tank cleanup will remove most of the PCE vapor source. Engineering control will be recommended for slab if building is retained.*)
- Detected low levels of PCE from one air monitor inside structure. (Engineering control will be recommended for slab if building is retained.)
- No ground water contamination on the site.



SITE MAP
 CERRI SITE
 3, 9 & 15 NORTH STREET
 HEALDSBURG, CALIFORNIA

FIGURE

4

15-2212

Schematic Design Revised Timeline

February

Focus Groups

Present design options / cost estimates and solicit feedback

March

Public Open House

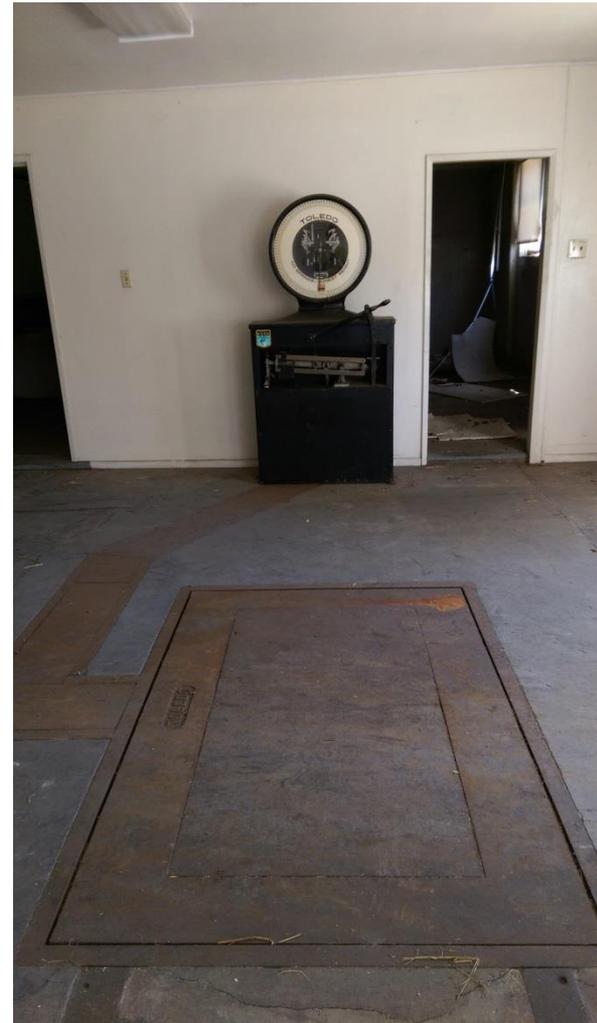
Present design options / cost estimates and solicit feedback

May/June*

City Council

Consideration of preferred design option and authorization to move ahead with design review

** Council asked to return for further direction if new or alternative ideas come out of public process.*





Review of Design Options (3D Model)



More Information and Updates

www.cityofhealdsburg.org

