

CERRI SITE ADAPTIVE REUSE & REDEVELOPMENT PROJECT

SCHEMATIC DESIGN PROCESS

Public Open House #2

May 4, 2016



Agenda

- Property History
- Background on the project and recent City Council direction
- Environmental Site Assessment
- Three Design Options
- Next Steps
- Comments, Q & A



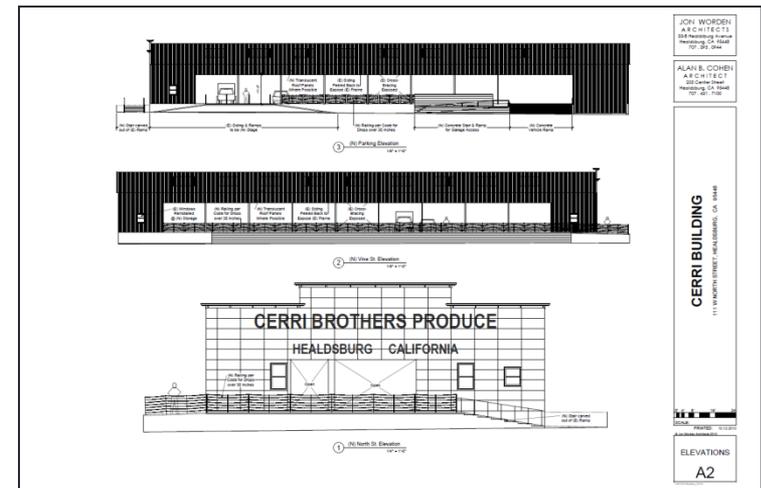
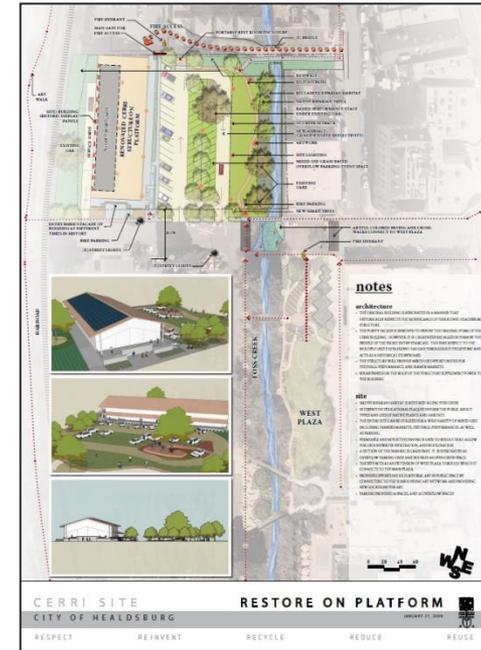
Property History

- 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 produce distribution warehouse
- 1930's: Cerri family went bankrupt and building was purchased for fruit and nut packing and distribution
 - Rosenberg Brothers & Company
 - Del Monte
- 1970's: Purity Chemical Products purchased the warehouse for fertilizers, herbicides, and pesticides
- 2004: City purchased the property



Prior Work by City

- Initial focus for site: demolition of building for parking
- Public concern about demolishing the building
 - Different concepts were considered (Carducci; Cohen/Worden; others)
- 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 redevelopment design and construction



Current City Council Direction

- 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)
 - **NEW:** Two options, modern and agrarian

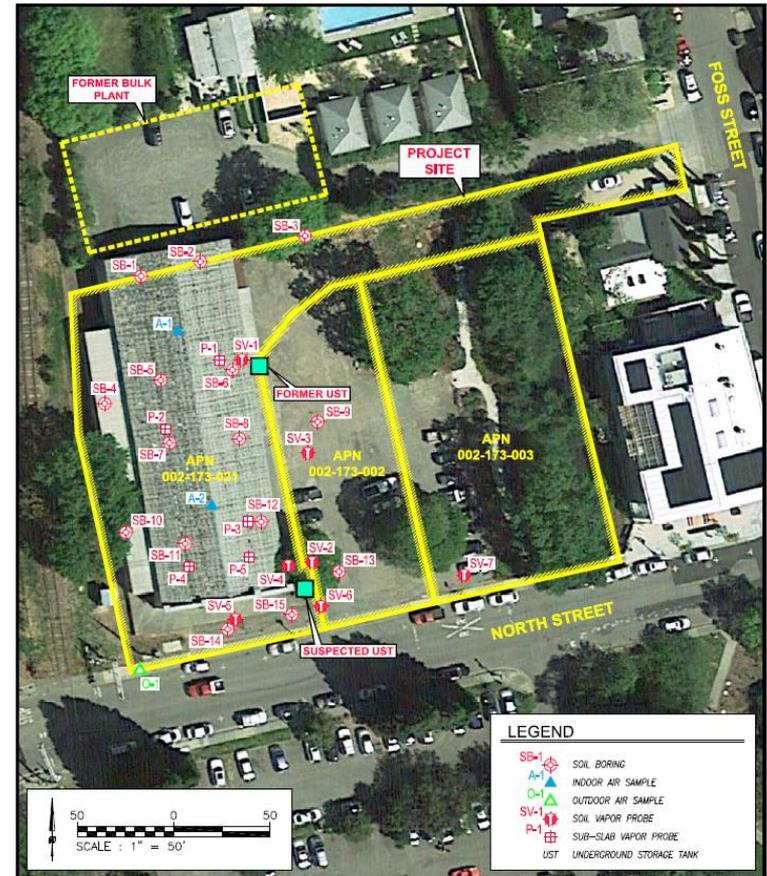


Environmental Site Assessment

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

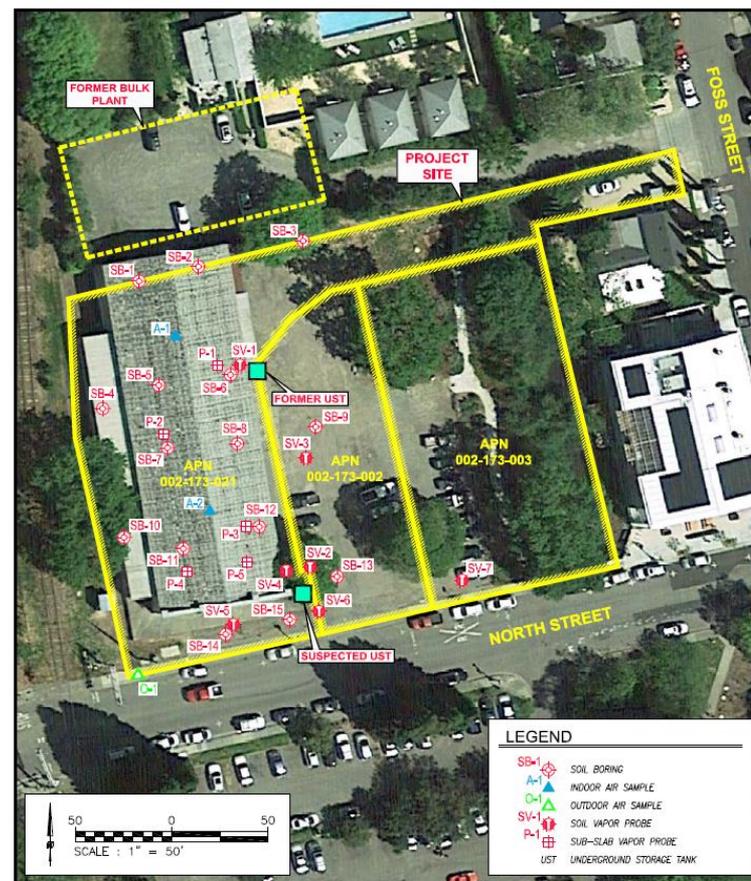
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Environmental Site Assessment

Results (continued):

- Detected tetrachloroethylene (PCE) in soil vapor on SE corner of building. 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.*)
- No ground water contamination on the site.



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

FIGURE

4

15-2212



Design Option 1 – Renovate and Repurpose

- Retains existing building, renovates, and repurposes; constructs new exterior parking
- Parking: 33 outside, 24 inside (at discretion of City); total 57
- Solar: limited due to load capability of existing structure
- Amenities
 - Catering kitchen
 - Restrooms
 - Storage
- Capacity: ~775 people



Design Option 1 – Renovate and Repurpose



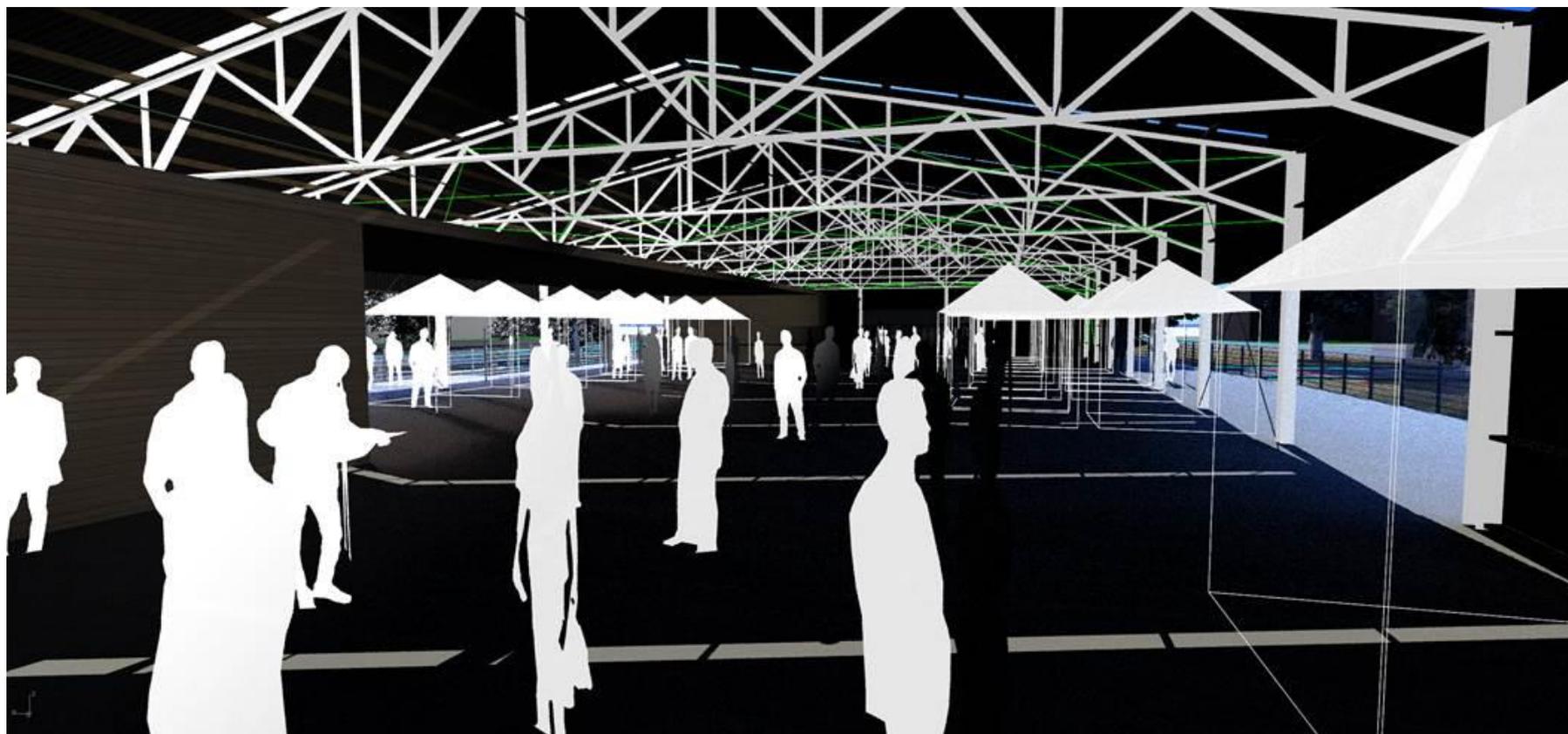


Design Option 1 – Renovate and Repurpose



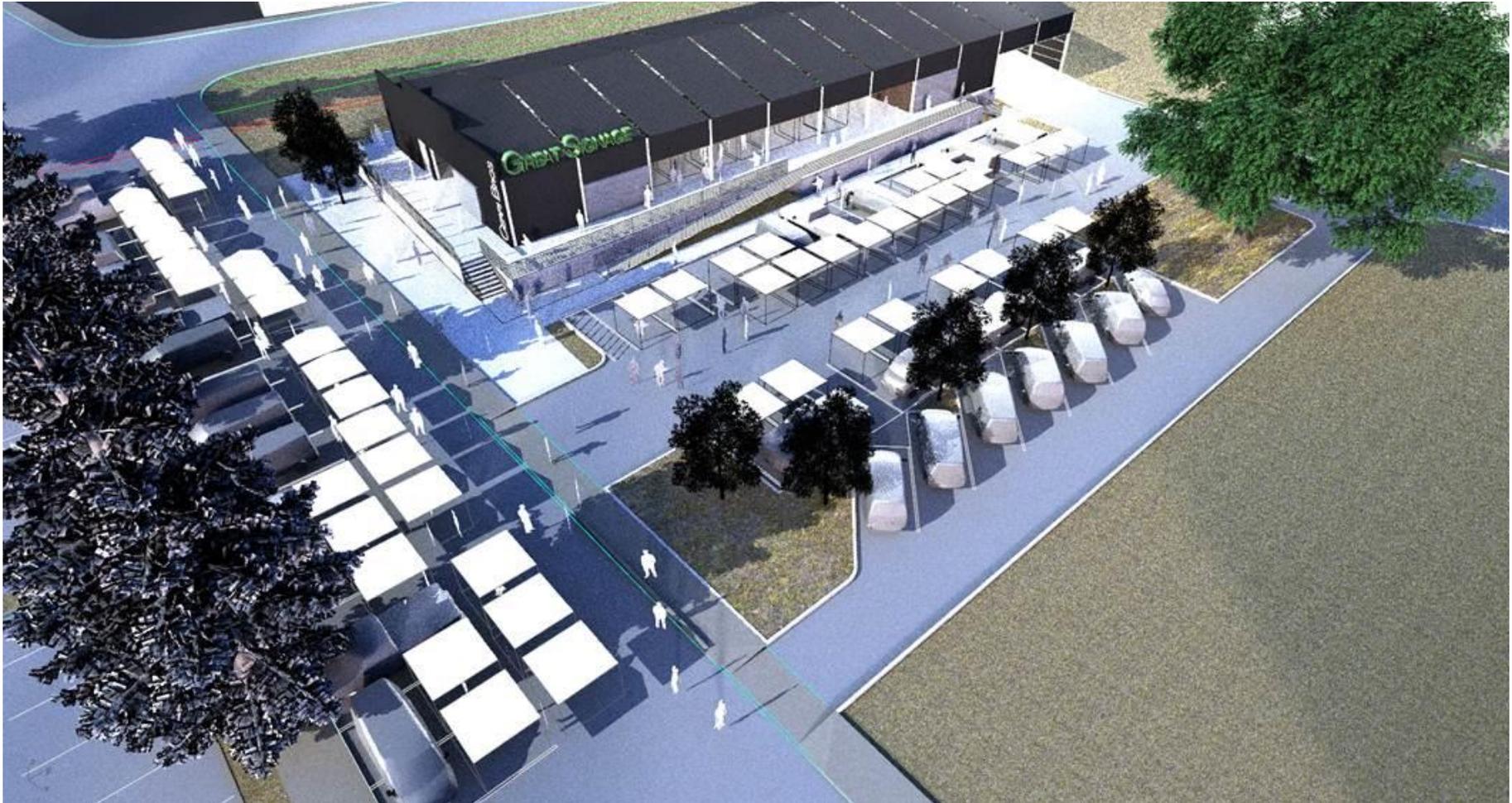


Design Option 1 – Renovate and Repurpose





Design Option 1 – Renovate and Repurpose



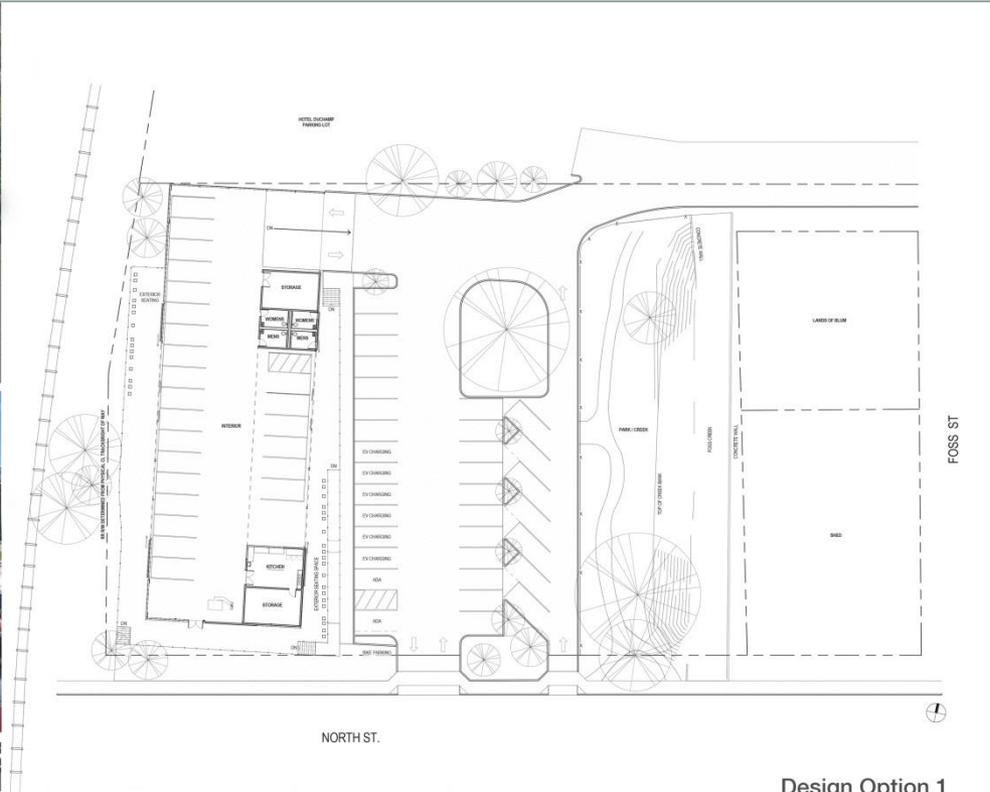


Design Option 1 – Renovate and Repurpose





Design Option 1 – Renovate and Repurpose



Design Option 1

Adaptive Reuse Construction of 1920's Era Building

- Building Area 11,600sf Interior 2,400sf Exterior
- Parking Totals 33 Outside 24 inside
- E.V. Charging Stations (6)
- Potential PV Area N/A
- Cold Kitchen Area 400sf
- Restrooms (4)





Design Option 2 – Remove and Reconstruct (Modern Context)

- Removes existing building, constructs new parking and shade structure
- Parking: 77
- Solar: maximizes (~16,600 sq feet)
- Amenities
 - Catering kitchen
 - Restrooms
 - Storage
- Capacity: ~1,100 people

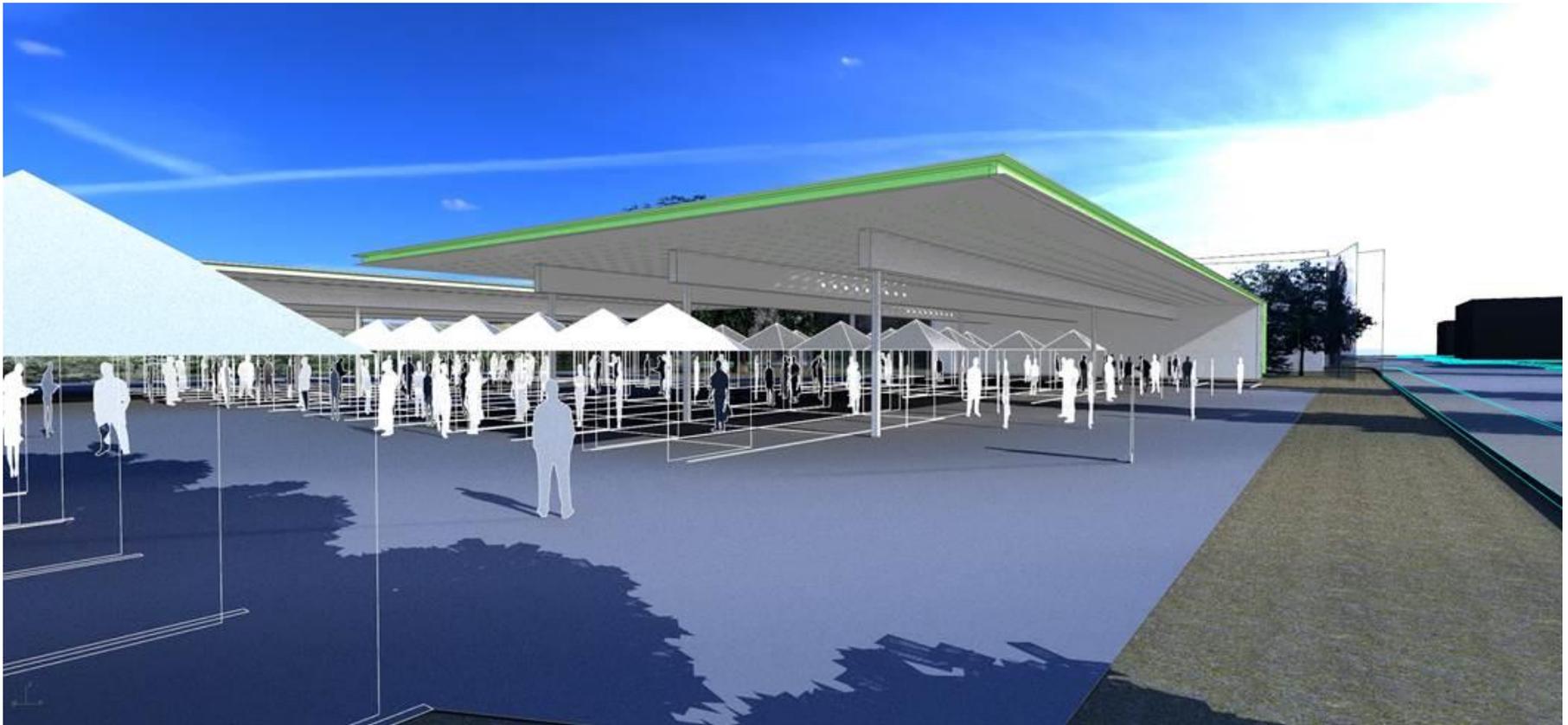


Design Option 2 – Remove and Reconstruct (Modern Context)



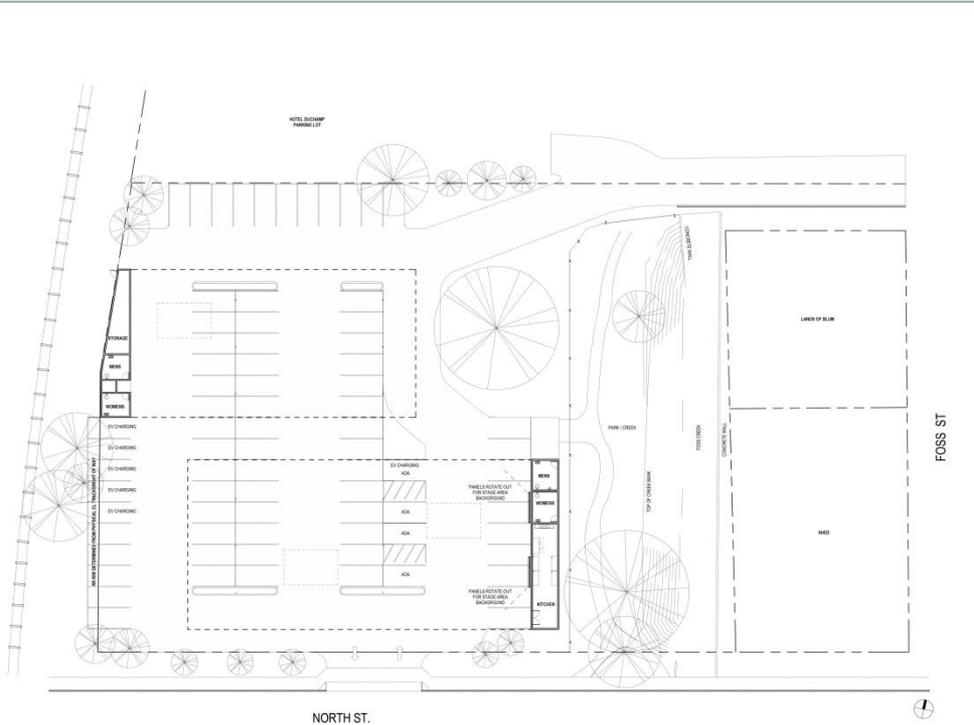


Design Option 2 – Remove and Reconstruct (Modern Context)





Design Option 2 – Remove and Reconstruct (Modern Context)



Design Option 2
New Construction

Shaded Area 16,500sf (7,200sf and 9,300 sf)
 Parking Totals 77 Stalls 10 in Railroad Right of Way
 E.V. Charging Stations (6)
 Potential PV Area 16,600sf
 Cold Kitchen Area 250sf
 Restrooms (4)



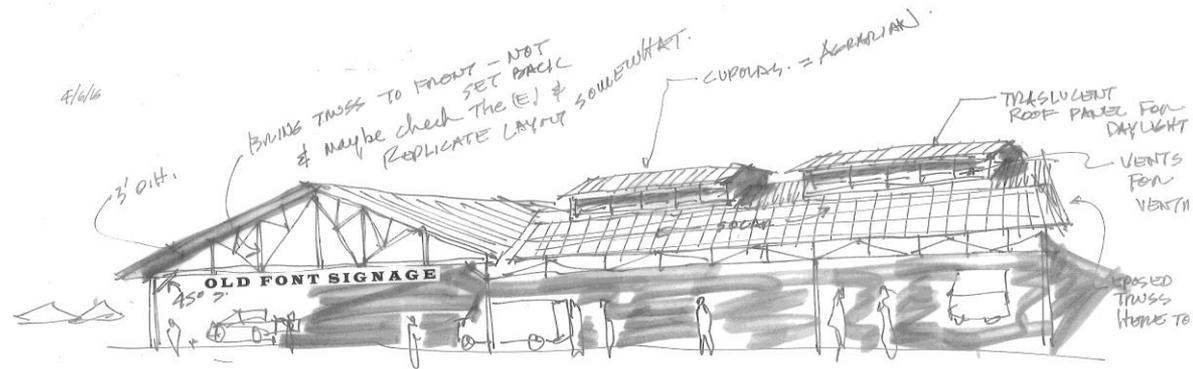
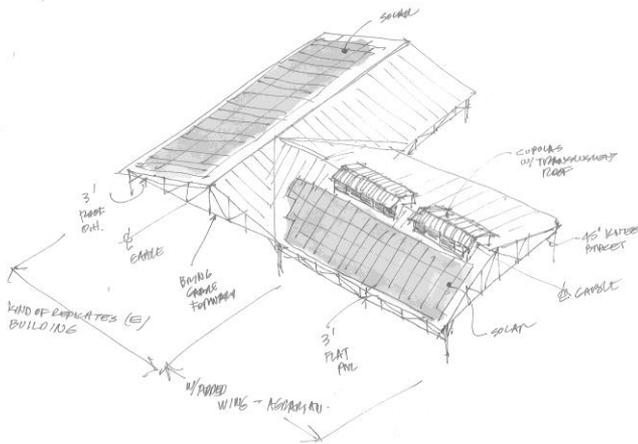


Design Option 3 – Remove and Reconstruct (Agrarian Context)

- Removes existing building, constructs new parking and shade structure
- Parking: 70
- Solar: some (~4,050 sq feet)
- Amenities
 - Catering kitchen
 - Restrooms
 - Storage
- Capacity: ~870 people



Design Option 3 – Remove and Reconstruct (Agrarian Context)





Design Option 3 – Remove and Reconstruct (Agrarian Context)



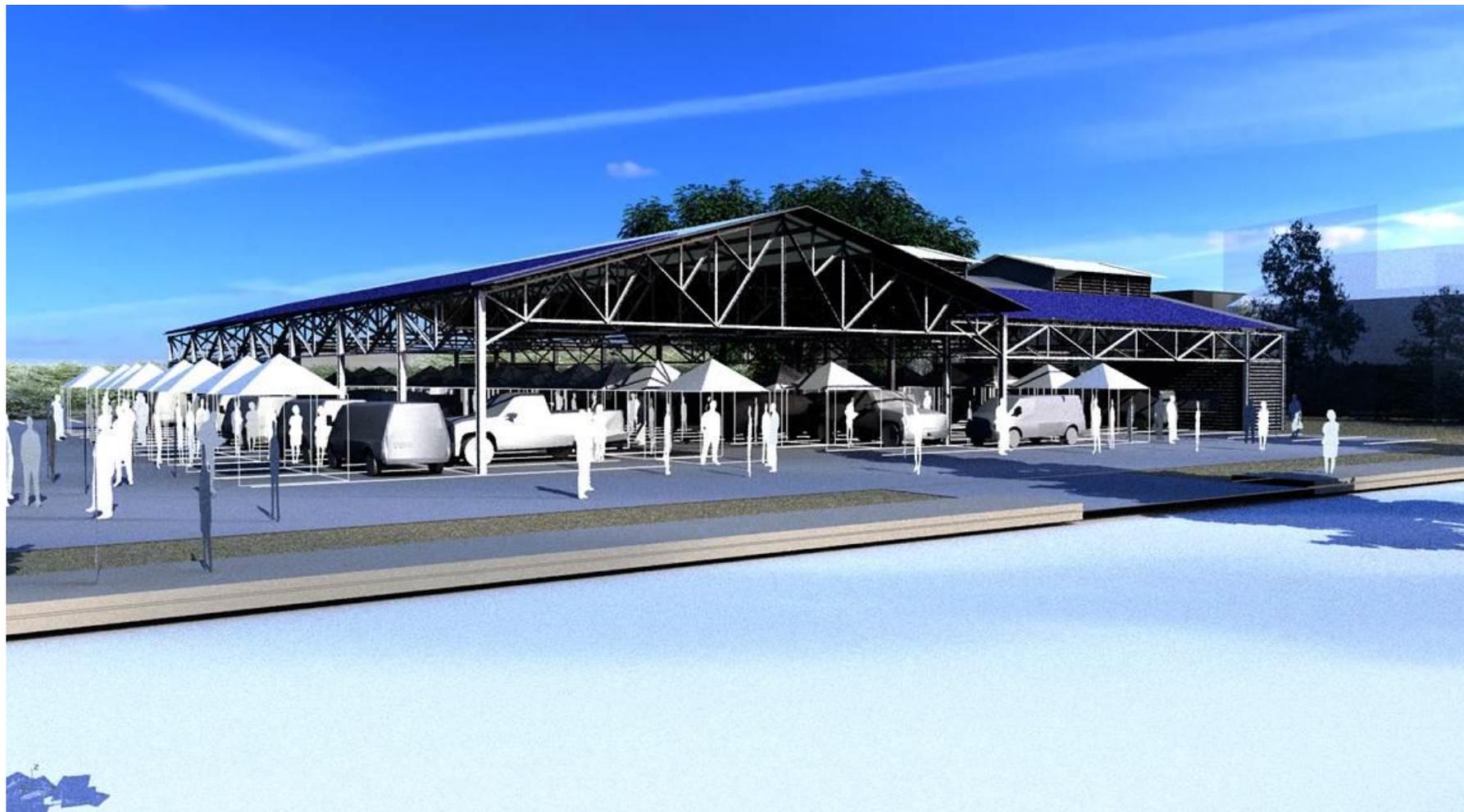


Design Option 3 – Remove and Reconstruct (Agrarian Context)



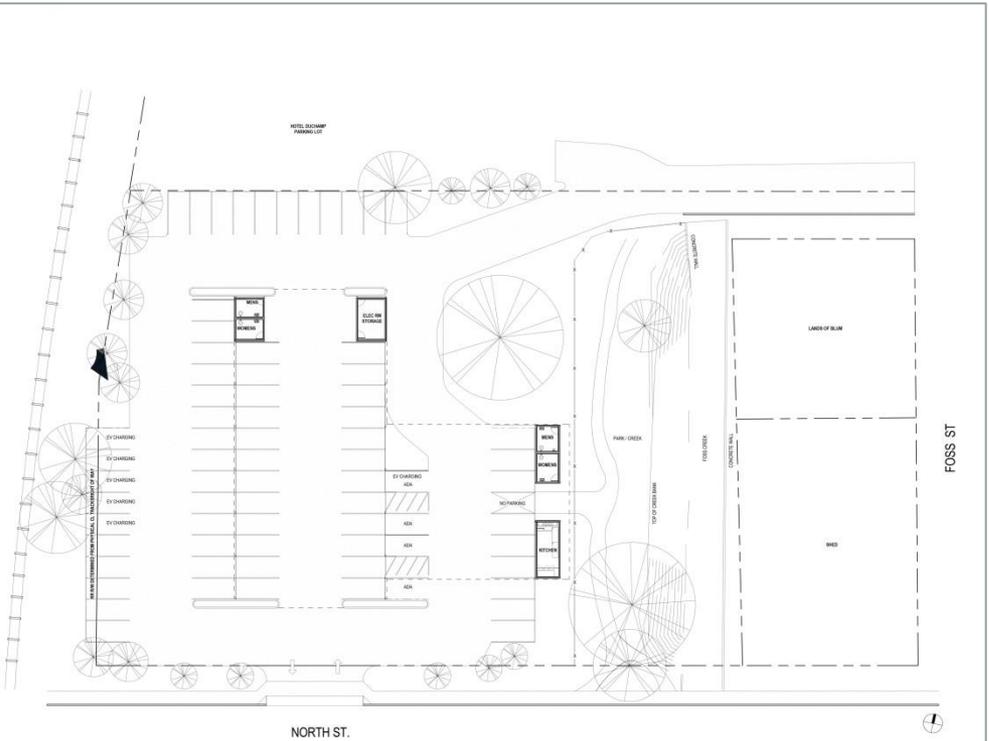


Design Option 3 – Remove and Reconstruct (Agrarian Context)





Design Option 3 – Remove and Reconstruct (Agrarian Context)



Design option 3
New Construction

- Shaded Area 13,000sf
- Parking Totals 70 Stalls 10 in Railroad Right of Way
- E.V. Charging Stations (6)
- Potential PV Area 4,050sf
- Cold Kitchen Area 200sf
- Restrooms (4)



Schematic Design Revised Timeline

February

Focus Groups

*Farmers Market; Friends of the
Farmers Market; Arts; Downtown
Businesses*

March 3

Public Open House #1

April

Focus Groups

*Farmers; Downtown Event
Organizers*

May 4

Public Open House #2

May 11

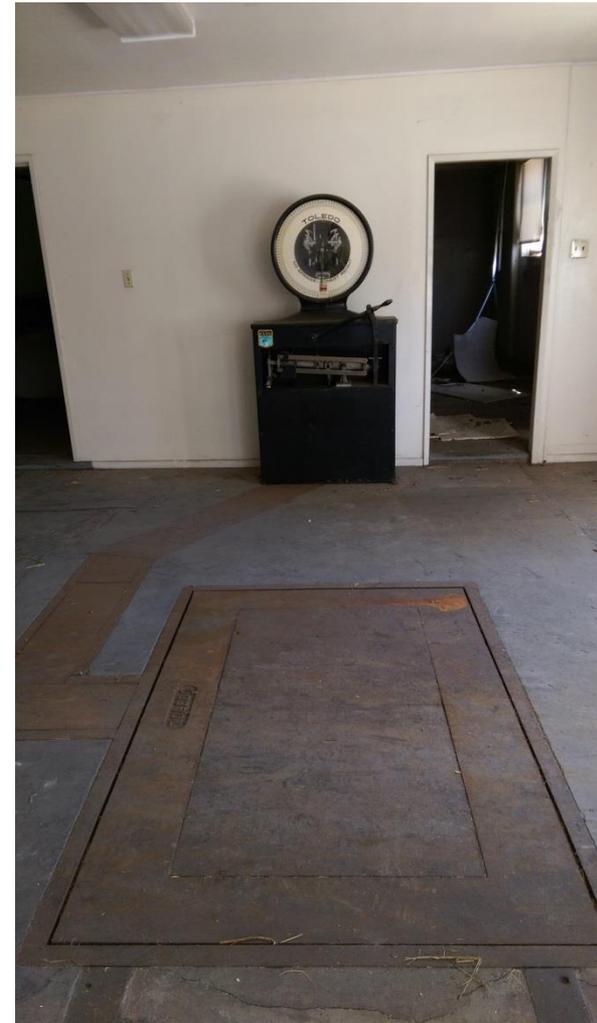
**Parks & Recreation
Advisory Commission
(update)**

May 16

City Council (update)

June/July

**Parks & Recreation Cms,
City Council**





Questions/Comments/More Information

<http://www.cityofhealdsburg.org/696/Cerri-Site-Purity-Building>

