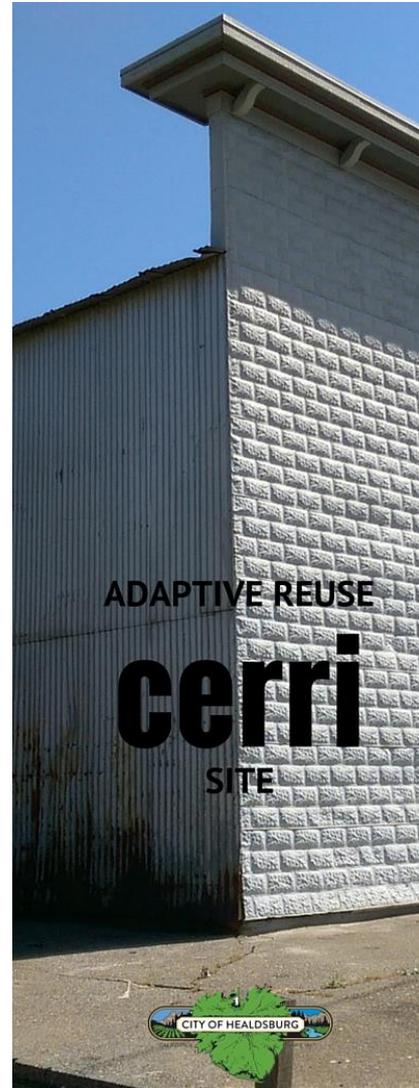


Cerri Site Update

City Council – May 16, 2016

Receive an update on the Cerri Site Adaptive Reuse redevelopment project and next steps

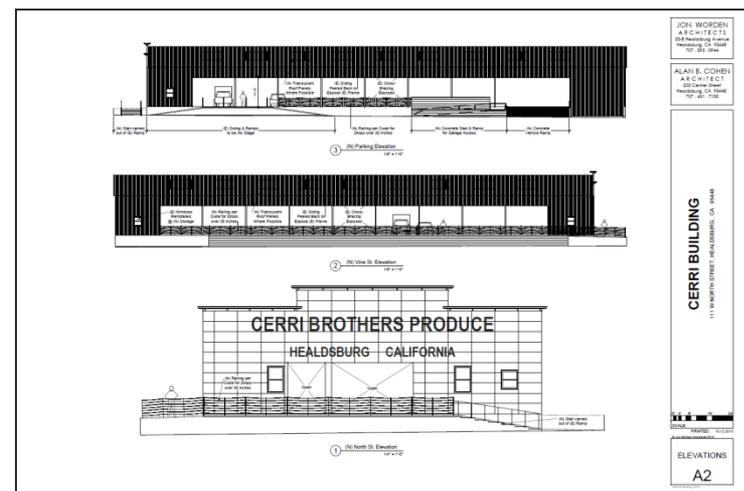
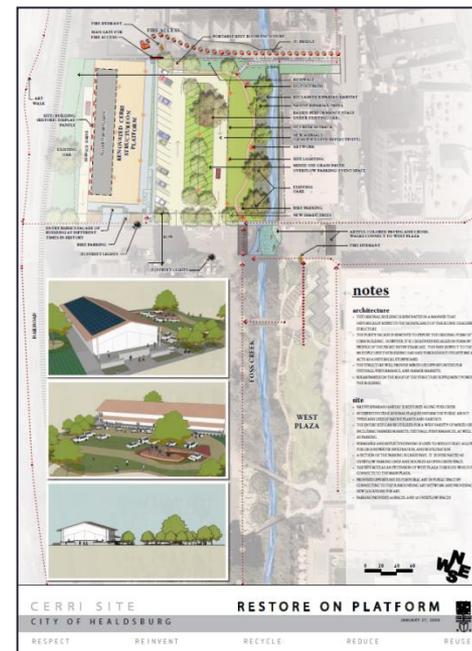


Prior Work on Project

Redevelopment has been considered by the City Council since shortly after the site was acquired in 2004:

- February 2007: Remove the existing structure, retain the façade (possibly with a shade structure), and construct a public parking lot.
- August 2009: Remove the existing structure and implement the Carducci & Associates plan to construct a shade structure with public parking.
- May 2011: Implement the Cohen-Worden plan to retain parts of the existing structure to be used for parking and outdoor events.

Public opinion about retaining the structure prompted reconsideration of the 2007 proposal, while the dissolution of Redevelopment Agency by the State ultimately brought the project to a standstill in 2012.



Recent Work



2015-Jan 2016

City Council

City Council direction on design

City Council direction on ESA

City Council Update

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)**

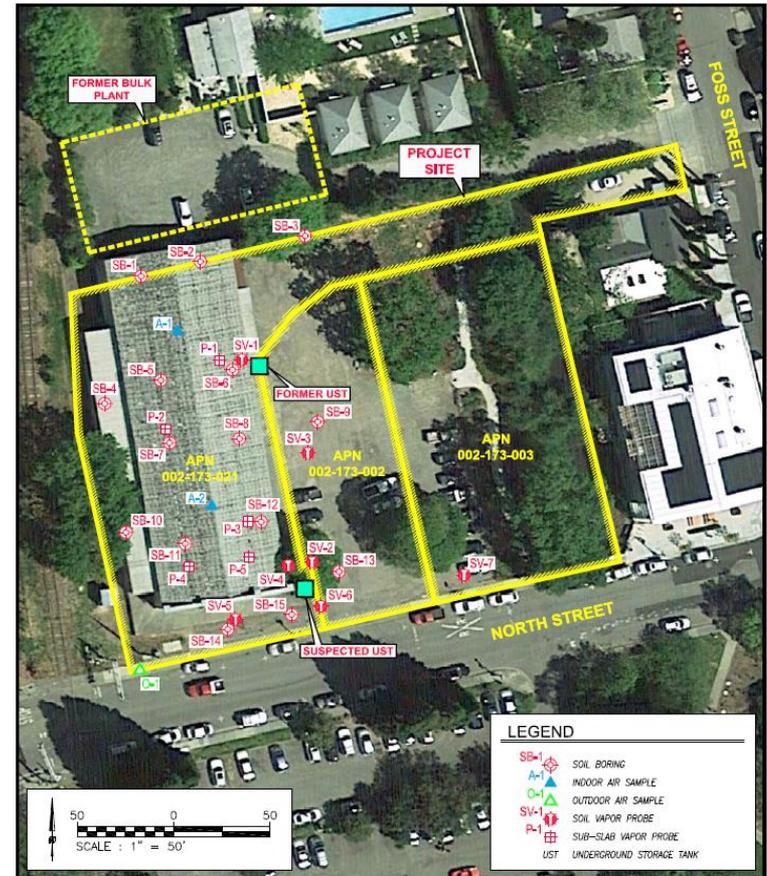
May 16

City Council (update)

Environmental Site Assessment

EBA Engineering conducted Phase 1 and Phase 2 Environmental Site Assessment; results are relatively good:

- Previously documented underground storage tank leak east side of building
- Discovered new underground storage tank leak SE side of building
- Low levels of copper and lead on concrete slab inside building
- PCE in soil vapor in same area as SE underground storage tank leak
- No ground water contamination on the site.



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

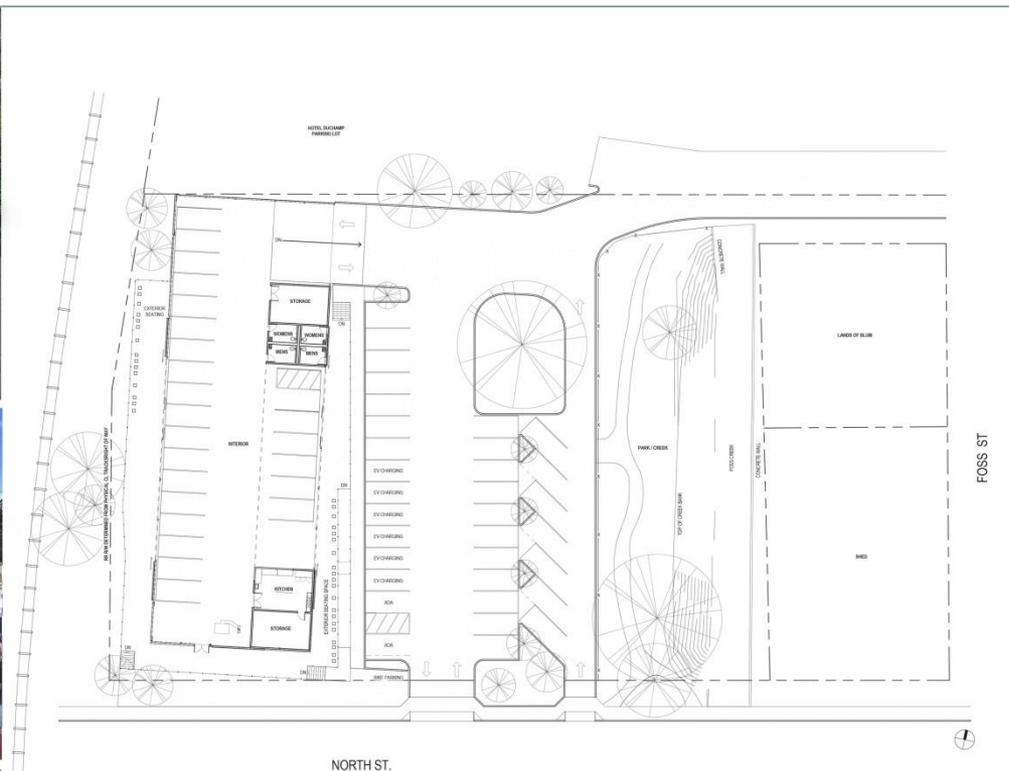
FIGURE

4

15-2212



Design Option 1 – Renovate and Repurpose



Design Option 1

Adaptive Reuse Construction of 1920's Era Building

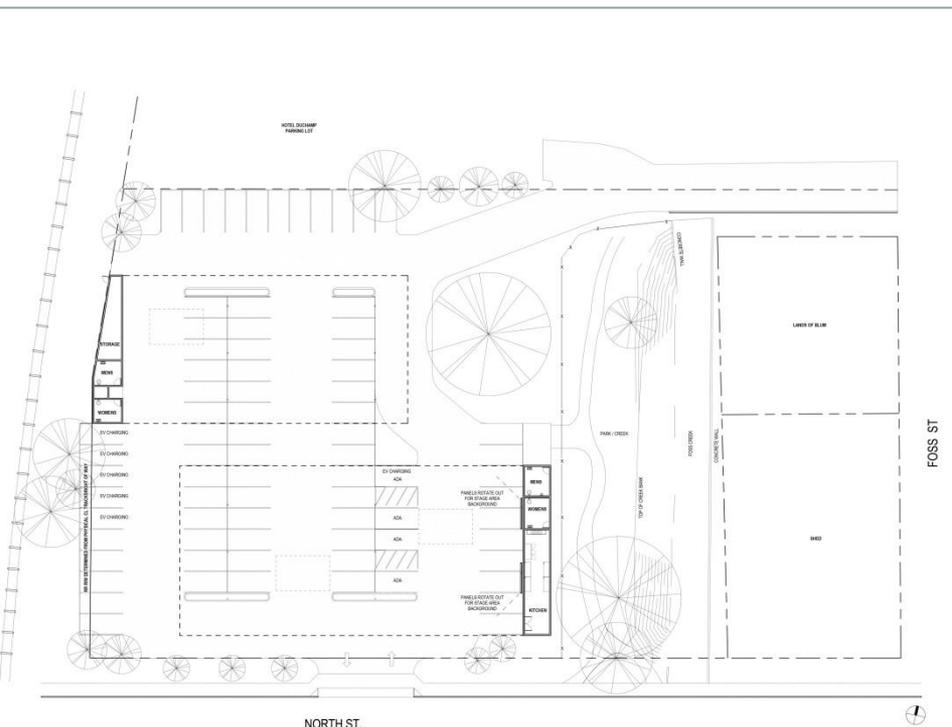
Building Area 11,600sf Interior 2,400sf Exterior
 Parking Totals 33 Outside 24 Inside
 E.V. Charging Stations (6)
 Potential PV Area N/A
 Cold Kitchen Area 400sf
 Restrooms (4)



TLCD
 ARCHITECTURE



Design Option 2 – Remove and Reconstruct (Modern Context)



Design Option 2
New Construction

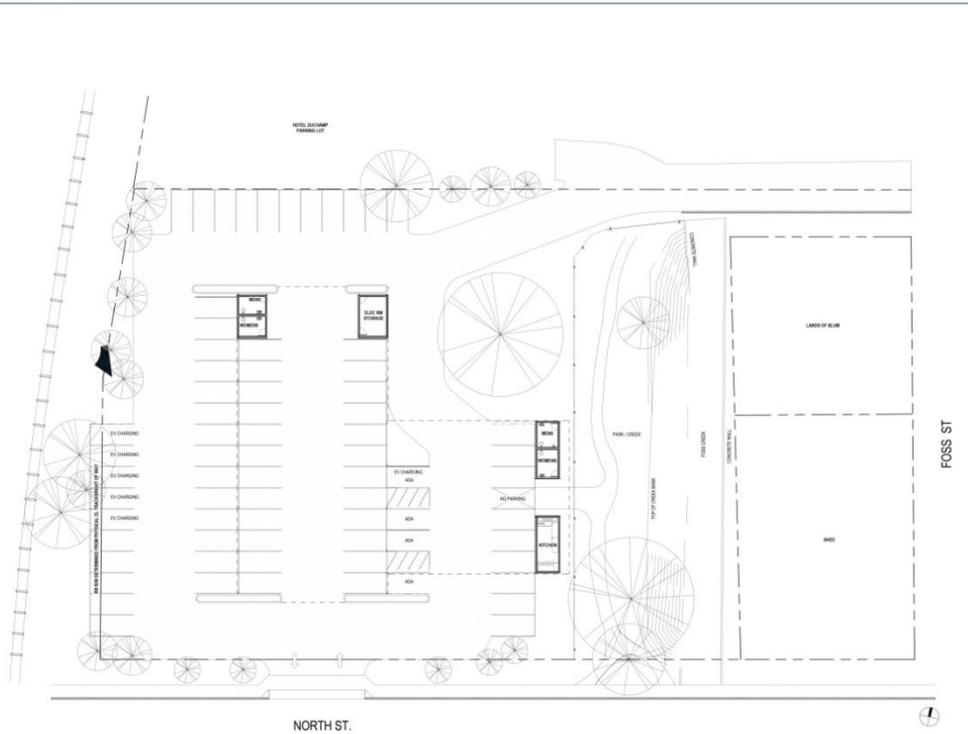
Shaded Area 16,500sf (7,200sf and 9,300 sf)
 Parking Totals 77 Stalls 10 in Railroad Right of Way
 E.V. Charging Stations (6)
 Potential PV Area 16,600sf
 Cold Kitchen Area 250sf
 Restrooms (4)



TLCD
ARCHITECTURE



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)





Major Feedback Themes

- Parking is a major concern for the downtown area and needs to be a core function of the site
- The Farmers Market is in favor of removing the building and constructing a new surface parking lot with agrarian shade structure
- Majority of community input is in favor of saving the building
- The community has strong support for the Farmers Market: are there ways to modify the design to work better for the Farmers Market?
- Should enhance the connectivity and use of the Wentzel Garden as part of this project
- Incorporate solar into the project



Other Comments/Suggestions

- Site for Housing
- Site for Arts
- Provide petanque courts
- Use pervious paving
- Construct a parking lot only (save façade, no structure)
- Construct a simplified structure (Davis)
- Remove only part of the building and add parking behind

*There is not unanimous support for any one approach.
Public opinion is varied.*



Next Steps

- Currently Assembling Final Project Information
 - Cost estimates
 - Operating comparison matrix
 - Operating costs and revenue
 - Complete public feedback record
- Future Action (Summer 2016, Date TBD)
 - Parks and Recreation Commission Recommendation
 - City Council decision/direction
- More Information:
<http://www.cityofhealdsburg.org/696/Cerri-Site-Purity-Building>

