



**CITY OF SALINAS
COUNCIL STAFF REPORT**

DATE: NOVEMBER 7, 2017
DEPARTMENT: PUBLIC WORKS
BY: DON REYNOLDS, ACTING PUBLIC WORKS DIRECTOR
TITLE: SALINAS POLICE SERVICE HEADQUARTERS COMMUNITY
OUTREACH SUMMARY AND SCHEMATIC DESIGN

RECOMMENDED MOTION:

No motion necessary.

RECOMMENDATION:

This administrative report provides the community outreach summary and the community's preference for a schematic design of the new Salinas Police Services Headquarters Building.

EXECUTIVE SUMMARY:

On December 6, 2016, the City Council adopted Resolution 20195, and released a Request for Proposals (RFP) to identify the best and most qualified development team to design, build and deliver the new Salinas Police Service Headquarters. Then on April 18, 2017, the City Council adopted Resolution 21151 and awarded the Predevelopment Agreement to the team of Griffin/Swinerton and LPA, Inc. The City staff and the Development Team have spent the last six months working on that design and soliciting feedback from the citizens of Salinas. The project has progressed from various conceptual ideas, to a site plan and is now ready for consideration of the final "Schematic Design." Three variations of the schematic design have been shared with the community and the Department, and an extensive survey has been conducted in both Spanish and English. This report brings forward for the City Council's consideration of the results of this effort, and shares the community's preference for a schematic design as shown in attached Outreach Summary.

BACKGROUND:

Starting in 2007/2008, the City has considered the idea of building a new police station as a catalyst for the Alisal Market Place. In 2009, the City considered a developer driven 110,000 square-foot, four story police station to be located at the County's old public works yard at 312 East Alisal Street, but due to adverse changes to the economy and other factors, this project did not move forward. In 2013, an RFQ was issued looking for the right firm to conduct a space needs assessment for the City's Police Department, and the firm McClaren Wilson and Lawrie Inc. (MWL) was retained to conduct this study. Completed in September 2014, this study identified

the Police Department's needs and projected the Department's growth through 2035. At that time, the number of sworn officers was projected to grow (based on need) from 136 to 305, and the size of the police facility was identified at 94,000 square feet. In July 2016, Jim McClaren was asked by the City to review these estimates. In October 2016, working closely with the Department, several efficiencies were identified that reduced the required square footage of the building to 74,000 square feet. That was sufficient to move forward with the RFP approved by the Council December 6.

On April 18, 2017, Council adopted Resolution #21151 and awarded the predevelopment agreement to the Griffin/Swinterton Team. Since then, the City has completed the assimilation of properties to complete the site, and completed its cleanup of the site. Negotiation is underway with Granite Rock to allow a second access road to Work Street. The contract to demolish fourteen buildings at 312 East Alisal Street is being finalized and work will begin before the end of the calendar year. The predevelopment design-work has moved quickly from various conceptual site plans, to various elevations, to the preferred schematic design being presented in this report.

The Development Team includes a strong community engagement element led by MIG. MIG is currently working with Community Development on three different projects including the lead role in the Chinatown Plan update. Attached to this report is the Phase 1 Outreach Plan Summary that occurred between May 15 and August 15, 2017. It was this work that revealed the community's interest in building a welcoming and attractive facade that sits back from the sidewalk to provide outdoor space that could double from parking to a plaza or courtyard. The community and the Police Department began to see a new opportunity to for growth between the two to connect.

The court-yard was then built around the multi-purpose room. The multi-purpose room is approximately 900 square feet and is located at the Headquarters' north-west corner facing both Murphy and East Alisal Streets. It will first be used for Departmental needs, secondly to serve community based policing needs (i.e. forming neighborhood watch groups, PAL and PCAC meeting) and for non-profit organizations to plan their meetings. From the day the facility opens, the community will have good reasons to visit the PD and these good reasons will help to strengthen relationships. For special events like Ciclovía, the parking can be closed to vehicles and opened up for public gatherings.

Also part of the first Outreach Phase was conversation around the two acre parcel to the west of 312 E Alisal Street. This parcel was described as one that will develop more slowly to provide for the relocation of nine different businesses. This schedule will work in synch with the pace of the Alisal Vibrancy Plan. With this parcel developed, the whole south-side of Alisal Street will be complete paving the way for future private investment, and the eventual development of the Alisal Market Place. Over a five-year period, the development between Highway 101 and the rail, on Alisal Street will begin to serve the goal of bringing the city together.

The second attachment is the "Salinas Police Service Headquarters Community Outreach Summary" that describes the community engagement efforts that took place during the month of October. It summarizes the feedback from those who attended the Town-Hall and Merchant Meetings, efforts to be in the community during Ciclovía, integrate with the outreach for the Alisal

Vibrancy Plan, social media feedback and most important the 281 surveys that have been received. About half of those replying to the survey were familiar with the project. Key concepts that were noted by the respondents include words like “Community, Location, Public, Amicable.” When asked “What are your general perceptions of the new Police Service Headquarters?”

72% replied either Positive or Very Positive, with 5% replying negative or very negative.

As far as impact, 88% felt the project would have a positive impact on this part of East Alisal Street. The survey provides 3 different schematic designs. The results are fairly close, but in the end, concept Option 3 prevailed.

Salinas Police Service Headquarters



The best thing about the results of the outreach efforts, was the “likes” and “dislikes.” Although this design was the most popular, there are a variety of things that can be done within budget to enhance and improve it. The arches for example can be changed to be more inviting, and a variety of colors can be tested to warm the building’s appearance.

What stands out is how design Option 3 surrounds the multi-purpose room and seems to expand it to the curb of Murphy Street towards the opportunity site. The plaza effect and the featured accent to the multipurpose room make this a distinctive choice when comparing to others.

The Salinas Police Service Headquarters is the catalyst for the Alisal Market Place. This community located between the freeway and the railroad tracks is in dire need of investment and redevelopment. This design will inspire private investors to redevelop their properties too. It sets the standard moving forward for the reconnection of Salinas’s east and west sides. It has the ability and potential to firmly connect the Police Department to the community.

Once the schematic design for the Police Service Headquarters is determined, the rest of the predevelopment work falls into place. The schematic design is the last piece of the entitlement permit application. It is also a necessary component of the preliminary budget estimates assuring the project remains on track. Lastly, the schematic design is driving the completion of the CEQA Process. It is required as staff prepares to publish a CEQA determination in the form of a “negative declaration” this month.

The Salinas Police Service Headquarters is on fast pace. Construction drawings will be completed in spring 2018, with ground breaking to occur in the summer. It is estimated that 18-months are required for construction, placing the grand opening just two-years away.

CEQA CONSIDERATION:

Predevelopment work is not by itself a “Project.” The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

STRATEGIC PLAN INITIATIVE:

The development of the New Police Service Headquarters initiates the Council’s strategy to develop the Alisal Market Place, and supports the Council’s Goal moving toward Economic Diversity and Prosperity. Building the new Police Service Headquarters is a key component of creating a “Safe Livable Community.” Replacing the 1958 Police Station with a state-of-the-art facility is consistent with the Council’s goal toward Effective, Sustainable Government. This project is exemplary of Council’s goal to have a “Well Planned City and Excellent Infrastructure.”

FISCAL AND SUSTAINABILITY IMPACT:

Designing, building and delivering the new Salinas Police Service Headquarters is currently estimated to cost between \$49 million dollars and \$53 million dollars, plus 10% for the cost of financing the project. Value engineering continues to be a successful way to reduce costs without sacrificing required programs. Even in this rough stage of Schematic Design, the project is capable of meeting the programmatic needs of the Department in a manner that is aesthetically inviting to the community.

Moving from Schematic Designs to Design and Development (D&D) drawings will mark the beginning of the last step of predevelopment. The Development Team is ready to price the project

for a final valuation with the completion of the D&D drawings. This price becomes the Guaranteed Maximum Price, and only if the City and Development Team can agree to this cost, does the project move forward. This step will be determined in late January or February. The project remains on-time and under budget.

ATTACHMENTS:

Phase 1 Community Outreach Summary, August 2, 2017

Salinas Police Service Headquarters Community Outreach Summary, October 2017