

# CITY FOCUS

Spring 2013



## SPRING RENEWAL PROJECTS

BY SENIOR ENGINEER LAURIE WILLIAMSON

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*The Capital Projects Division of the Department of Plans and Public Works recently completed several projects that renewed public buildings and improved emergency preparedness*

### LIBRARY PATIO

The City of Monterey Public Library has a very popular outdoor seating area located off the second floor study area. The upper patio is a 1,000 square foot outdoor patio equipped with tables and chairs and is open during regular business hours to study, read or just to relax in the sun.

Over the years the wear and tear of the tiles along the exterior wall began to pull away allowing water to find its way into the library below. Buckets were brought out to capture the drips below each time it rained. Maintenance crews did all they could to keep the area from deteriorating further.

The City's Neighborhood Improvement Program recommended, and the City Council approved the Library Repair/Upgrade Exterior Public Entrances project in fiscal year 2009/2010. Although the project had been on hold for a time during the economic downturn, it was eventually released. Architectural drawings were prepared and a contractor was selected through the informal bidding process.

The challenge was to demolish and construct the patio during the winter months with the potential of ongoing rain. The contractor came up with a plan to build a canopy over the work area, one that would withstand the potential wet and windy conditions.

Equipment was mobilized on Christmas Eve and work began the day after. Six men worked diligently and met each project milestone.

The job was completed ahead of schedule, under budget, and is now open to the public.

Special thanks to the public and library staff for their understanding and patience during construction. Also thanks to Kim Bui-Burton, Inga Labeaune and Doug Holtzman for their leadership, which assisted in the project running smoothly.

*(continued on next page)*

Watch a [visualization](#) of two-way traffic on Alvarado Street



New patio tile for the Library

## RENEWAL PROJECTS (continued from page 1)

### **HARBOR RESTROOMS**

Located along the docks below the Harbormaster's office are the men's and women's restrooms for use by harbor residents. There are approximately 50 fulltime, year-round residents with their numbers increasing during the summer months.

As part of the fiscal year 2010/2011 Capital Improvement Program, the restroom renovation project addressed rotted walls, failed tiles and poor drainage as well as bring both restrooms into ADA compliance. To achieve this, the restrooms were completely gutted and reframed to meet ADA requirements with respect to spacing, height, clearance, etc.

The men's restroom faces northwest, and as a result

was in particularly poor condition which required portions of the walls to be reconstructed. New studs, plywood and siding were installed to replace the deteriorated wood. In contrast, the south facing



women's restroom was in fair condition and did

not require such extensive repairs as was the case with the men's restroom. The renovations also provided for new fixtures and finishes in



addition to meeting ADA compliance requirements. The men's restroom was reconstructed first which meant the men would have to shower elsewhere on the wharf.

Once the men's restroom renovation was complete, the men insisted the women use their new restroom until the women's side was completed.

Once completed, the restrooms will be completely new inside, with new tile, countertops, fixtures, sinks, toilets and showers with seating. Currently the women's restroom renovation is on schedule to be completed in April. Indeed, the harbor residents must be looking forward to their newly renovated and ADA-accessible restrooms.

### **NEW GENERATORS**

The City recently replaced three emergency generators. The three new generators are located at the Police Station, Lighthouse Tunnel and the Presidio of Monterey Sewer Pump Station Number 1.

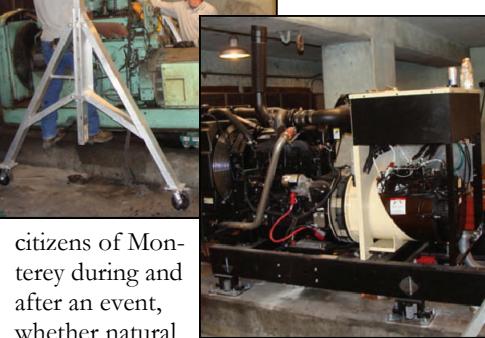
Police stations are critical in an emergency and are considered essential facilities by the California Uniform Building Code. As such, they are designed to higher seismic and wind standards, making them more able to withstand an earthquake or wind storm than a non-essential structure. Not only is it important to have police stations remain standing during and after an event, it is also important to provide power so stations remain operational. The existing generator at the police sta-

tion was installed in 1977 and replacement was approved as part of the 2009/2010 Capital Improvement Program. This replacement helps to insure our police department is able to respond and assist



citizens of Monterey during and after an event, whether natural or manmade. The replacement generator will also assist in meeting stricter air quality standards.

The Lighthouse Tunnel



generator was installed in 1966 and is responsible for supplying emergency power to run the pumps that drain storm water from the tunnel, fans that ventilate the tunnel and fixtures that light the tunnel. Imagine driving through the tunnel during a rain storm and your car mysteriously stops running.

You end up having to walk out of the tunnel, but the power is out and there is no generator. You are left trying to navigate your way through rushing water in a dark and fume-filled space.

The emergency generator replacement will prevent this from happening.

(Continued on page 3)

## CONFERENCE CENTER UPGRADE

In 1977, the Monterey Conference Center opened its doors and began generating over \$500 million in economic impact for residents, neighborhoods and businesses in Monterey. In 2013, 36 years later, the Monterey City Council approved a much-needed renovation and upgrade for this important community economic engine.

"Our clients have been requesting a more flexible and upgraded facility to match our world-class destination," said Bob Cowdrey, Conference Center General Manager. "We are delighted to be able to meet their needs and increase our competitiveness within the conference center market."

The renovation plan will increase meeting space, flexi-

bility and use of the Center. It will update technology and audio-visual systems to better meet the educational needs of meeting planners and groups, and achieve a higher "green" standard for the facility.

The City Council approved moving forward with the "Preferred Alternative" renovation plan contingent upon a financing plan, based in the local hotel industry, through the formation of a Conference Center Facilities District (CCFD). Staff are working with local hoteliers, financing and bonding experts to develop the framework for the CCFD by the end of 2013. Completion of this important next step will pave the way for the renovation to follow.

Through the years, thou-

sands of conferences, meetings and events have filled more than one million hotel room nights in the City of Monterey. These events generated over \$60 million in hotel room taxes (TOT) and sales tax, which helped pay for City programs, services and neighborhood improvement projects. City parks, recreation programs, library services and neighborhood amenities have all benefitted from these revenues.

Achieving the Preferred Alternative for the Monterey Conference Center will strengthen the City's long-term investment in our community – for residents, neighborhoods, businesses and visitors.

Stay tuned for updates on our progress.



## DOWNTOWN & NORTH FREMONT UPDATES

The Downtown and North Fremont Specific Plans are in their final phase of completion: environmental review. Staff are preparing Initial Environmental Studies for each plan.

It is anticipated that the draft environmental documents will be circulated for public review during the

month of May and that adoption hearings will be scheduled during June and July.

Once adopted, the vision for each of the mixed use areas will unfold as new development occurs, and as infrastructure projects receive funding.

These plans are available online through the City's

website. For your convenience, here's the link to the [draft Downtown Specific Plan](#) and the [draft North Fremont Specific Plan](#).

For sense of what two-way traffic on Alvarado Street might be like, view a [visual simulation for the proposed Downtown circulation](#).

## RENEWAL PROJECTS (cont'd from previous page)

We all know water runs downhill and so does sewage, except for when it must be pumped uphill. The existing emergency generator at the Presidio of Monterey Sewer Pump Station No. 1 was installed in 1984 but broke down in 2011. This emergency generator will take on the job of pumping sewage in the event the PG&E supplied power goes down,

thereby keeping the sanitary sewer system up and running.

A sewage spill of any magnitude is not something any of us should tolerate. Replacement for this emergency generator was approved in 2012.

For the three emergency generators, Aurum Consulting Engineers provided the electrical engineering design, Axiom Engineers provided

the mechanical engineering design, and Days Generator Service performed the construction. Aurum and Axiom both have offices located in Monterey.

Employees of the city are hard at work, often behind-the-scenes, to ensure smooth and continued operations of the City of Monterey each and every day, whatever situation may arise.

## SNAPSHOT DAY

BY TRICIA WOTAN, PLANS & PUBLIC WORKS

Do you like the outdoors and have an interest in being a field scientist for a day? If so, this volunteer event is for YOU!

Join the Monterey Bay National Marine Sanctuary (MBNMS) for SNAPSHOT DAY, a one-day water quality event in local creeks and rivers that flow into the Monterey Bay. Teams of volunteers will observe the health of local waterways along the Central Coast by recording field measurements and collecting water quality samples, which are later analyzed in a laboratory for bacteria and nutrients.

Training is recommended, but not required. Training will be provided by MBNMS staff on Sunday, April 28 from 10:30 a.m. to 12:30 p.m., at REI Marina.

**What will I do?** As a volunteer, you will be assigned to a team and venture out-

doors to various watersheds that drain to the Monterey Bay. You will then conduct field measurements and collect water samples.

**Why help out?** You're a valued resource! As someone who cares about the Monterey Bay, volunteers like you provide much-needed field assistance to scientists in performing this one-day, far-reaching science and data collection event. It's a lot of fun, too, adventuring out to creeks and rivers in the Elk-horn Slough, Salinas and Carmel Valley watersheds. Three teams will also travel to Big Sur.

**What do I gain?** Snapshot Day is a great opportunity to meet like-minded

locals who enjoy the outdoors. You'll also assist with and learn about the science of water quality from environmental professionals who are working daily to understand and protect the health and well-being of local waterways and the Monterey Bay.

**How do I volunteer, or, obtain more information?** Contact Lisa Emanuelson at [Lisa.Emanuelson@noaa.gov](mailto:Lisa.Emanuelson@noaa.gov), or call 831-647-4227.



### SNAPSHOT DAY SATURDAY, MAY 4

9:00 a.m. - noon

Meet at REI Marina, and  
then go out to the field!



## LIBRARY VOLUNTEERS

BY JEANNE MCCOMBS, LIBRARY

At the Library, volunteers work alongside staff to create the library services that you enjoy. Volunteers help to shelve books and other library materials, help keep the library tidy, make attractive displays and keep the plants healthy. Volunteers index archival material and assist in the California History Room. They lead book discussions, set up for story-times and assist with programs and activities. Volunteers also help with ongoing book sales and deliver library books to the homebound. In addition, the Friends of the Library volunteer hundreds

of hours of time each year to raise funds for a wide range of Library resources including books and cultural programs for all ages.

Currently, the Library has 30 volunteers, who provide 200-250 hours of service each month. Your library would simply not be the same without volunteers. Next time you visit the Library, feel free to thank a volunteer for his or her service and maybe even consider becoming a volunteer yourself!

For information about volunteering at the Library, call 831-646-3744.

## VOLUNTEERS IN PARKS

BY ELLEN BURTON, VOLUNTEER

Spend whatever hours you have available on TUESDAY mornings with a congenial and committed group of gardeners in our City's parks. The Volunteers in Parks (VIPs) welcome casual, amateur and/or professional gardeners to help with labor intensive, rewarding hands on projects that enhance our beautiful landscapes. Learn about drought resistant plants that are native to California or come to us from other Mediterranean climates around the world. Or bring your already developed expertise to share with us. Gardening is creative, healthful and exciting.

For more information, visit us on the web at [monterey.org/parks](http://monterey.org/parks).

## REC TRAIL SAFETY

The Recreation Trail is more popular than ever — enjoyed by walkers, joggers, skateboarders, bicyclists and skaters of all ages.

Due to increased trail usage, we would like to remind all trail users to be aware of the safety and rights of all users equally. Please walk, ride, skate on the right side of the trail in the direction you are going. Keep moving

in a safe manner. Be courteous and cautious of others. Do not impede the rights of other trail users. Be patient, especially in congested areas. Stop and look both ways before crossing a street intersection. Be aware of other trail users.

It is unlawful to ride any wheeled conveyance, such as a bicycle, roller skates/blades or skateboard in an unsafe

manner anywhere on the Monterey Recreation Trail. (Section 22-13 of the Monterey City Code). For a full list of trail rules, please refer to the latest issue of the *play! Monterey* Recreation Activities Guide or go online to [monterey.org/rec](http://monterey.org/rec).

Your help and cooperation will insure the Recreation Trail is a fun and safe place for everyone!

*The Recreation Trail is a pedestrian / bicycle trail.*

*Walkers, joggers, bicyclists and skaters are permitted.*

## SUMMER RECREATION PROGRAMS

BY SHANNON LEON, RECREATION

The Summer/Fall 2013 issue of *play! Monterey* is available now. Open registration is available in person or online at [monterey.org/rec](http://monterey.org/rec) for all of our programs including summer camps, field sports and ongoing classes and programs. Online registration requires prior activation. You may register online

for our popular, summer programs, including Whispering Pines Day Camp, Camp Quien Sabe Youth Overnight Camp, Camp Quien Sabe Family Camp Weekend, Sports Camp Plus, Cheerleading Camp, British Soccer Camp, Summertime Fun for Tots and much more! We also offer fun arts

and crafts classes, friendly afterschool and school break programs, exercise and fitness opportunities, educational workshops and much more. Check out what's going on at your neighborhood community center or the Monterey Sports Center by visiting us [online](#) or call 646-3866 for details.

## WHAT MAKES YOU HAPPY?

BY BILL ROTHSCHILD, SPORTS CENTER

In his book "Thrive - Finding Happiness the Blue Zone Way," Dan Buettner identifies the qualities that make people happy. Many people believe that happiness comes from money or youth or beauty. What Buettner discovered after spending five years traveling to the world's happiest places is that the real key to happiness lies in fundamental, permanent changes to the way we live.

After researching those characteristics in cities that scored high in the happiness survey – places in Denmark, Singapore, Mexico and California – Buettner found six basic domains that govern happiness: community, work-

place, social life, financial life, home and self.

One city that Buettner profiled was San Luis Obispo, which he called "the happiest city in the United States." How did San Luis Obispo residents become so happy? Buettner says, "I traced it to a professor at the nearby university named Ken Schwartz who became Mayor.

"When he came in as Mayor, he kind of galvanized the City Council to focus. And rather than focusing on policies that bettered the commerce environment – the Chamber of Commerce was sort of running things before 1970 – he focused on poli-

cies that favored quality of life.

"...He got enough good policies in place that favored human habitation and well-being that lo and behold, 40 years later, people are saying they're happier there than anyplace else."

As we work through the Priority-based Budgeting process, and with the City Council on aligning our budget process with the identified priorities of our citizens, it's clear that our community values quality of life as well. The more we can work towards providing a high quality of life for our citizens, the more we will all achieve happiness.



**The Monterey Sports Center is the heart of the community when it comes to providing happiness and a high quality of life.**

## DREDGE CREW

BY BRIAN NELSON, HARBOR & MARINA

The City of Monterey Harbor Dredge Crew hosted students from Monterey Bay Charter School and the International School of Monterey in late February. Debby Majors-Degnan brought the group of students together for a tour of the Monterey Marina Dredging Operation. The students had the chance to see how the city dredge moved sand from inside the marina through 2245 feet of pipe and delivered it to an area located in front of the

Condominiums on Del Monte Beach.

The beach nourishment project is a collaborative effort to restore beach sand lost from the last few years of storms. The students were able to see first-hand the sand being pumped through the system and how Ron Moore, the bulldozer operator, captured the sand before it was able to return to the ocean.

Dredge operators Captain Ron Farquhar and Captain Luke Robert provided a tour on the dredge to show how the machine was able to pump sand from the bottom of the marina using the hydraulic suction pump. The students were awarded “Dredgehead” Certificates and enjoyed Dredge Cookies made by Captain Mary Jo Nelson for their participation in the Dredge overview symposium.



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