



CITY OF CARMEL-BY-THE-SEA

Carmel Police Building Project

Ad-hoc Committee

Mayor Dave Potter and Councilmember Jeff Baron

January 25, 2024



CITY OF CARMEL-BY-THE-SEA

- Project History
- Initial Assessment Outcomes
 - Indigo Report
- Police Department Requirements
- Project Siting Options
 - Current Site – Renovate and Expand
 - Current Site – Raze and Rebuild
 - Vista Lobos
 - Sunset Center
- Finances
- Moving Forward from here and General Comments



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- **Project History**
 - February 2023 – Council approved issuance of RFP from specialized architectural firms for a review of the current facility and an evaluation of the department’s needs
 - June 2023 – Council approved a Professional Services Agreement (PSA) with Hammond+Playle Architects, (LLP), aka **Indigo**



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- **Project Siting Options**
 - **Current Site – Renovate and Expand**

Pros:

- No loss of PERIPHERAL public parking
- Little environmental impact (General Plan, zoning, CEQA)

Cons:

- Would displace PD and/or Public Works during construction (2 years +)
- Messier to meet requirements – could prove to be inadequate
- More difficult to build a secure site
- Very parking constrained
- Difficult to expand footprint – will need to go up and/or into the plaza



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- **Project Siting Options**
 - **Current Site – Raze and Rebuild**

Pros:

- No loss of peripheral public parking
- Most likely ample room for parking & improvements
- Easy to build a secure site
- Little environmental impact (General Plan, zoning, CEQA)

Cons:

- Would displace PD and Public Works during construction (2 years +)



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- **Project Siting Options**
 - **Vista Lobos**

Pros:

- Ample room for parking & improvements
- Easy to build a secure site
- **Would not displace PD or Public Works during construction (2 years +)**

Cons:

- Loss of PERIPHERAL public parking,
- Impacts Housing Element site (42 units)
- Possible GP/Zoning update
- Higher CEQA threshold – intensify use, impact on neighbors



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- **Project Siting Options**
 - **Sunset Center**

Based on preliminary discussions, Sunset Center is not being investigated further at this point, but could be considered if necessary.



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