Background

Santa Monica City Yards

- Established in 1940s
- 14.7 acres
- Houses majority of City Public Works Operations
- Sited partially over a landfill
- **Impetus:** Redevelopment of the CY to accommodate the growth and changing needs of Public Works Operations
- Hathaway Dinwiddie selected as design-build contractor
Context

• Adjacent to mobile home community, situated in lower-income neighborhood
• History of environmental injustice
• Community is weary of development & City
Primary Objectives

• Redevelop CY & modernize facilities
• Improve circulation and layout of CY
• Provide community benefits
Sustainability Objectives

- Achieve net zero energy for most buildings
- Use non-potable water for non-potable uses
- Achieve certification through Envision
- Utilize EcoDistricts as a framework for community engagement

I'm excited about...
- More efficient operations
  - Better service
  - Less pollution
- Project should be self-sustaining
  - Net positive energy
- Rain water capture
  - On site reuse
- Composting facility
  - Compost give-away
  - Improve website - easier to find calendar of events
  - Connection - pedestrian access (south side of YSCO NEIGHBOR)
Grant Proposal

• Build CY as a microgrid
• Interconnect non-City entities on City-owned land
• Maximize solar (or other distributed generation), energy storage, EV charging and demand response
• Reduce the need for utility infrastructure for CY and adjacent properties
Project Team

Advanced Energy District Partners

City Yards Microgrid Partners
City of Santa Monica Bergamot Area Map

- Bergamot Transit Village - Private development (35 acres)
- Bergamot Art Center - 5.8 acres are City owned land, remaining 19 acres is private development
- Mixed-Use Creative - Private Development (26 acres)
- City Yards - City owned and controlled (14.7 acres)
- Stewart Street Park - City owned and controlled (3.8 acres)
- Mountain View Mobile Home - City owned and controlled (4.6 acres)

Total potential project area: 170 acres
District Energy / Microgrid

- Renewable Energy
- Energy Efficiency
- EV Charging
- Energy Storage
- Demand Response

Community Benefits: Increased use of local renewables; Increased resilience during outages, emergencies; Increased capacity for EV charging; Reduced need for macro-infrastructure; Reduced demand costs; Reduced greenhouse gas emissions; Potential to scale and expand

City of Santa Monica

OSE GRANT LEAD
ARUP, ICLEI, UCLA, UCI, PFM

Public Works
City Yards
Hathaway Dinwiddie

Economic Development
Planning & Community Development
Bergamot Area
Worthe Development

Housing
MVMHP

Renewable Energy

Energy Efficiency

EV Charging

Energy Storage

Demand Response
SANTA MONICA ADVANCED ENERGY DISTRICT

Garrett Wong
Sustainability Analyst, Climate & Energy

Grant Funding Opportunity GFO-15 312
Accelerating the Deployment of Advanced Energy Communities