



SANTA MONICA ADVANCED ENERGY DISTRICT

Garrett Wong
Sustainability Analyst, Climate & Energy

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

Background

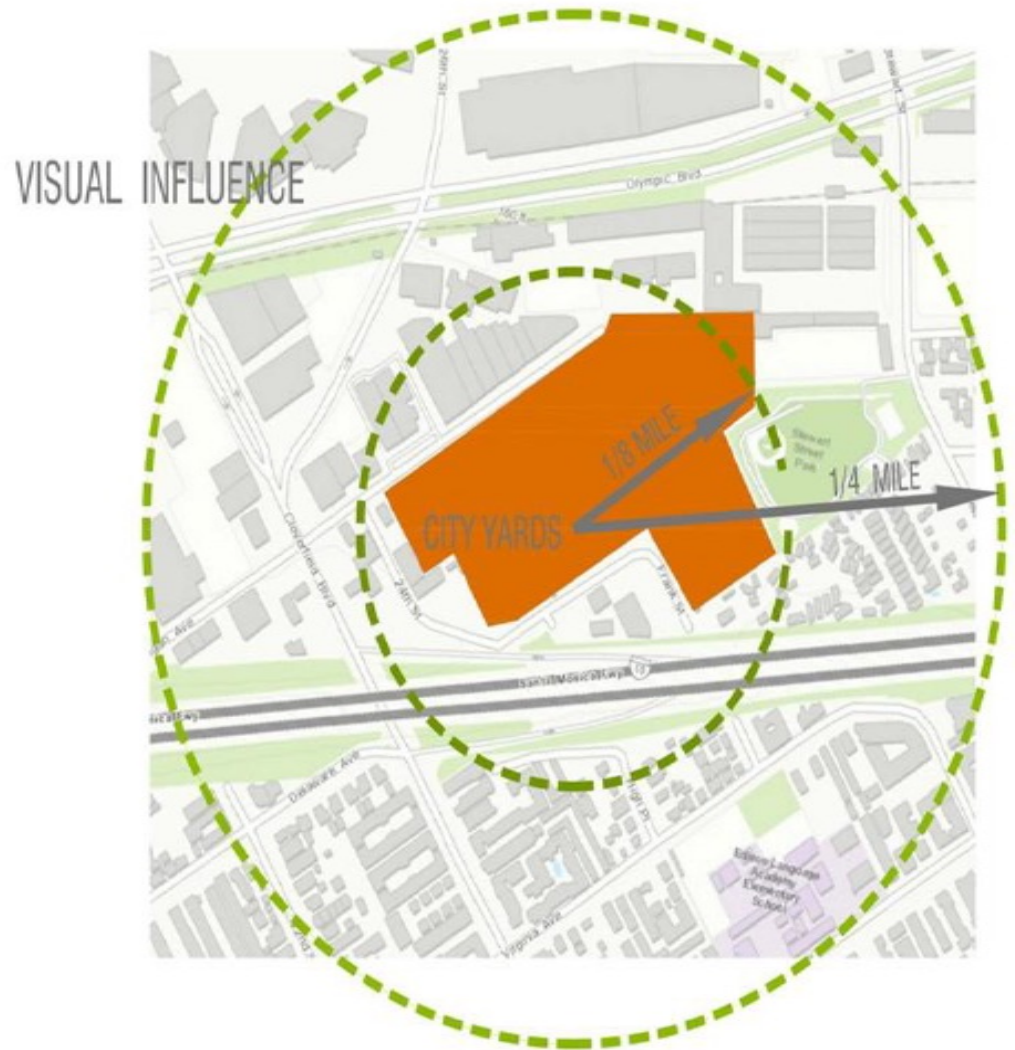
Santa Monica City Yards

- Established in 1940s
- 14.7 acres
- Houses majority of City Public Works Operations
 - Facilities Maintenance, Custodial Services, Street Maintenance, Fleet Maintenance, Traffic Operations, Resource Recovery & Recycling, Water & Wastewater Operations, Hazardous Waste Storage & Fire Department Training Area
- 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



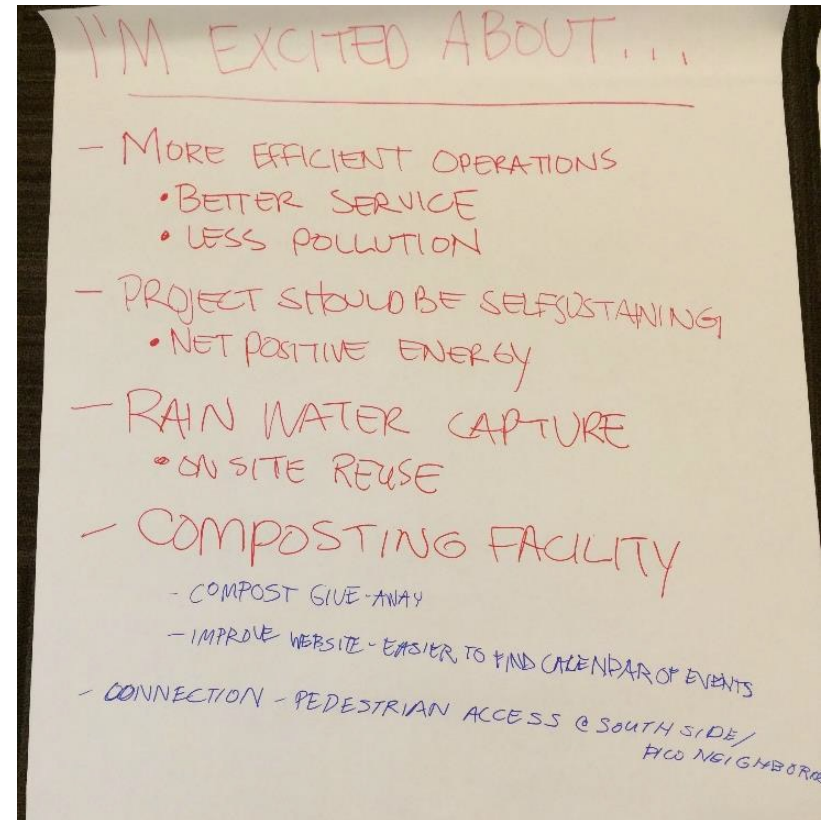
Primary Objectives

- 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



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

ARUP



I.C.L.E.I.
Local
Governments
for Sustainability

City Yards Microgrid Partners



BUROHAPPOLD
ENGINEERING



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-Used Creative - Private Development (86 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 (4.8 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

Bergamot Area

Worthe Development

Planning &
Community
Development

Housing

MVMHP



SANTA MONICA ADVANCED ENERGY DISTRICT

Garrett Wong
Sustainability Analyst, Climate & Energy

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