

## CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

### MEMORANDUM

**Date:** October 20, 2016  
**To:** Harbor Commission  
**From:** Scott Riedman, Waterfront Director  
**Subject:** **Facilities Management Report**

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### **PARKING INFRASTRUCTURE IMPROVEMENTS**

Several improvements to the Waterfront's parking lots have been proposed as part of the Capital Improvement Program (CIP) since 2014. Planning, design, and permitting have been completed for some of the proposed projects and are still underway for others. Three main projects are proposed, including; 1) the replacement of the Stearns Wharf kiosk, 2) addition of eight Luke self-pay stations and removal of an existing kiosk at lots under the purview of the Architectural Board of Review (ABR), and 3) addition of nine Luke self-pay stations and removal of existing kiosks at lots under the purview of the Historic Landmarks Commission (HLC).

#### **Stearns Wharf Kiosk**

The existing Stearns Wharf parking attendant kiosk was installed in the 1980s and has outlived its useful life. Staff reviewed kiosks recently installed by Downtown Parking and identified several alternative kiosks pre-fabricated by B.I.G. Industries. Stearns Wharf falls under the purview of ABR and they approved the Santa Monica Style kiosk in 2016 as a suitable replacement for the existing kiosk. The Santa Monica style kiosk is twice the size of the existing kiosk allowing for a more functional work environment for Parking staff as well as storage of parking related equipment.

Replacement of the kiosk required review by the City's Building and Safety Division and compliance with the Americans with Disabilities Act (ADA) for employees that may have a disability. This posed a unique design challenge to create access to the kiosk across the existing roadway on the wharf which is currently six inches lower than the existing kiosk. The design includes a ramp on the entry drive lanes with a pedestrian path of travel to match the elevation of the existing walkway along the west side of the wharf. The new kiosk will also be placed further south along the wharf to allow additional cars to queue up beyond the gate arm which should improve egress off the wharf when it's busy.

B.I.G. Industries is currently fabricating the new kiosk and staff is working with the City's Building and Safety Division to finalize plans and obtain a building permit. The work required for the entry drive lanes will be put out to bid soon with the work coinciding with the installation of the kiosk in November. The City Council approved a sole source contract with B.I.G. Industries for \$43,384 in May 2016. The cost estimate for construction of a ramp on the entry drive lanes is approximately \$5,000 for a total project cost of just under \$50,000, paid out of the Waterfront's Capital Fund.

### **ABR Parking Lots**

With the recent success of the Luke self-pay stations throughout the Waterfront lots, the Parking staff prepared a plan to add stations and remove unneeded kiosks from all the Waterfront lots. The ABR has purview over the Leadbetter and Harbor West parking lots. ABR approved plans to install six new self-pay stations at the Leadbetter lot where there currently are none and the addition of two self-pay stations for the Harbor West lot where there are currently three. ABR also approved the removal of the kiosk from the Leadbetter lot. A building permit has been obtained for the work on these lots and the additional pay stations have been acquired and are scheduled for installation by the end of October.

Removal of the Leadbetter kiosk is proposed to eliminate confusion for motorists that enter the lot with the gate arms up and assume parking is free. Despite signs informing motorists of the self-pay stations, they are often not seen and collection envelopes are issued for vehicles that don't have a ticket displayed on their dash. With the addition of self-pay stations (including better signage) and the removal of the kiosk, it should be more obvious to motorists that paid parking is required. The island that the existing kiosk is located will be revegetated with drought tolerant plants. The island will still be wired for power and data so that a portable unit can be deployed during special events to collect parking fees on entry.

### **HLC Parking Lots**

HLC has the purview of Waterfront parking lots located along Cabrillo Boulevard including Chase Palm Park, Garden Street, and Cabrillo East and West. Staff has been before the HLC several times with the proposal to add a total of nine Luke self-pay stations in these lots and remove the kiosk from the Chase Palm Park and Garden Street lots. There are currently 10 self-pay stations throughout these lots and the additional self-pay stations will better serve the public especially during the busy summer season and weekends. Design Guidelines exist for the City's El Pueblo Viejo District that would apply to these lots. Unfortunately, there are no design guidelines specifically for self-pay stations and the HLC has not provided clear direction to staff on how the self-pay stations should look to best meet El Pueblo Viejo Design standards.

The HLC has been divided on whether to paint, enclose, or leave the self-pay stations as they are. Several HLC members have expressed interest in enclosures and staff is working with a local architect to develop a suitable enclosure design. A revised design will be prepared by the end of October with HLC review tentatively scheduled for mid-November.

Similar to the Leadbetter lot, there is no longer a need for kiosks at the Chase Palm Park and Garden Street lots. The Luke self-pay stations are easy to use and have significantly reduced operating costs for all lots. The current proposal is to remove these kiosks and revegetate the islands with drought tolerant landscaping. Staff will pursue approval and permitting for the removal of the kiosks but may reconsider doing so depending on how

parking demand changes over the next year. With the completion of all the construction and development along State Street near the foot of Stearns Wharf, demand for parking in the Chase Palm Park and Garden Street lots may increase considerably. Staff will consider a variety of options to best meet this demand prior to committing to the removal of the kiosks.

The cost estimate for the additional 17 Luke Self Pay stations and kiosk removal is approximately \$204,000. The proposed self-pay stations for the ABR lots and Stearns Wharf kiosk were included in the FY2017 CIP. Funding for the remaining HLC lots self-pay stations and kiosk removal will be included in the FY2018 CIP.

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