



**CITY OF SANTA BARBARA**  
**PARKS AND RECREATION COMMISSION REPORT**

**AGENDA DATE:** February 28, 2018  
**TO:** Parks and Recreation Commission  
**FROM:** Administration Division, Parks and Recreation Department  
**SUBJECT:** Capital Improvements Projects Update

**RECOMMENDATION:**

That the Commission receive a presentation on the status of the active Parks and Recreation Capital Improvement Projects.

**DISCUSSION:**

The Parks and Recreation Department (Department) has a diverse capital program of park improvement and recreation enhancement projects. Over the course of every fiscal year, multiple projects are in various stages of development, permitting, and construction. Depending on the complexity and availability of funding, some projects take several years to complete. This staff report provides a brief overview of the most active projects underway in Fiscal Year (FY) 2018.

Projects under Construction

Two projects, Cabrillo Pavilion and Bathhouse Renovation and Cabrillo Ball Park Renovation, are currently under construction. These projects are detailed below. In addition, the renovation of Kids World was recently completed.

*Cabrillo Pavilion and Bathhouse Renovation:* A \$16,700,000 construction contract was awarded by City Council and the full renovation of this facility began in January. The project includes a complete overhaul of mechanical, electrical, plumbing, and communication systems, and structural and seismic, fire protection, and accessibility upgrades. Exterior building improvements include restoration of the original beach level promenade, renovation of exterior building modifications, repairs of the building façade, site grading to achieve accessibility standards, modifications to the parking lots to address accessibility, and renovation of the site landscaping, outdoor showers, and covered walkway (stoa) adjacent to the playground. The Project also includes installation of a beach boardwalk, storm water improvements, and LEED certification. The facility is expected to reopen summer 2019.

*Cabrillo Ball Park Renovation:* Construction started in early February on this \$1.55 million renovation of the softball field, restroom, and surrounding park. The project will also expand

active recreation with the installation of 13 pieces of outdoor fitness equipment along a new pedestrian pathway. Construction is expected to proceed until mid-May. However, the park will not reopen until September in order to allow adequate time for the new turf to establish.

#### Projects in Design, Permitting, or Bidding

The Department has nine projects in various stages of design development, permitting, construction or bidding:

*Thousand Steps:* This coastal access stairway is over 90 years old and shows the effects of age and damage from ocean waves. A civil engineering firm recently completed the construction plans that include replacement of the damaged steps at the beach, extending the landing to account for wintertime beach sand scour, and the addition of handrails. The proposed repairs are being evaluated by an architectural historian and then the project will be presented to the Historic Landmarks Commission (HLC) for design approval. The Department has \$897,000 to complete design approvals, permitting, and construction.

*Municipal Tennis Center Playground and Tennis Patio:* This project includes a new playground for 5-12 year olds and a separate patio to support tennis functions. Construction bids were received on February 22 and a summary will be provided during the staff presentation. The estimated cost to construct the playground and related improvements is \$390,000. The Woods-Claeyssens Foundation generously provided \$53,000 towards the purchase of playground equipment and \$145,000 is provided through a Community Development Block Grant. Construction is anticipated to be complete by mid-May.

*Off-Leash Dog Area at MacKenzie Park:* A 22,000 square foot off-leash dog area is proposed. The design was approved by the Architectural Board of Review in May 2017 and the Department is currently obtaining a building permit. The project is expected to be bid out for construction in April. Preliminary site preparation work has begun with the demolition of a vacant building. The current construction cost estimate is \$400,000. The existing General Fund allocation is \$286,000. Additional funds will be requested during the FY2019 budget process.

*Louise Lowry Davis Center Renovation:* The design includes upgrades to the building's aesthetics, new doors and windows, accessibility improvements, and new heating and air conditioning systems. The design also includes an enhanced courtyard, with a new pergola and direct access from the building interior. The courtyard enhancements will provide a flexible space for youth and senior programs, and a community and private event venue. New landscaping, site lighting, and interior alterations are also proposed. The design received final approval from the HLC earlier this month and the Department is now focused on submitting the project for a building permit. The current construction cost estimate is \$1,500,000.

*Franceschi House and Park:* City Council recently directed the Department to evaluate the feasibility and develop preliminary plans for an interpretative pavilion. Staff are now

mapping out a work plan to develop the pavilion plans, public input, environmental review, and other tasks related to wider improvements to the park.

*West Beach Splash Playground:* A new aquatic feature is envisioned to replace the defunct wading pool next to Los Baños Del Mar. Currently in a concept phase, the project features a splash playground that would allow children to enjoy water features without the added operational expenses required for a swimming pool. A splash playground does not have standing water so lifeguards and pool heating equipment is not required. The Department is currently completing a design contract with a park planning firm and expects to be at City Council in late-March to kick off the engineering and architectural design phase.

*Ortega Park and Dwight Murphy Field:* These two major facilities require thorough evaluation, community outreach, and design efforts to ensure the parks provide top level recreational opportunities for Santa Barbara. The Department recently evaluated professional qualifications and similar projects from eight design firms that responded to a statewide request for public park design qualifications. Staff identified the most qualified firm and are now developing the scope of work for master planning of the two parks. It is anticipated that in late March the City Council will review the design contract recommendations to move these two major efforts forward. Pending the award of a design contract, Staff expects a significant public engagement process to begin this summer.

*Bohnett Park:* Renovation of this popular neighborhood park is currently in the concept phase. Accessibility and lighting improvements, upgrades to the picnic areas, field renovation, and enhancements to the basketball court area are currently scoped to ensure improvements to the park facilities are comprehensive and cohesive. It is anticipated that the scope of work and contract recommendations will be presented to Council in late March. Community outreach to present the proposed improvements will follow shortly thereafter.

*Parma Park Sustainable Trail Plan:* Community input, assessment of existing trails, and a comprehensive trail maintenance and construction plan was prepared by the Santa Barbara County Trails Council, a non-profit organization dedicated to enhancing local trails. Approximately 33% of Parma's trails are in good condition and require minimal maintenance to meet the trail design standards. An additional 33% of existing trails need moderate regrading to ensure sustainable long-term use, while the remaining 33% of trails have major challenges that require extensive work or rerouting. Environmental review and permitting are the next phases before maintenance and construction can proceed in FY19. The trail plan and other work done at Parma Park is made possible by the Parma Park Trust.

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