



CITY OF SANTA BARBARA
PARKS AND RECREATION COMMISSION REPORT

AGENDA DATE: November 20, 2019
TO: Parks and Recreation Commission
FROM: Administration Division, Parks and Recreation Department
SUBJECT: Capital Improvement 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 active projects underway in Fiscal Year (FY) 2020.

Projects Currently under Construction

Cabrillo Pavilion Renovation

The \$20,400,000 renovation of this historic facility began in January 2018. 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. A restaurant concession operator was selected by City Council in January 2019 and tenant improvements are under way. The Cabrillo Pavilion is expected to reopen January 2020. The Commission will receive a detailed presentation on the project, including the building operations, programs, and services, in December 2019.

Projects in Design, Permitting, or Construction Bidding

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

Restroom Renovation at MacKenzie Park

Improvements to the restrooms and youth baseball food concession stand are currently in the building permit phase. Construction bidding is expected to occur in December, with work anticipated to begin in January 2020. The project will increase the number of toilets within the existing building, upgrade all plumbing and interior finishes, meet current accessibility requirements, and renovate the storage and food service areas.

Ortega Park Master Plan

The Parks and Recreation Commission reviewed the project plans in September 2019. Staff is currently preparing the development application and anticipates returning to the Commission in January for project compatibility findings and a recommendation to the Planning Commission. Additional outreach to stakeholders is underway as specific project elements are refined. The FY 2020 Capital Improvement Program includes \$250,000 to support the development of final plans.

Thousand Steps

This coastal access stairway is over 90 years old and shows the effects of age and damage from ocean waves. The proposed project includes replacement of damaged steps, extending the beach landing to account for wintertime sand scour, the addition of handrails, and drainage improvements to reduce algae growth on the steps. Architectural and engineering construction plans are complete and the project was submitted to the City's Development Application Review Team (DART) in October. The repair project requires a Coastal Development Permit from both the City and the California Coastal Commission. It is anticipated the City and the Coastal Commission will review the project in spring 2020. If permits are approved, construction could occur in fall 2020. The Department has \$842,000 to complete design approvals, permitting, and construction. While project permitting is under way, the Department will complete a minor, short-term concrete repair of the lower steps in December 2019 to maintain beach access and reduce the potential for slipping.

Bohnett Park

Renovation of this popular neighborhood park is currently in the building permit 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 a building permit will be issued before the end of 2019. Currently, funding of \$299,647 from a Community Development Block Grant will support the restroom renovation and some picnic area improvements. A grant application of \$1,345,000 is pending with the State of California Natural Resources Agency. If awarded, the remaining park improvements could be constructed in summer/fall 2020. The total project construction cost is anticipated to be \$2,300,000, including a storm water treatment component developed by the Creeks Division and funded through Measure B.

Dwight Murphy Field Master Plan

The Department is finalizing a preliminary design contract with RRM Design Group to advance the master plan approved by City Council. The next phase of design is anticipated to start in December 2019. City Council also approved an agreement with the Gwendolyn

Strong Foundation (GSF) on August 13, 2019 to establish protocols for fundraising and naming opportunities at the park. The GSF also committed funds to support project design and permitting.

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 project is currently in the building permit review phase. The current construction cost estimate is \$3,000,000. A Community Development Block Grant (CDBG) application will be submitted in December 2019 to fund a portion of construction. Additional funding will need to be secured from the City's General Fund and Measure C. If funded, project construction could begin in fall 2020.

West Beach Splash Playground

A new year-round playground with an 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 refining the concept design to reduce the project construction costs and potential impacts to nearby nesting birds. It is anticipated that the revised site plan will be presented to the Historic Landmarks Commission and Parks and Recreation Commission in spring 2020. The project requires a Coastal Development Permit from the Planning Commission.

Parma Park Sustainable Trail Plan

The final trail plan and technical reports are being finalized. Environmental review and permitting are the next phases before maintenance and construction can proceed in FY20 and FY21. Staff are currently planning trail maintenance work that will be implemented once sufficient rainfall occurs this winter to allow for minor trail grading. Major work, including proposed trail reroutes and new trails, can only proceed once the environmental review and permitting process are complete. The trail plan and other work done at Parma Park is made possible by the Parma Park Trust.

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