

ORTEGA PARK

MASTER PLAN PROJECT REPORT
JANUARY 8, 2019



BACK OF COVER

SRTEGA PARK



Prepared for



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EXECUTIVE SUMMARY



The Ortega Park Master Plan Project Report (Master Plan) is a summary description that illustrates the vision for a complete park renovation including new neighborhood and community recreational facilities. The Master Plan was developed in collaboration with the City of Santa Barbara Parks and Recreation Department staff, the design consultant team RRM Design Group, and over 500 community members. The process entailed various meetings with City stakeholders, community members, the Neighborhood Advisory Council, Parks and Recreation Commission, Architectural Review Board, other miscellaneous groups, as well as a comprehensive survey.

The first chapter introduces the project by describing the purpose of the Master Plan, the process, and the steps undertaken to prepare the plan. It provides information about the project setting and a detailed site description.

The second chapter describes the process that the design team and City followed to develop the Master Plan. It outlines the public meetings that were involved, the schematic alternatives for the park, the preliminary conceptual design, and the final Master Plan.

The third chapter explains and illustrates in detail the proposed design; including sports facilities, parking and circulation, pool area, skate plaza, playground, general park amenities and the ancillary infrastructure connecting these uses.

The project report concludes with a project cost outline and phasing strategies for implementing the Master Plan which, as described in this chapter, is estimated to cost around \$15 million to \$20 million to complete.



Deportes



1. INTRODUCTION



The Master Plan sets the stage for the comprehensive renovation of the park. The design presented herein was conceptualized and refined through an iterative process which included various meetings with City stakeholders, staff, the design team, and the community.

PURPOSE OF THE MASTER PLAN

- Engage the local community in the master plan process.
- Optimize the arrangement of proposed features and amenities.
- Provide support amenities and park infrastructure.
- Consider current and future community needs and desires for the location.
- Provide decision makers and the community with design options for the park.
- Include options for construction phasing.

This chapter explains the background and history of the park, the project setting, site description, and existing conditions.

1.1 BACKGROUND & HISTORY

Prior to the park's current recreational uses the site consisted of swampy land which formed part of the east side drainage area called the Old Estero. In 1902 the City purchased the land which was then called City Block 204 and turned it into a municipal dump. During the 1925 earthquake the dump collected much of the debris from the surrounding area and the material began to fill the previous canyon terrain.

Throughout the early 1920s many nearby residents complained about the dump's stench and in 1927 the City engineer, Eugene B. Brown, proposed a sanitary fill system. In May of that year a bond was issued for construction of a municipal incinerator at the dump; however, the City Council raised concerns about burning refuse and rejected the plan. The City turned back to the City Engineer's fill method and it ended up reclaiming the land, further raising it. After noticing the bare use, he suggested it be converted into a public park following the 1924 Olmsted-Cheney Plan that recommended park use.

On April 18th, 1930, ordinance 1489 dedicated Block 204 as a City park. That same year the park was named Ortega Plaza after Jose Francisco De Ortega, who was a scout for the 1769 Portola Expedition to California. He was reported as one of the earliest recorded persons of Spanish-Mexican descent to set foot in Santa Barbara and he commanded the San Diego and Monterey Presidios and co-founded the San Juan Capistrano and San Buenaventura missions along with the Presidio of Santa Barbara where he was the Commandant from 1782 until 1784. When Ortega retired in 1786, he received the land grant for the Rancho Nuestra Senora del Refugio where he lived with his family until he passed. A plaque in his honor is currently located near the park's flagpoles.

In 1930 the Park Commission had picnic facilities, lawns, plantings and a playground installed and later that year two tennis courts and a baseball diamond were also constructed. The park became an important part of

Source: https://en.wikipedia.org/wiki/Jos%C3%A9_Francisco_Ortega

Figure 1: 1927 Aerial Photo



the community and many youth recreation programs took place there. Around 1952 the Marion Nixon Welcome House was constructed after Mrs. John D. Graham donated \$10,000 for a playground.

In 1968 the first overall master plan that indicated adding a pool facility, updating the playground and other various site improvements was developed and in 1970 the park superintendent insisted that the improvements take place. Around the same time, a group of citizens requested to change the park's name to Salazar Park in honor of the deceased Los Angeles newsman, but the Park Commission recommended against the change suggesting that a facility in the park be named for Mr. Salazar instead. After more community pressure, the Council ended up approving the name change but a plebiscite in April redacted the park name to "Ortega" and the park was officially named Ortega Park in May 1971.

In 1972 the master plan was approved and the ground breaking for the redevelopment project took place on January 4, 1975. In respect to the community's interest, the City Council named the new dance floor that was constructed in honor of Ruben Salazar. On August 23, 1975, area organizations and residents participated in a gala grand opening



Figure 2: Debris from 1925 Earthquake

ceremony to celebrate the upgrades. Following the 1972 master plan additions, other minor improvements were made to the park including adding a restroom facility in the mid 1980's and renovating the existing Welcome House in the early 2000's.

Source: 1977 Santa Barbara Parks History by M. days

1.2 PROJECT SETTING & SITE DESCRIPTION

Ortega Park is located toward the east side of Santa Barbara within a 1/2-mile of the historic downtown district and State Street. It is bounded by the intersection of North Salsipuedes Street, East Ortega Street, East Cota Street, and Santa Barbara Junior High School. The nearby uses include multi-family and single family residential to the east and west of the park and commercial uses to the south of the park. To the west of the park, across from the Ortega and Salsipuedes intersection, is Girls Inc., a private girls club that uses the park frequently. The park is approximately 9.5 acres in size and is in a prime location due to its close proximity to various youth-serving programs and Santa Barbara Junior High School.

The existing park facilities include:

- Basketball courts (1 half & 1 full)
- The Welcome Center building
- Park restroom building
- Performance stage
- Pool facility with a small training pool and pool building
- Former picnic area with a grove of trees
- Baseball/softball field with bleachers
- Small playground
- Open lawn

Figure 3: Site Context

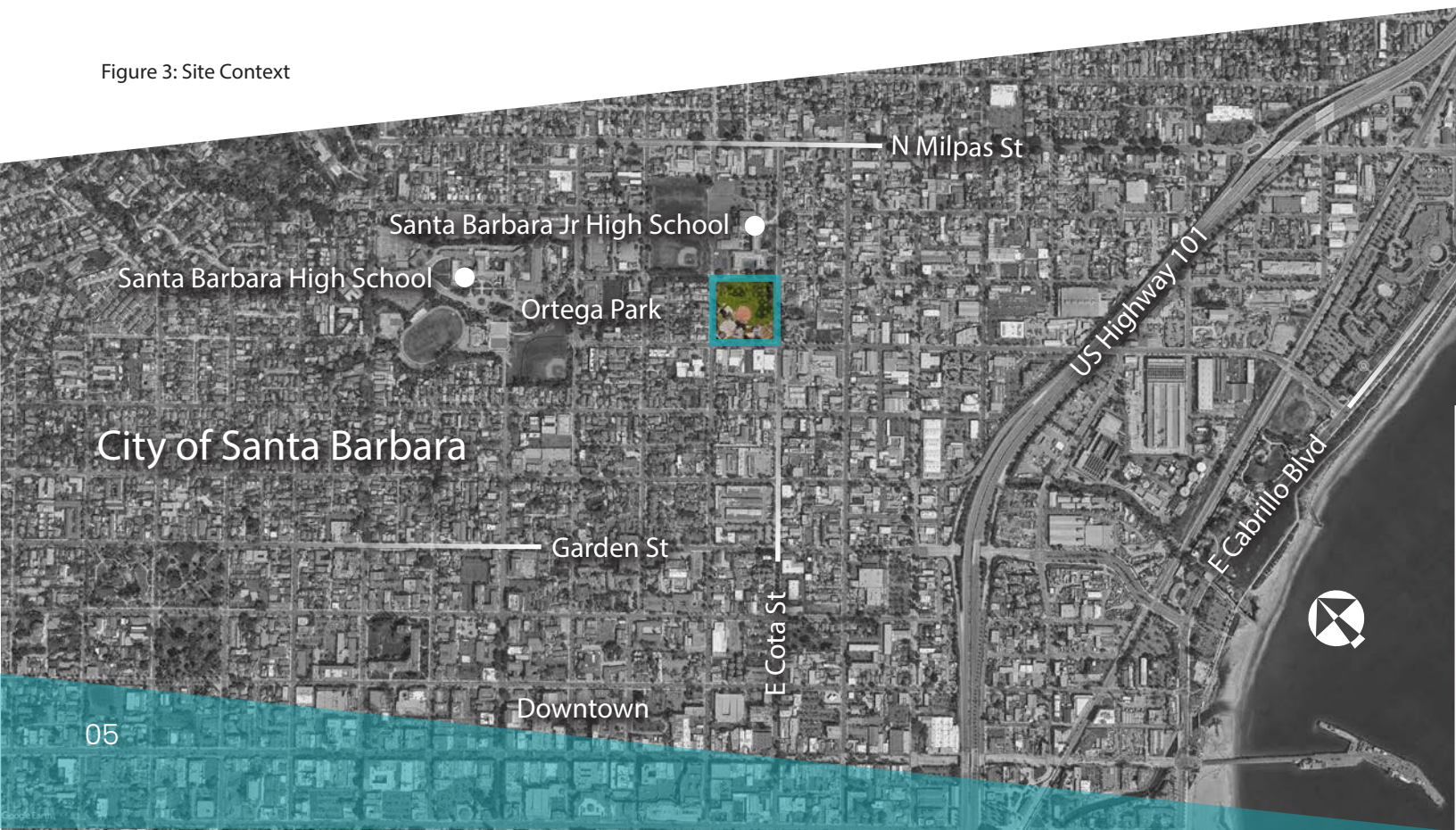




Figure 4: Site Vicinity

Currently, the site lacks proper pedestrian perimeter circulation as the public sidewalk does not continue around the western and southern edges of the site. There are also numerous accessibility deficiencies that will require compliance with existing federal and state statutes if any upgrades are done to existing facilities.

The park also has several public improvements that pose potential constraints on any proposed improvements. A groundwater well is located near the performance stage and two 54-inch diameter storm drain pipes run underground diagonally through the park from north to south.

The park also has prolonged issues of misuse. The area surrounding the existing groundwater well and basketball court is a popular gathering location for people engaging in misuse behaviors. Drug and alcohol abuse within the park is an ongoing concern despite continued efforts to reduce loitering and improve the safety of park users. Many of the park's benches and picnic tables have been removed, resulting from repeated reports of illegal activity occurring in and around the picnic areas.

1.3 EXISTING SITE PHOTOS



Figure 5: Welcome Center



Figure 10: Crosswalk at Ortega St. and

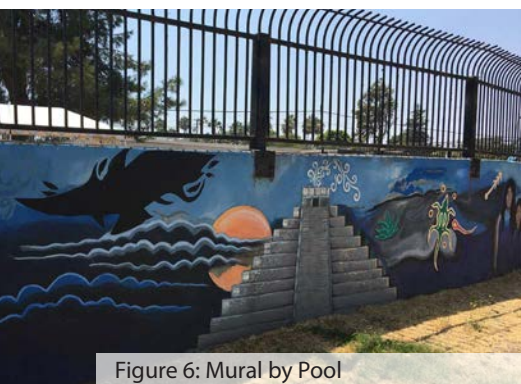


Figure 6: Mural by Pool

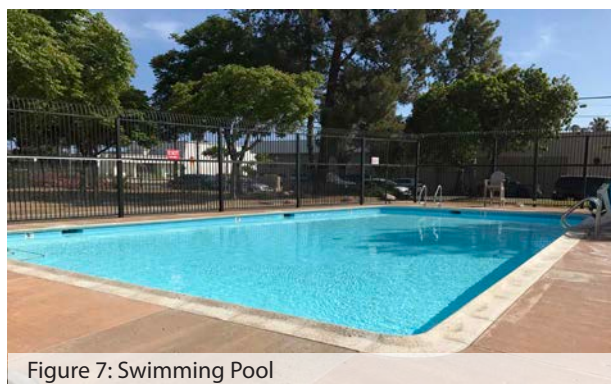


Figure 7: Swimming Pool



Figure 8: Parking & Playground



Figure 9: Ramp at Ortega St. and Quarantina St.





Quarantina St.



Figure 11: Open Field Looking from Ortega St. to JR. High



Figure 13: Baseball Outfield



Figure 12: Park Sign & Entrance



Figure 14: Pool Restroom Facility



Figure 15: Basketball Area



Figure 16: View of Former Picnic Area



2. DESIGN PROCESS



The design process entails a need for understanding the site, the surroundings, and the current and future park users. It requires a focus on site opportunities and constraints and the spatial and programmatic needs within the park. It seeks to respond to the surrounding context and reflect the setting that defines both the history and future of the site.

The design team balanced these considerations during the design process, which included various site visits to analyze the site and context, kickoff meetings with the entire design team, park stakeholder interviews, community workshops, various public meetings with Boards and Commissions, and additional community outreach efforts.

This chapter describes the design process from the initial stages through the second design workshop which leads up to the final Master Plan.

2.1 PUBLIC PRESENTATION – WORKSHOP 1



Figure 17: Setting a Vision for Ortega Park

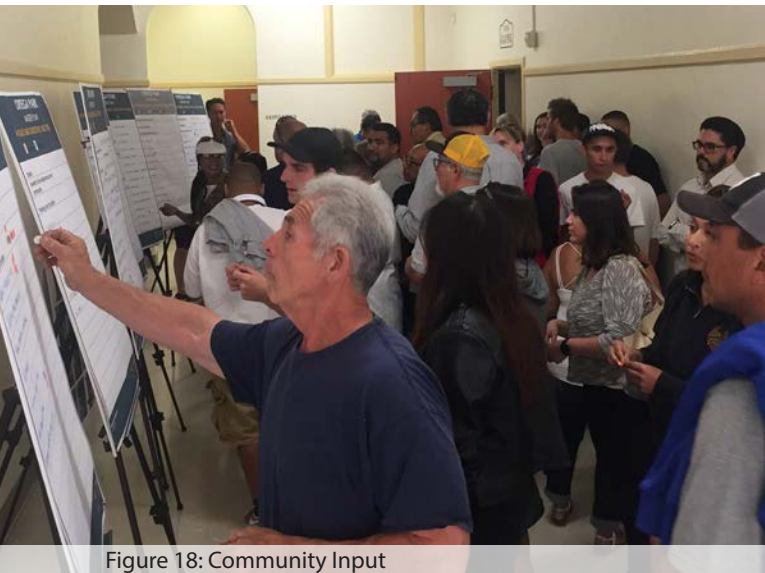


Figure 18: Community Input



Figure 19: Community Discussion

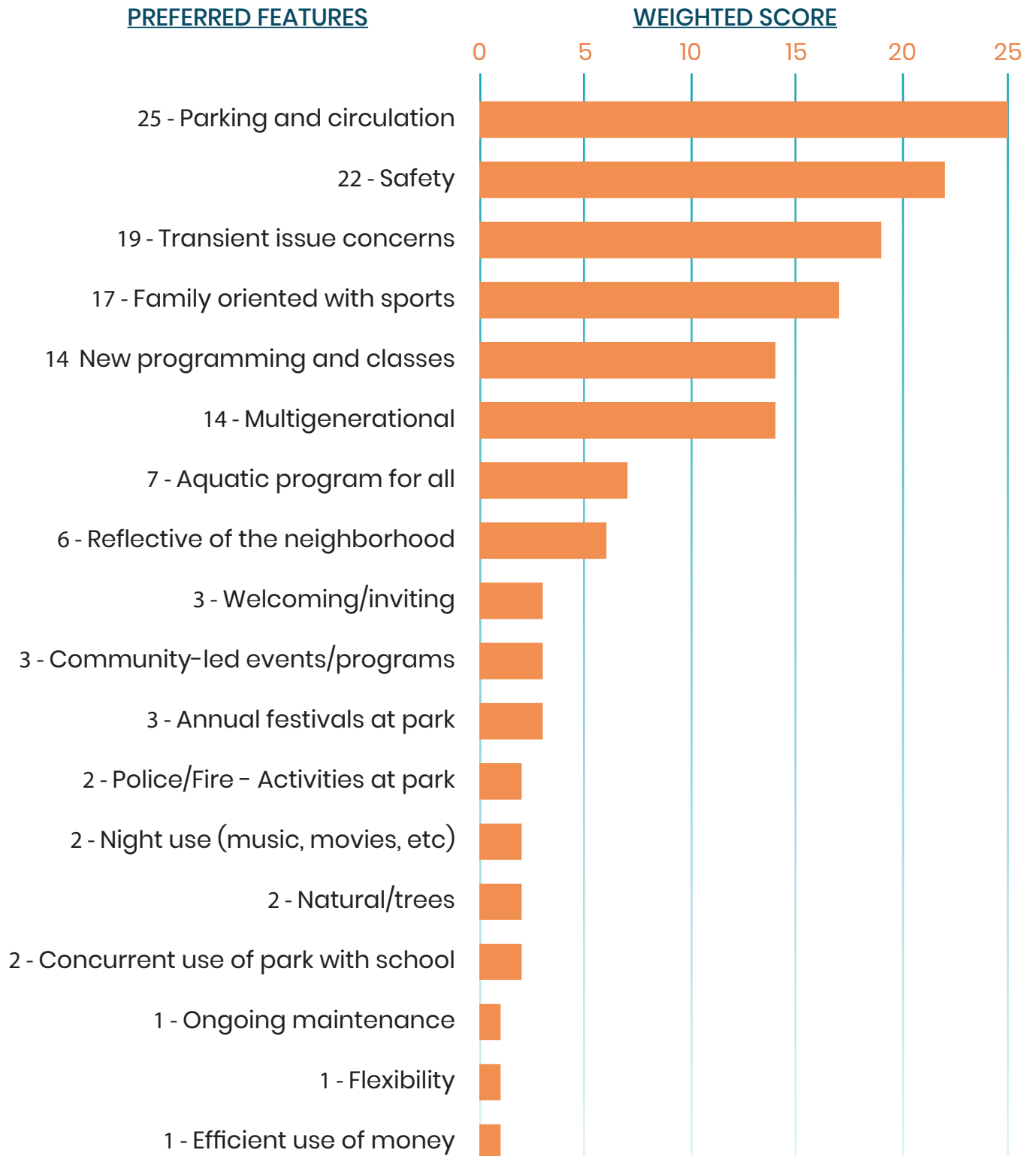
The first community workshop occurred June 2, 2018 at the Santa Barbara Junior High Auditorium, which is located just north of the site. The purpose of the meeting was to obtain community input on what facilities and features the park should include. This included a presentation that introduced the project, explained the purposes of the master plan process, and showed examples of amenities that could potentially take place within the park. The workshop then broke into separate groups where the design team further explained the potential park features and recorded community thoughts. The final exercise involved participants placing color sticker dots on their favored park facilities. The consultant tabulated the weighted scores for potential park facilities. The meeting was well attended with over 50 participants, and the design team was able to gather quantifiable input directly from the workshop participants.

The design team asked the community the following questions:

- What are the Big Picture ideas for Ortega Park?
- What new park features do you support?
- What are other general comments that you have?

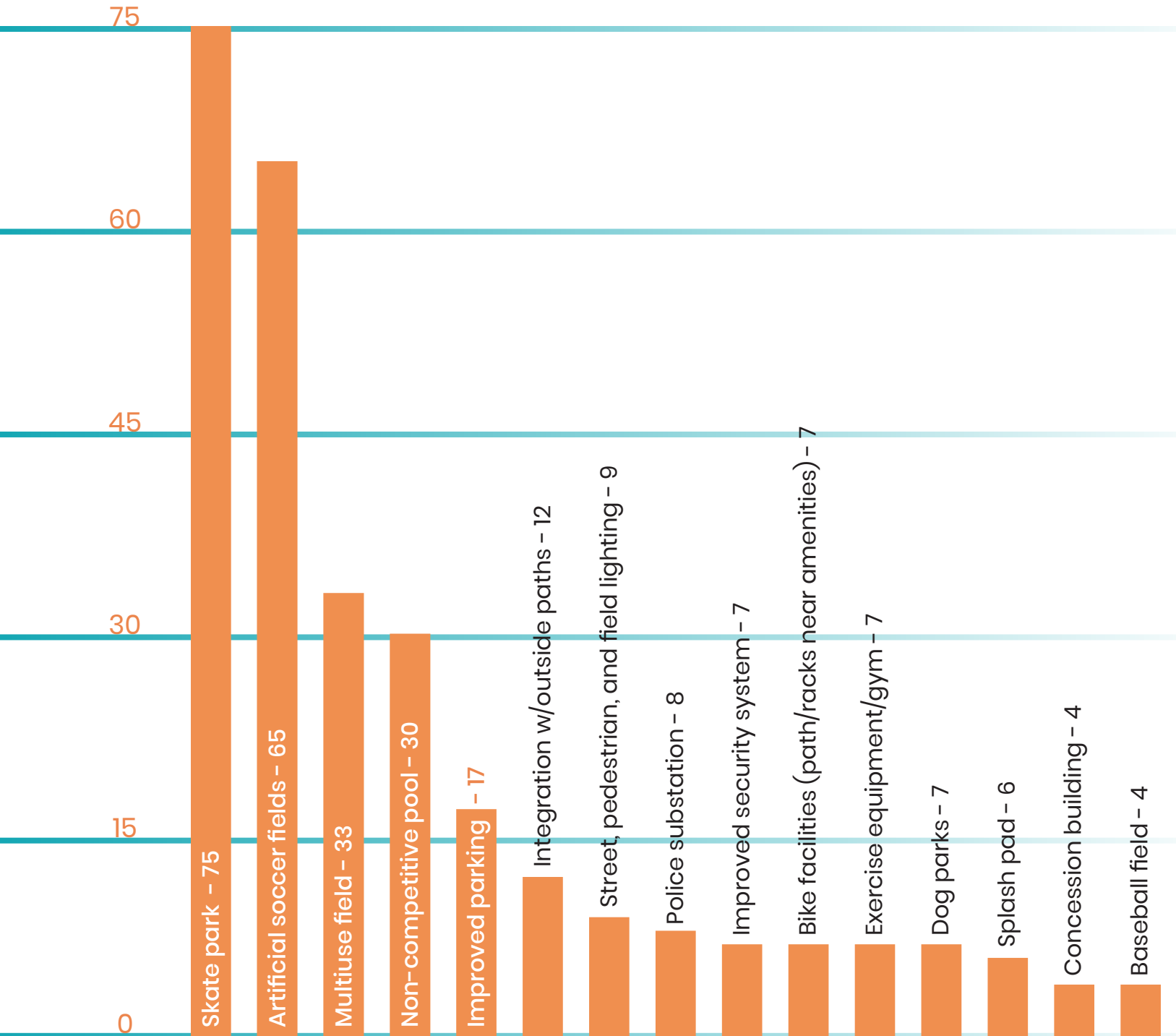
2.2 SETTING PRIORITIES: BIG PICTURE*

*See note on page 14

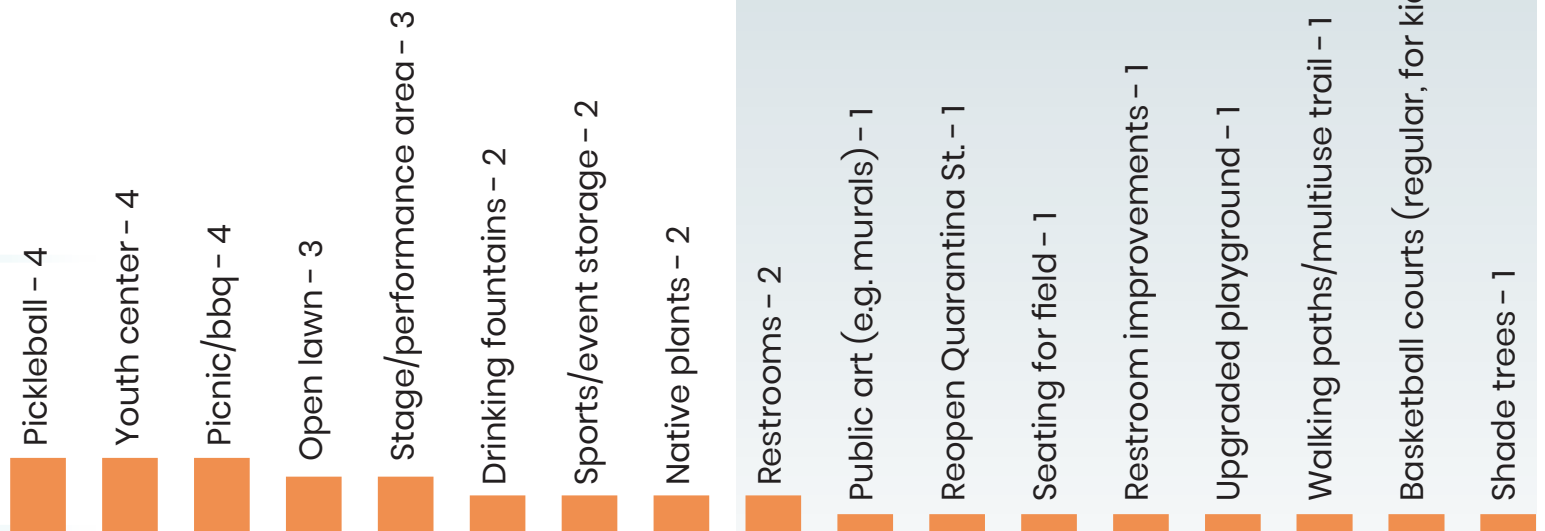


2.3 SETTING PRIORITIES: NEW PARK FEATURES*

*See note on page 14



*The results of the workshop exercises showed priority choices (weighted) by the participants with first, second and third choice of park features.



SUMMARIZED PUBLIC COMMENTS:

- Parking for residents
- Transient and homeless users
- Supervision and enforcement of rules
- Reservations of park facilities
- Drought concerns
- Art in park
- Skate board programming
- Community support within park

2.4 DESIGN PROCESS

The conceptual design process involved further analysis of the site and its surrounding neighborhood context and considered the various feedback from the first community workshop. Several schematic designs were drafted and assessed to determine the best spatial relationships and feasibility. Two alternatives were brought forward to explore further conceptual layouts that identified pedestrian connections and more specific locations of design amenities. These two draft concepts were refined for presentation, which were then rendered and annotated to communicate the conceptual arrangement of each alternative's amenities, features, and design.

2.5 ALTERNATIVE B DESIGN EVOLUTION

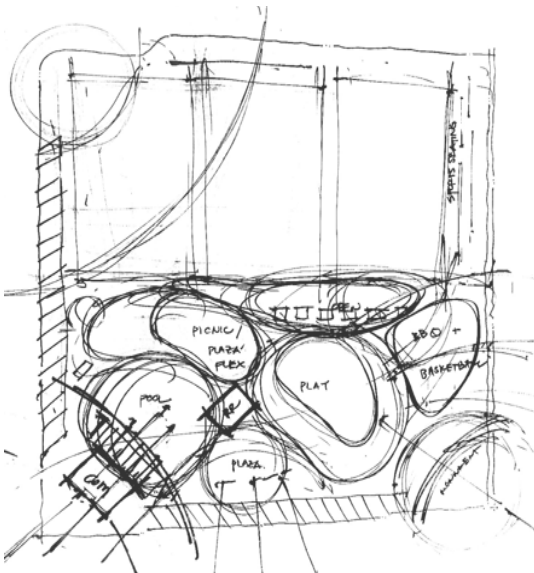


Figure 21: Bubble Diagramming

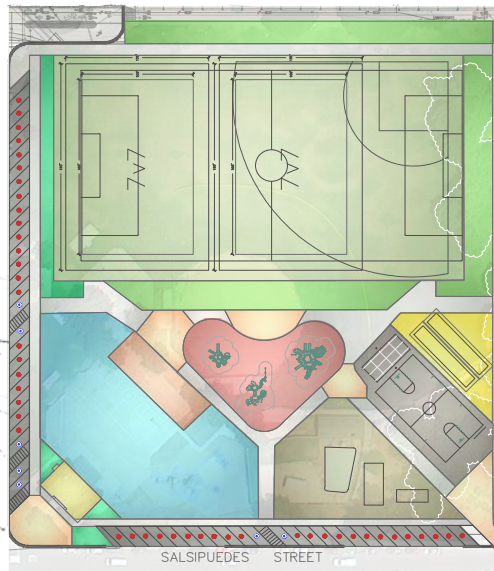


Figure 22: Programmatic Study

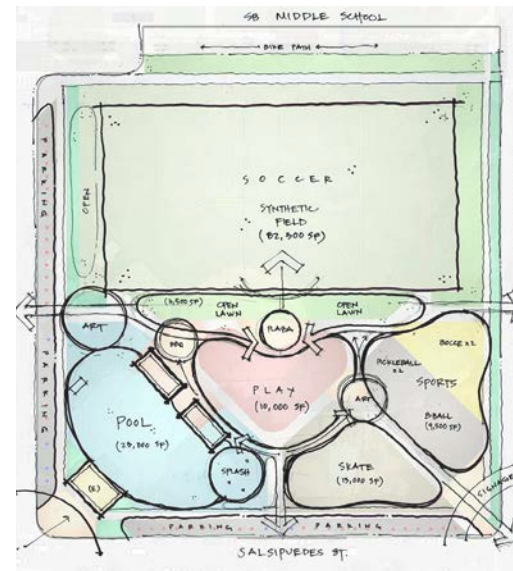


Figure 23: Concept Overlay

WELCOME!

ORTEGA PARK MASTER PLAN

PUBLIC WORKSHOP #2 JULY 12TH, 2018

TAKE PART. SHARE IDEAS. STAY INFORMED.

ORTEGA PARK MASTER PLAN - GOALS AND OBJECTIVES: BIG PICTURE

- Safety:** Events to help w/ racial tensions, New programming: fitness, stretching, classes, USG Welcome Center: Adult Ed, Summer Race Programming, Collaboration w/ Boys & Girls Club, "Friends" of the park, Community led programs.
- Benefit to the neighborhood and community:** Aquatic Programs, Efficient use of space, Day Use Only, Police/Fire - Activated Park, Community Events for Park, Ongoing Maint., Community Service Opened, Keep Common Center Open, Concurrent Use of Park w/ School, Annual Festivals at Park.
- Parking and circulation:** Events to help w/ racial tensions, New programming: fitness, stretching, classes, USG Welcome Center: Adult Ed, Summer Race Programming, Collaboration w/ Boys & Girls Club, "Friends" of the park, Community led programs.

ORTEGA PARK MASTER PLAN - GENERAL COMMENTS

- LARGER "SHUTE" AREA
- SOFT DEVELOPMENT LEVELS (WOODS OR RUBBER MAT LAYERS)
- LIGHT DELIVERY FROM TREES
- CHILDREN W/ PARK C. SCHEDULE
- PROJECT OF THE YEAR SUBMITTER
- SAFETY
- STABLE SURFACES

ORTEGA PARK MASTER PLAN - NEW PARK FEATURES: WHAT DOES THE PARK NEED?

- Community gathering areas:** SOFT CHAIR AREA, SHARED WOOD PLAYERS, PICKUP BASKETBALL
- Improved turf surfaces:** SOFTER FIELDS (TFR), SOFTER BLOSSOM PATIOLAS, DOG PARK OFF-LEASH, IMPROVED BIKE PATH, LIGHTS FOR NIGHTS FIELDS, WALKING/JOGGING PATHS W/ SHADE, IMPROVED PARKING, PICNIC AREAS, SOFTENED & ENHANCED PLAYGROUND, LARGE ROCK CONCENTRATIONS, JUMP PIT, BIG TREE IMITATIONS/PROTECTIVE
- Non-competitive swimming pool:** SOFTENING TREES, INCORPORATE NATURAL, PUBLIC ART, RECREATION CENTER IN GARDEN WOOD, SHIRT ELEMENT IN PARK, POND, BENCH, BIRD BATH, SHADING SHADE, BENCHES, COURT LEVEL, SEATING FOR PEOPLE, IMPROVED TRAILS w/ Benches

Plan Maestro para el Parque Ortega Encuesta Comunitaria

El Departamento de Parques y Recreación de la Ciudad de Santa Barbara solicitó el futuro del Parque Ortega. Por favor responder las siguientes preguntas:

- ¿Dónde usted o uno de sus parientes familiares o cabe en Santa B. School el 2 de junio o el 12 de junio?
 - Solo la parte del 2 de junio
 - Solo la parte del 12 de junio
 - Las dos partes
 - No asistir a ninguna de las juntas comunitarias
- ¿Vive o trabaja usted a una distancia fácil de caminar al Parque Ortega?
 - SI
 - NO

Estacionamiento

- ¿Preferir usted un nuevo lote de estacionamiento entre el Parque Ortega School, o nuevos espacios de estacionamiento ubicado sobre las calles?
 - Nuevo lote de estacionamiento
 - Estacionamiento ubicado sobre las calles
 - ¿Por qué?

Alberca

- ¿Cuáles de las siguientes características le gustaría que fueran incluidas en una nueva alberca en el Parque Ortega? (marque todas las que correspondan):
 - No muy profunda (3 pies máximo), agua fría para uso recreacional, clases, y uso general
 - Instalación recreacional de vueltas (regos)
 - Alberca para niños

Figure 20: Workshops 1&2 Materials

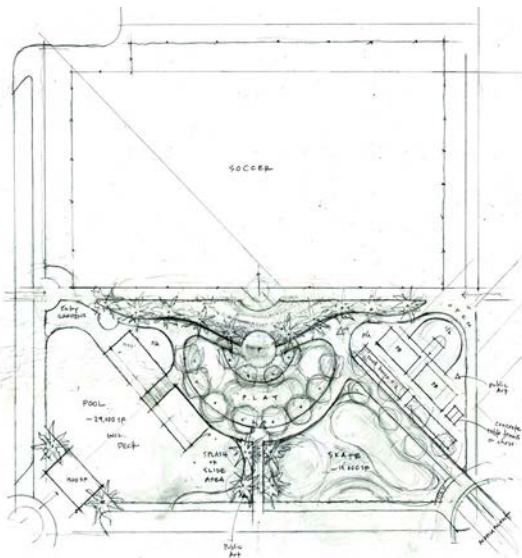


Figure 24: Concept Sketch 1

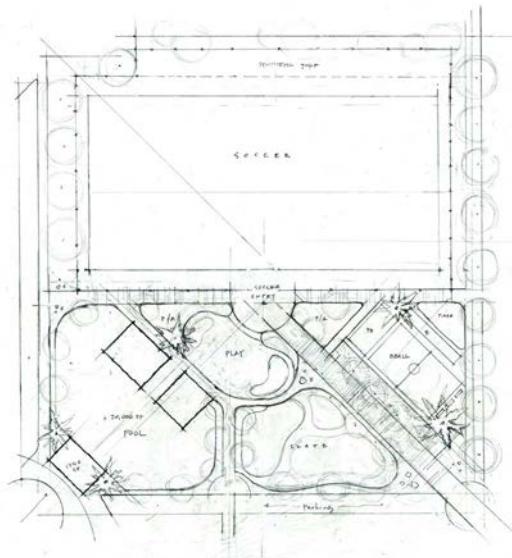


Figure 25: Concept Sketch 2



Figure 26: Alt. Concept B

2.6 CONCEPT ALTERNATIVE A

For both concept alternatives the program (site facilities) are generally the same. However, concept Alternative A explored changing the orientation of the multi-sport field to align with Cota Street and placing the playground at the west end of the park. It also explored introducing parking within the park near the Junior High and placing the aquatics facility at the north end of the park.

The plan features:

- New Parking Lot (within park)
- Playground at E. Ortega St. and N. Salsipuedes St.
- Multi-Sport Synthetic Turf with Lighting
- Plaza with Concrete Ping Pong
- Basketball Court
- Skate Plaza
- Aquatics Facility
- New Park Restrooms



CONCEPT ALTERNATIVE A

CONCEPT ALTERNATIVE B



2.7 CONCEPT ALTERNATIVE B

Concept Alternative B explored keeping the current orientation of the multi-sport fields and preserving the Welcome House but using the area for the new aquatics facility. It also explored on-street angled parking to avoid using recreation space for a parking lot and introduced a pedestrian promenade from Cota Street and Salsipuedes Street to the multi-sport synthetic turf area. The plan also looked at consolidating the sports uses into a multi-generational sports area and placing the skate plaza on Salsipuedes Street which is potentially less impactful on adjacent residences. The family play area is also centralized adjacent to all major facilities, allowing for families to participate in more than one area concurrently.

The plan features:

- New On-Street Parking
- Playground in Center of Park
- Multi-Sport Synthetic Turf with Lighting
- Basketball Court
- Skate Plaza
- Preserving the Welcome House
- Aquatics Facility
- New Park Restrooms

2.8 PUBLIC PRESENTATION – WORKSHOP 2



Figure 27: Concept Alternatives Presentation



Figure 28: Discussion & Input



Figure 29: Community Voice on Alternatives

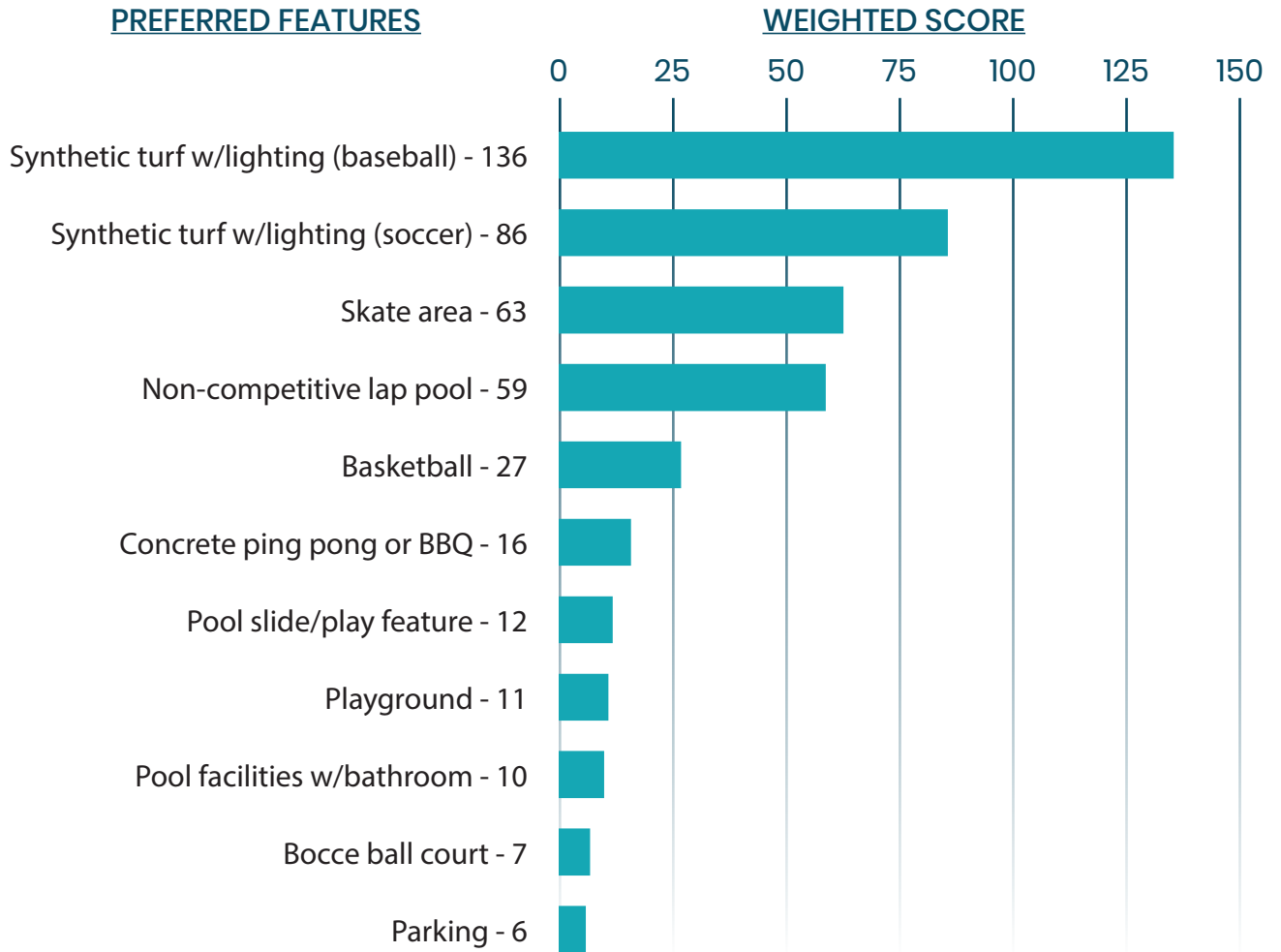
The second public presentation occurred July 12, 2018 at the Santa Barbara Junior High Auditorium. The purpose of this meeting was to present the two park alternatives that were designed using responses from the first workshop. The workshop included a presentation that recapped the project process, purpose, and schedule. Additionally, the presentation reviewed the first workshop and highlighted the community preferred features and amenities that were incorporated into the two concepts. The remainder of the presentation covered the differences between the two park alternatives.

The dot exercise engaged the participants by asking them to select their favorite park design. Participants were then asked to rank other design features by their top priority (1st, 2nd, 3rd).

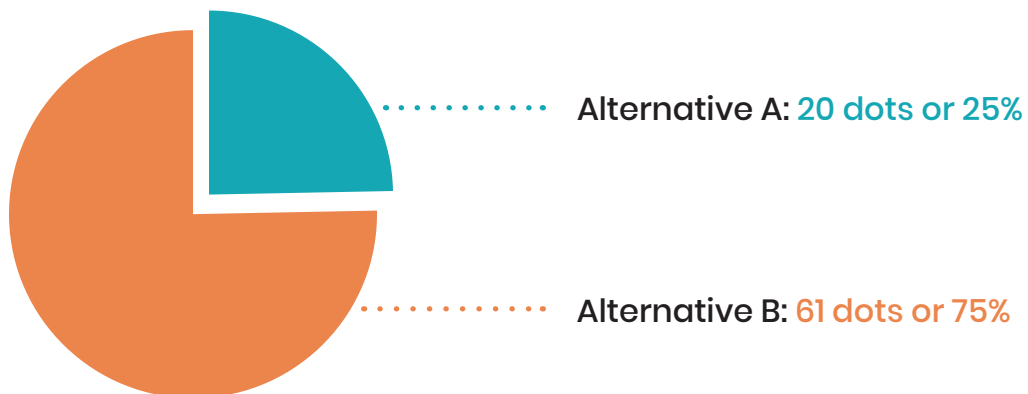
The workshop also included a survey that was handed out for the participants to complete (as described in section 2.10).

2.9 WORKSHOP 2 – WEIGHTED DOT TOTALS

The community input and corresponding weighted totals are tabulated below.



PREFERRED PLAN – RECORDED INPUT



SURVEY RESPONSES

Alternative B:

61%

"I chose Alternative B because it has better parking near more elements of the park. Alternative A would have a long walk from the parking lot to the kids' playground."

"I like the idea of the playground being in the center just because if little ones run off they have further to go to get to the street."

Alternative A:

39%

"51% for Plan A because of using the parking lot. It is safer than the angled parking for moms, kids and pet unloading and loading. BOTH plans are GREAT though; thank you."

2.10 COMMUNITY SURVEY

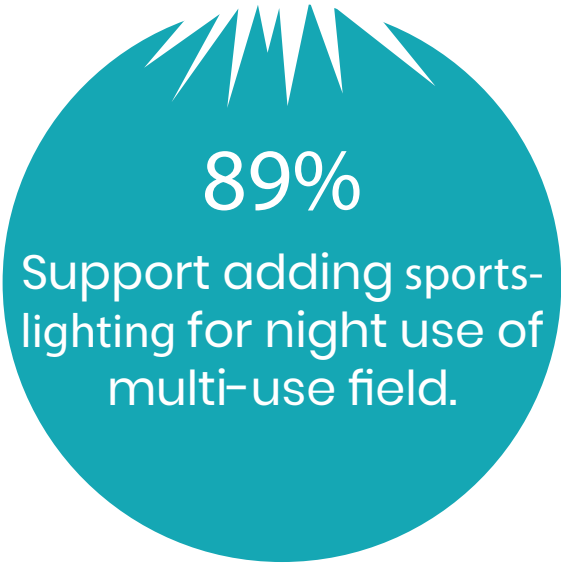
Attendees were provided a survey in both English and Spanish with questions regarding amenities, the field type, and preference between alternatives, with an opportunity to provide additional general comments. After the workshop, a version of the survey was also posted online to increase opportunities for public participation. More than 400 surveys were collected, with over 80 from attendees of the workshop and an additional 320 from online.

Some of the questions asked included:

- Do you prefer a new on-site parking lot or new angled parking spaces along Salsipuedes and Ortega Streets?
- Do you prefer adding sports-lighting for night use of sport fields?
- Do you prefer synthetic turf or natural grass for a multi-use sports field?

The survey respondees supported moving forward with Alternative B. The written input provided by the community helped shape the refinement of the plan including support for facilities such as sports lighting, shade features, and a variety of pool facilities. The survey also reinforced the need to consider impacts to neighbors and general park safety.

..... and



45% of survey takers prefer new On-Site Parking

55% of survey takers prefer new Angled Street Parking





Thanks for caring about this park and trying to improve it. We live about a block away and would love to see positive change so that my kids and others can play there safely.

– Community Member



2.11 JOINT PARKS AND RECREATION COMMISSION & NEIGHBORHOOD ADVISORY COUNCIL

On Wednesday, August 22, 2018 the team presented the draft preferred Master Plan to the Parks and Recreation Commission (Commission) and Neighborhood Advisory Council (NAC) for review and recommendations. The meeting involved a public input period which was recorded for the team's use. Overall the Commission and NAC thought the design was well balanced and worked for the project site. The Commission and NAC gave the project team general acceptance to move forward with the Alternative B design.

2.12 ARCHITECTURAL BOARD OF REVIEW MEETING

On Monday, October 22, 2018 the team presented the draft preferred Master Plan to the Architectural Board of Review (ABR) to solicit feedback on the design of the park. Overall the ABR was very complimentary of the project and thought it will transform the park bringing positive activities to the surrounding neighborhood. Some of their comments related to the design were:

- Study ratio of paved areas to landscaping for more opportunities for decomposed granite (DG) and planting areas rather than concrete.
- Study re-allocating dedicated space for games and activities, and include areas for passive recreation.
- Provide more shade canopy trees in lieu of palms.
- Provide high quality fencing throughout the perimeter of the park to adequately provide security and yet feel open during the day.
- Provide sound mitigation for mechanical pool equipment building.
- Study the amount of activities to improve the overall experience in the park.
- Study providing art murals.

2.13 PARKS AND RECREATION COMMISSION - #2

After the Architectural Board of Review meeting, the team presented the updated park design to the Commission on November 14, 2018. Following Commission discussion and the public comment period, the Commission recommended moving the Master Plan forward to the next stage of design.

2.14 ONGOING COMMUNITY INVOLVEMENT

The project team is very sensitive to the community's desire to stay involved in the project. As such, the team is currently working to continue ongoing dialogue and community involvement with the various stakeholder groups. The team met with neighbors who are interested in the cultural identity of Ortega Park and discussed some of the ongoing efforts to preserve art in the park and allow for future cultural art elements that represent to the Eastside community.

Other ongoing efforts involve further exploring neighborhood compatibility including lighting concerns, park noise, equitable field access, and parking. The project team recognizes the need to continue ongoing efforts for involving the various stakeholder groups.



3. FINAL MASTER PLAN



The final Ortega Park Master Plan represents the initial design explorations, outreach, and subsequent input, resulting in one comprehensive plan. The design balances the various activities and amenities in an efficient layout that is complementary to the Santa Barbara aesthetic and scale of the neighborhood.

This chapter explains the various zones of the park, key amenities, and some of the design features. It also provides square footages of these areas and includes some preliminary cost data for planning purposes.

3.1 FINAL MASTER PLAN – DESIGN DESCRIPTION

The final Ortega Park Master Plan design is a refinement of the design following a process that included extensive public input from the community, various meetings with stakeholders, and City staff. The design team analyzed the input from the various meetings and the large response from the online survey and carefully crafted it into the Master Plan illustration. All the park amenities included in the plan, along with their specific location, are a result of the open community process.

The final plan aims to address the undeniable need to provide safe, diverse recreational facilities that all generations can utilize year-round. The goal of the final Master Plan is to provide various amenities and spaces that can serve the community into the future. A major goal was to improve parking and circulation, include community supported amenities, and alleviate issues regarding misuse. As the local population increases and urban conditions densify, efficient and effective use of the park space is necessary and a fundamental aspect to the Master Plan as it is proposed. Furthermore, respecting and incorporating the rich history and vibrant culture inherent to Eastside Santa Barbara is reinforced through the ability to incorporate local art, active and passive open spaces, and architecture which shall remain key to meaningful experiences of park users and the community.

The Master Plan design allows improvements to be achieved in one phase or over several years as funding becomes available. The plan will help facilitate the park's orderly development and assist decision makers in prioritizing implementation.

SANTA BARBARA JUNIOR HIGH

N QUARANTINA ST

E ORTEGA ST

E COTA ST

MULTI-SPORT FIELD AREA

PLAYGROUND AND FAMILY PLAZA

MULTI-GENERATIONAL

POOL AREA

SKATE PLAZA

N SALSIPUEDES ST



THE DESIGN

PROVIDES

The design balances many activities in a functional and efficient way. It will transform the space and provide a wonderful park for the Eastside neighborhood and Santa Barbara community.

– Community Member

3.2 DESIGN BREAKDOWN

..... .
86,500 Sq. Ft. of Playable Turf Space

Pool Facilities Including a Lap Pool, Water Slide
and Splash Pad

Open Lawn Areas

4,350 Sq. Ft. of Playground Area

27,300 Sq. Ft. of Landscape Areas

0.75 Miles of Walkable Paths

1 Basketball Court

1 Bocce Ball Court

2 Ping Pong Tables

and much more...

3.3 AMENITY DESIGN DESCRIPTION

For the purposes of defining the site and the key areas, the park description is separated into four primary design areas. These are divided according to their location on the plan and the key activities that take place in each area.

These areas include:

- A** GENERAL PARK IMPROVEMENTS AND MULTI-SPORT FIELD AREA
- B** POOL AREA
- C** PLAYGROUND AND FAMILY PICNIC AREA
- D** MULTI-GENERATIONAL ACTIVITY ZONE



3.4 GENERAL PARK IMPROVEMENTS ~ 133,300 SQUARE FEET



DESIGN KEY

- | | | | |
|---|---|---|--|
| ① | EXISTING BIKE PATH | ⑪ | PILASTERS WITH ROLLING GATE |
| ② | EXISTING PARKWAY & STREET TREES | ⑫ | PILASTERS WITH SWING GATE |
| ③ | EXISTING TREES TO REMAIN WITH OPEN LAWN | ⑬ | ENTRY PLAZA WITH ENTRY SIGN |
| ④ | DECORATIVE FENCE WITH PILASTERS | ⑭ | HEAD-IN PERMEABLE PARKING SPACES |
| ⑤ | ANGLED PERMEABLE PARKING WITH SIDEWALK | ⑮ | TEMPORARY POP-UP SHADE (EASY-UP) |
| ⑥ | STREET TREE WITH TREE GRATE | ⑯ | PARK RESTROOMS |
| ⑦ | COTA STREET PARK PROMENADE | ⑰ | MULTI-SPORT SYNTHETIC TURF FIELD WITH LIGHTING |
| ⑧ | OPEN GRASS AREA | ⑱ | BASEBALL BACKSTOP |
| ⑨ | PLANTER AREA | | |
| ⑩ | BIORETENTION AREA | | |

3.4.1 GENERAL PARK IMPROVEMENTS DESCRIPTION & PROGRAM

The General Park Improvements are areas throughout the park that serve as key circulation and infrastructure for the park. This also includes the Multi-Sport Synthetic field which is located at the northern portion of the park.

The General Park Improvements include the following amenities:

- Multi-Sport Synthetic Turf Field
- Vehicular Parking
- Pedestrian Paving, Fencing and Gates
- Park Entries and Signage
- Public Art
- Pedestrian Promenades
- Open Grass Area
- Stormwater Management
- Existing Park Trees
- General Planting Areas

3.4.2 GENERAL PARK IMPROVEMENTS DESIGN DESCRIPTION

Multi-Sport Synthetic Turf Field: The Master Plan includes an appropriately sized synthetic turf field for the community to utilize. It is sized to allow both youth and adult soccer, youth baseball, rugby, and lacrosse, as well as drop-in/informal games. The use of synthetic turf allows for year-round use, reduces water requirements, and requires a less intensive maintenance program than natural grass fields. The length (360') and width (180') of the field is also maximized to allow the greatest playable surface while preserving existing mature trees on the eastern portion of the site along Cota Street. Perimeter setbacks have been included to account for players running out of bounds, errant balls, circulation, and for warming up and practice. The additional area of synthetic turf located outside of painted foul lines on the Northern portion of the field may also serve as a space for watching the games along the sideline or for pop-up tents if desired. Decorative perimeter fencing surrounding the field and adequate sport lighting shall be provided to increase safety and visibility for the users of the facility.

In summary the area includes the following items:

- Mature Trees
- Warm Up and Practice Area
- Area for Watching Games
- Pop-Up Tent Area
- Decorative Perimeter Fencing
- Sport Lighting



Figure 30: Multi-Sport Field Example

Vehicular Parking: The Master Plan design provides additional vehicular parking for the Park. To facilitate better circulation along Salsipuedes Street and provide essential parking for park-users, the Master Plan includes a generous amount of head-in parking along the southern edge of the park where currently only parallel parking is located. This 90-degree, head-in parking allows for access to the parking spaces from either direction of travel along Salsipuedes Street and with minimal impact to the existing traffic flow. The Master Plan also proposes angled parking along East Ortega Street where parallel parking is located currently.

Both the head-in parking along Salsipuedes Street and the angled parking along East Ortega Street effectively mitigate the need to allocate valuable park land for the sole purpose of implementing a parking lot. This in turn provides a greater amount of square footage available for the design and placement of desired program elements selected by the community. It is recommended that both parking areas shall be constructed with permeable pavers or permeable paving to minimize run-off and reduce the amount of impervious surfacing added to the park. The final design shall provide the required amount of accessible parking in compliance with the local zoning ordinance set forth in the City's Municipal Code and may also consider incorporating designated parking spaces for park maintenance vehicles.



Figure 31: Permeable Vehicular Parking Example

Pedestrian Paving, Fencing and Gates: Efficient circulation is also an integral component to the Master Plan and positively impacts the overall experience for park users. Pedestrian access is provided between uses with concrete sidewalks, promenades, and with small areas of decorative paving to indicate primary park entries and exits. All paving shall comply to the latest building code for accessibility and walkways should be designed to minimize interruptions and ramping. Pedestrian swing gates are recommended at the Cota Street Promenade, playground, and secondary entrances to the multi-sport synthetic soccer field. The primary entrance to the field is indicated with decorative paving and a rolling gate is provided to ensure adequate accessibility for maintenance vehicles. The entire site will be surrounded by decorative fencing with pilasters interspersed throughout.

In summary the site fencing includes:

- Pedestrian Swing Gates
- Rolling Gates
- Various Entrances into Park
- Access for Maintenance and Emergency Vehicles
- Decorative Pilasters

Park Entries and Signage: Appropriate park signage should be further explored during the development of the final implementation and shall comply with local regulations. Approximate recommended locations for entry signs are shown on the Master Plan



Figure 32: Park Signage

near the Welcome House entrance, the proposed pool facilities building, and at the intersection of East Cota Street and North Salsipuedes Street. The height of signs shall be determined by their final locations, for example, signage at the East Cota Street and North Salsipuedes Street should ideally be placed at a level visible to both adjacent vehicular traffic and pedestrians.

Overhead signage and entry features may be appropriate near the Pool Facilities and Skate Park entrances where a vertical element could help improve visibility and create an inviting and welcoming gateway into the park. Park entries may also provide opportunities for the installation of local art and could include way-finding and/or directional signage.

Pedestrian Promenades: The inclusion of pedestrian promenades helps to provide more walking space along pedestrian paths of travel. They may be punctuated with changes in the color, texture, and finish of paving materials, such as wood-stamped concrete depicted along the pathway separating the Skate Plaza and Multi-Generational activity area. Other areas that may benefit from the use of decorative paving include the soccer promenade and the access way provided to the Welcome House. The use of materials shall consider durability, longevity, ease of maintenance, and cost. Ground and pedestrian level lighting is encouraged along these arterial pathways to highlight visibility and improve safety within the park.



Figure 33: Pedestrian Promenade Example

Public Art and Murals: Public Art is a key element of the Master Plan and provides a visual connection to the robust history and vibrant culture of Santa Barbara and Ortega Park. Some of the existing murals on site date back to the early 1970's and were created by artists within the community. In early 2000, six additional murals were added by the Santa Barbara Arts Alliance. These program services also include the repair of existing murals as well as the creation and installation of new public art that helps increase neighborhood pride and support. Opportunities for murals and art are approximately located on the Master Plan and include park entries and gathering areas such as the Central Plaza, Skate Plaza, and Multi-Generational activity area. Additionally, existing murals on the project site should be further studied to see if they could be maintained in the final Master Plan.



Figure 34: Public Mural

Open Grass Area: The open grass area is designed to accommodate and integrate a variety of informal uses that will likely occur near the most active areas of the park. It is located near the multi-sport synthetic turf field, family picnic and BBQ area, spray pad, and central plaza, with the intent that park users may be able to watch adjacent games, relax on a blanket or rest after a game. If desired, this area may also be used for pop-up events within the neighborhood and is large enough to place temporary vendor tents during soccer tournaments or festivals.

Stormwater Management: Stormwater management and the incorporation of low impact development strategies are of critical importance to the design of the Master Plan. Existing hydrologic patterns and major utility locations were considered in the placement of planters and bioswales. The purpose of integrating bioswales in the park is to slow, collect, filter, and store as much stormwater run-off as possible and eliminate the need for a detention basin within the park. These areas, in conjunction with typical planter areas, may also provide buffers and visual interest between park uses that collectively harmonize the physical environment. Stormwater areas may also be used



Figure 35: Stormwater Management Area Example

for educational purposes, showcasing the benefits of plants and their use in filtering water and reducing erosion.

Other measures to ensure the appropriate management of stormwater on site include: the reduction of impervious surfaces and the use of a permeable surface in parking areas, the placement of deciduous and evergreen trees, the use of locally procured or recycled materials where feasible, and the use of hardscape material having a high solar reflective index to further alleviate urban heat island effects.

General Planting Areas: The careful selection and placement of plants greatly contribute to the sustainability, overall aesthetic, and the experience of the user. The plant palette, once finalized, shall be comprised of mainly drought tolerant, low maintenance species known to thrive in the local Mediterranean climate. The use of native plants shall be encouraged where practical to further reduce water usage and provide habitat for beneficial organisms including butterflies and hummingbirds. Ultimately, the estimated total water use of park planting shall meet or exceed the irrigation requirements set forth in the local Model Water Landscape Efficient Landscape Ordinance (MWELO).



Figure 36: Planting and Pedestrian Lighting Example



Figure 37: Planting / Stormwater Management Example

3.4.3 GENERAL PARK IMPROVEMENTS SIZE(S) AND COST PROJECTIONS

The approximate square footages for each area are:

Multi-Sport Synthetic Field = 64,800 Sq. Ft.

Parking & Circulation = 41,230 Sq. Ft.

General Planting Areas = 27,300 Sq. Ft.

Based on an early study of the area, the approximate cost of the General Park Improvements at current day value is in the range of **\$1.5M – \$2M.**

Based on an early study of the area, the approximate cost of the Multi-Sport Synthetic Field at current day value is in the range of **\$2M – \$2.25M.**

Note: These figures do not include general conditions, bonds, contractor fees, and design contingencies. Refer to figure 43 on page 66.

3.5 POOL AREA ~ 26,870 SQUARE FEET



DESIGN KEY

- | | |
|--|-----------------------------|
| ① POOL FACILITIES BUILDING | ⑤ POOL SLIDE / PLAY FEATURE |
| ② AQUATIC MECHANICAL AND CHEMICAL BUILDING | ⑥ NON-COMPETATIVE LAP POOL |
| ③ EXISTING WELCOME HOUSE AND POOL ENTRY | ⑦ EXISTING WELL TO REMAIN |
| ④ WET PLAY/ WADING POOL | ⑧ OVERHEAD SHADE STRUCTURE |
| | ⑨ TURF SEATING AREA |
| | ⑩ PARK RESTROOM ENTRANCE |

3.5.1 POOL AREA DESCRIPTION & PROGRAM

According to the National Recreation and Park Association, a community falls within the median range in the U.S. if it has one aquatic center for every 34,686 residents. The Santa Barbara community is currently served with two outdoor swimming pools, one at the Los Baños del Mar Pool and the second at Ortega Park. The City also has one wading pool at Oak Park. The National Sporting Goods Association reports that the Santa Barbara community has an expected participation of approximately 15% of the population in aquatics programming. With an overall population of approximately 92,000 people this means an estimated 13,800 residents can be expected to participate in aquatics. The needs of community aquatics span a wide array of programming. Our public outreach meeting identified a long list of aquatics programs a swimming pool at Ortega Park could serve.

A few of the potential program activities this area allows are:

- Learn to Swim, Introduction to Water, and Mommy and Me Classes
- Life Safety
- Health, Wellness, & Fitness
- Lap Swimming
- Birthday Parties & Rental Uses
- Movie Night

Another goal for the Ortega Park swimming pool is to accommodate some of these programs simultaneously. The pool would be a multi-purpose pool that features three distinct zones to serve programming needs to accomplish this goal.

The Pool Area includes the following amenities:

- Wet Play / Wading Pool
- Non-Competitive Lap Pool
- Pool Slide / Play Feature
- Outdoor Furnishings & Overhead Shade Structures
- Pool Facility Buildings (Restrooms, Showers, Lockers, Offices, Classrooms, Pool Equipment, Etc.)
- Turf Seating Area

3.5.2 POOL AREA DESIGN DESCRIPTION

Wet Play / Wading Pool: The pool has a zero-depth beach type entry that can provide ADA access and small children activities. As the water depth reaches the wading pool 18-inch water depth the entry area transitions to an area with interactive water play features. These features are universally accessible to meet ADA requirements and allow patrons to interact and even manipulate the water features for recreation swimming. The wading pool area has a quieter zone for small children and more active zone for older children. This wading pool area is separated from the rest of the pool with a peninsula wall serving as a physical barrier to deeper water areas.

Non-Competitive Lap Pool: The pool then transitions into the four to five lane lap area. The lanes are 25-yards long. It can serve lap swimming, water fitness classes, swim lessons, water volleyball, water basketball and many other programs. The lap area may have an ADA access lift to assist patrons accessing this area without having to wade thru the beach entry area.

Pool Slide / Play Feature: The third and perhaps most active area is an interactive slide feature with a receiving area. This feature is located at the northern end of the pool furthest away from the younger users. During recreation use, this area will serve the water slide as the receiving area; however, when the waterslide is not in use, this area can serve swim lessons, water fitness and other recreation programs.



Figure 38: Pool Slide Feature Example

Outdoor Furnishings & Overhead Shade Structures: The pool deck area has room for ample seating and event space. The furnishings for the pool deck may include chaise lounge chairs, side tables, Adirondack chairs, umbrellas, day beds, tables and other appropriate furnishings. The design intends to keep the existing trellis at the back of the Welcome House intact if feasible and possibly introduce another trellis or shade elements into the pool deck. The trellis or shade structure should be carefully placed to allow proper circulation around it while being able to provide ample seating and event space underneath.

Aquatic Area Buildings: The pool facility buildings are intended to serve the pool deck and pool features. The buildings are split into three buildings to allow for decreased building massing, re-use of the existing Welcome House, and separation of pool chemicals and equipment from other event and support uses. The design aesthetic shall be complimentary to the Santa Barbara style architecture that can be found at the nearby Junior High and throughout Santa Barbara. The pool facility buildings along with their recommended uses are as follows:

New Pool/Park Facilities Building: The new pool/park facilities building is located near the southeast corner of the pool deck and can be accessed from the pool deck or by the central promenade of the park. In the eastern wing of the building are the park and pool restrooms. The public park restrooms are located near the park playground, outside of the pool deck fencing. Internal to the pool deck will be additional family style restrooms with individual showers in each. Final design shall determine the appropriate number of stalls and layout based on the pool size, park needs and City Staff recommendations. The western wing of the building may accommodate a multipurpose room in an open floorplan layout. The center of the building is intended to be slightly higher than the wings of the building to provide a prominent architecture feature. The building may have the following uses:

- Multipurpose Room
- Family Style Restrooms
- Showers
- Lockers
- Maintenance Room

Retrofitted Welcome House: The Existing Welcome House is located at the corner of Ortega Street and is intended to be retrofitted for use in the pool facility area. The building shall be brought to the latest standards as required and should explore reusing much of the building layout and infrastructure as possible. The area should keep an open layout as much as possible which could be used for classrooms or as a key lobby and entry vestibule for the pool area. The building may have the following uses:

- Entry Vestibule
- Lobby
- Control Desk & Cash Control
- Kitchen
- Open Flexible Space
- Concessions

Pool Mechanical and Chemical Equipment Building: The pool mechanical and chemical building is intended to serve as the primary area for all equipment and chemical storage. The building should be properly designed to mitigate mechanical noise and allow for safe chemical loading. The building shall meet the latest codes at the time of installation and should be designed to fit within the design aesthetic of the retrofitted Welcome House and New Pool Facilities Building. The building may have the following uses:

- Mechanical Equipment
- Chemical Storage
- Loading Area



Figure 39: Combined Aquatic Area Example

3.5.3 POOL AREA SIZE(S) AND COST PROJECTIONS

The approximate sizes and square footages for each area are:

Swimming Pool Water Surface Area = 5,655 square feet

Swimming Pool Perimeter Length = 456 linear feet

Swimming Pool Volume = 170,000 gallons

Swimming Pool Turnover Rate = 2-Hours

Swimming Pool Flow Rate = 1,418 gallons per minute

New Pool/Park Facilities Building = 2,300 square feet

Retrofitted Welcome House = 1,650 square feet

Pool Mechanical and Chemical Building = 1,075 square feet

Based on an early study of the area, the approximate cost at current day value is in the range of **\$5M – \$6.75M.**

Note: These figures do not include general conditions, bonds, contractor fees, and design contingencies. Refer to figure 43 on page 66.

3.6 PLAYGROUND ~ 6,280 SQUARE FEET



DESIGN KEY

- ① DROUGHT TOLERANT PLANTING WITH DG
- ② SPLASH PAD FEATURE IN PLAZA
- ③ BBQ AREA (RESERVABLE)
- ④ COLORIZED RUBBER SURFACING
- ⑤ FAMILY PICNIC AREA WITH SHADE SAILS
- ⑥ PLAY EQUIPMENT (2-5 YEARS, 5-12 YEARS)

3.6.1 PLAYGROUND AREA DESCRIPTION & PROGRAM

The Playground and Family Plaza Area is located at the center of Ortega Park. The area serves as a central activator for the park, providing recreation for children and families that may be participating in the other activities within the park. The space is also located in the center of the park to provide additional protection from vehicular and pedestrian traffic outside of the park and it allows parents to be able to keep a watchful eye on play areas.

The area includes the following amenities:

- 2-5 Year-Old Play Structure(s)
- 5-12 Year-Old Play Structure
- Misc. Playground Features
- Spray Pad
- Shade Sails
- Family Plaza, Picnic, and BBQ

The area may provide low seat walls, ornamental planting, and decorative fencing around the playground to help contain children while they are playing. The splash pad and family plaza area serve as the central node for the park. The overhead shade sails give vertical prominence that also aids in defining an active center of the park while also providing shade for park patrons.

3.6.2 PLAYGROUND DESIGN DESCRIPTION

Play Structures and Misc. Play Features: The 2-5 and 5-12-year-old play structures are located on the western edge and eastern edges of the playground pad respectively. The structure(s) for 2-5-year-olds are located on the western edge to provide further protection from some of the more active uses to the south east of the park. The structures shall provide a range of activities such as slides, climbing elements, overlook platforms, bridges and other elements that are appropriate for the age groups.

The other miscellaneous play features within the playground may include rockers, small climbing elements, and other interactive play elements intended to promote learning and discovery. They shall be placed throughout the playground pad to provide other transitional features for children of various ages.

Spray Pad: The spray pad is in the center plaza near the playground and family picnic area. It shares the same seat wall as the playground which provides a divider. The splash pad jets are intended to be vertical; however, further design exploration may consider arches over the southern entrance of the family plaza space. The design of the spray pad is integrated into this area with the intent that when the jets are turned off the surrounding hardscape is a useable gathering space for park visitors to enjoy.

Tensile Shade Shelter: The tensile shade shelter is a key feature for the center of the park. It provides a vertical element that can be seen from various areas of the park while providing shade to the picnic area. The shade shelter shall be expressive in form while maximizing the shade opportunities. The final design shall further explore colors of the sails that complement the aesthetic of the park and the support posts shall be carefully placed so that they are not impeding pedestrian traffic flow.

Family Plaza, Picnic and BBQ Area: The family plaza and picnic area are located in the center of the park under the tensile shade shelter. It is located near the playground, multi-sport fields, and the various other park amenities that allow for leisure seating while other family and community members are enjoying the park. The family plaza shall provide adequate seating that allows for proper pedestrian flow through the space. The final design of the area should consider including opportunities for murals along walls and art within the flatwork of the plaza.

The BBQ area is located to the north of the central plaza and hosts two Santa Maria style BBQ pits for family and community event use. It is placed within proximity to the open grass area where gathering can occur during games and pop-up events if so desired. The area shall provide adequate coal disposal stations and recycling/waste receptacles. The BBQ pads shall be adequately placed to allow for proper ventilation and flame clearance from the tensile shade shelter. The area should also provide safety signage and elements to help promote safe use of the amenity space.



Figure 40: Splash Pad Example

3.6.3 PLAYGROUND SIZE(S) AND COST PROJECTIONS

The approximate square footages for each area are:

Family Plaza = 2,300 Sq. Ft.

Playground = 11,760 Sq. Ft.

Based on an early study of the area, the approximate cost at current day value is in the range of **\$800k – \$1M.**

Note: These figures do not include general conditions, bonds, contractor fees, and design contingencies. Refer to figure 43 on page 66.

3.7 MULTI-GENERATIONAL ACTIVITY ZONE ~ 19,760 SQUARE FEET



DESIGN KEY

- | | |
|--|------------------------------------|
| ① SPECTATOR AREA | ⑤ BASKETBALL |
| ② ENTRY FROM PARK | ⑥ CONCRETE CORNHOLE |
| ③ SKATE ELEMENTS | ⑦ DURABLE OUTDOOR PING PONG TABLES |
| ④ LOW SEAT WALLS WITH DECOMPOSED GRANITE | ⑧ BOCCE BALL COURT |
| | ⑨ BIKE RACKS |

3.7.1 MULTI-GENERATIONAL ACTIVITY ZONE DESCRIPTION & PROGRAM

The Multi-Generational Activity Zone is located at the southern corner of the Ortega Park site. The area serves as a key day-to-day activator for the park and provides activities for various age ranges throughout the year. Most notably, this allows the incorporation of amenities that were selected and highly supported by the community through the public input process.

The area includes the following amenities:

- Skate Plaza
- Basketball
- Bocce Ball
- Ping Pong
- Cornhole (Bean Bag Toss)
- Shaded Seating
- Public Art
- Bike Racks

The area balances the various active uses by placing the more intensive uses (such as the skate plaza and basketball court) further from the edge of Cota St. and placing the less intensive areas (i.e., cornhole, bocce ball, and ping pong) near the perimeter. To help reduce the heat-island effect of surface areas, the proposed design incorporates specimen shade trees with year-round interest at the approximate locations shown. Site furnishings such as benches, trash & recycling receptacles and bike racks shall be carefully placed and compliment the overall circulation and design of the space. The final design shall further study the appropriate amount and types of site furnishings based on the anticipated pedestrian loads for this area.

3.7.2 MULTI-GENERATIONAL ACTIVITY ZONE DESIGN DESCRIPTION

Skate Plaza: The skate plaza is shown in the Master Plan as a series of ramps, rails, stairs and boxes that skateboarders with varying degrees of experience can utilize. It has a viewing plaza for spectators and a clearly defined entrance that provides a space for individuals waiting to enter the skate area. Low walls and a buffer comprised of hardy plant species will surround the skate plaza to help alleviate noise in adjacent park areas. Public art may be incorporated in prominent locations and painted on skate elements throughout. The skate plaza is intended to undergo further stakeholder involvement to help develop the layout and define skate features. Future design efforts shall also consider the community's desire to mitigate noise from the skate plaza while providing a vibrant, active, and enjoyable place for community members of all ages to skate.

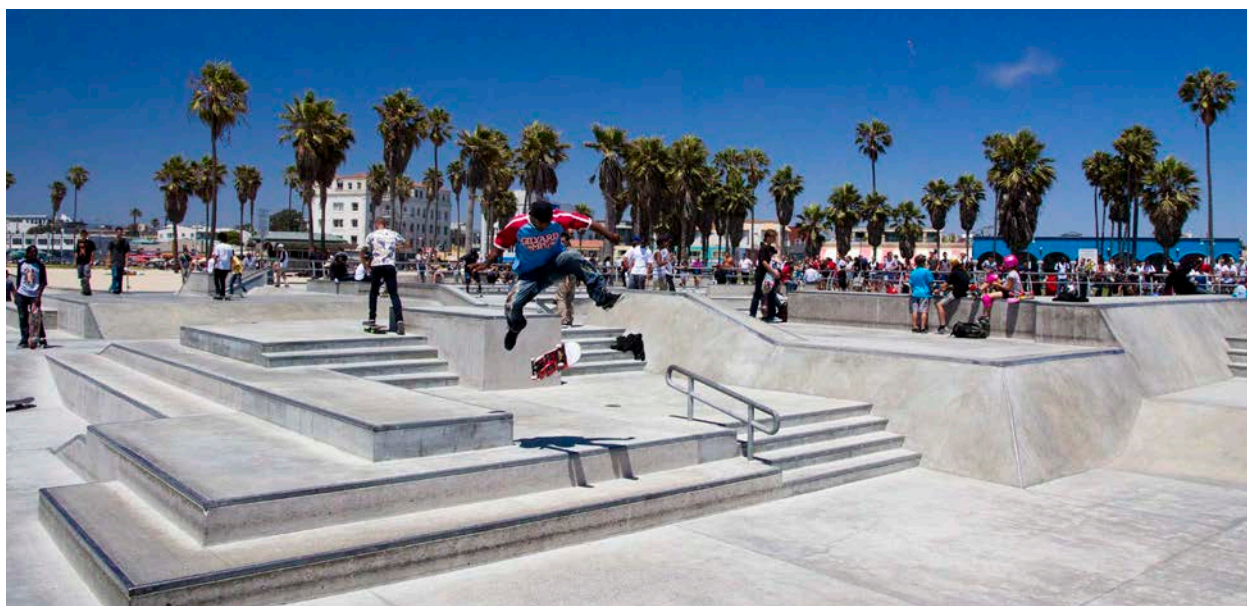


Figure 41: Skate Plaza Example

Basketball Court: The basketball area will have a full-size court with adequate circulation around it. The surface paving should include colors that are complimentary to the overall aesthetic and, if so desired, incorporate local art onto the ground plane. Between the basketball and bocce ball areas, low decorative walls are proposed for seating and to safely separate the spaces from errant balls. The area should be shaded by ornamental trees during warm summer months and help provide visual continuity with other features throughout the park.

Bocce Ball Court: The bocce ball area will provide a recreation size court with bocce sand and bumper boards. The design of this area allows equal access to the court either by allowing for removal boards into the space or a small ramp if the court shall be sunken. The bocce ball area includes low seat walls separating the basketball court and bocce court for individuals wishing to sit and watch the activities occurring on either side.

Ping Pong Tables: The outdoor ping pong tables may be made from low maintenance, high-quality materials such as concrete or stainless steel and be anti-graffiti treated. They shall be the standard size for recreation and include a permanent net. The final design of this area should consider the appropriate amount of ping pong tables and should carefully locate them to allow for ample circulation for matches at the table(s).

Cornhole Area: The cornhole area may provide a minimum of two (2) regulation size cornhole platforms fixed on both sides of the space. Platforms shall be constructed of durable, weather resistant materials such as anti-graffiti treated concrete or steel. The final plan may consider painting the platform playing surface for added safety and interest. The platforms are separated by the minimum distance for a lane recommended by the American Cornhole Association and are positioned such that the raised playing surface will not obstruct circulation. The lane shall be demarcated on the ground plane to indicate boundaries, a foul line, and pitcher's box. Adjacent seating and low drought tolerant planting are included to provide a separation between the soccer field promenade and activities within the multi-generational activity area.

3.7.3 MULTI-GENERATIONAL ACTIVITY ZONE SIZE(S) AND COST PROJECTIONS

The approximate square footages for each area are:

Skate Plaza = 8,000 Sq. Ft.

Basketball, bocce ball, ping pong, and cornhole = 11,760 Sq. Ft.

Based on an early study of the area, the approximate cost at current day value is in the range of **\$800k – \$1.25M.**

These figures do not include general conditions, bonds, contractor fees, and design contingencies. Refer to figure 43 on page 66.



4. PHASING AND IMPLEMENTATION



The Ortega Park Master Plan provides a vision for potential improvements and enhancements. Ultimately, to implement the Plan, funding will be required both for capital improvements as well as for the ongoing maintenance and operation costs associated with these improvements.

This section identifies possible phasing opportunities and recaps the cost for the key areas per the previous chapter.



B

C

D


E


F


A


4.1 PLANNING AREAS


Within the Ortega Park Master Plan there a number of distinct project areas that can be implemented in both the near and long term. Some of these improvements can be completed independently as standalone projects, while others are dependent on other projects or project areas being completed or constructed concurrently. The main project areas are:


-  **PERIMETER PARKING LOT, SIDEWALKS, AND WELCOME HOUSE ENTRANCE**

-  **MULTI-SPORT FIELD AREA, SPORT FIELD PROMENADE, AND EXISTING TREE/LAWN AREA**

-  **PLAYGROUND AREA, FAMILY PICNIC AREA, AND OPEN GRASS AREA**

-  **MULTI-GENERATIONAL ACTIVITY ZONE AND COTA STREET PARK PROMENADE**

-  **POOL AREA AND AQUATICS FACILITY**

-  **SKATE PLAZA AND SPECTATOR VIEWING AREA**

4.2 PHASING AND PRIORITIES

Development of any one project area may be done at once or in multiple sub-phases, based on numerous factors including but not limited to funding sources and availability, capital improvement plan priorities, available infrastructure, cultural and environmental constraints, and community volunteerism and support.

Notwithstanding these considerations, there are certain phases that are logical to implement earlier from a construction and phasing standpoint. For instance, constructing the perimeter parking areas and Welcome House entrance makes sense as a first phase as it provides the needed parking and circulation infrastructure and can be used for future phase construction staging and access into the park.

The Multi-Sport Field Area (Area B) makes sense as a following phase as it allows the southern portions of the park to still function, such as the: existing playground, basketball area, restrooms and pool area.

The Playground, Family Picnic area, and Open Grass Lawn (Area C) makes sense to follow the multi-sport field, however, Area E (swimming pool) also can happen before Area C or after as determined by City staff and the community.

The Pool Area and Aquatics Facility (Area E) should be planned with the construction of the Skate Plaza (Area F) as the existing pool facility could remain functional or provide space for construction laydown while the proposed Pool Area and Aquatics Facility undergoes construction.

Overall, construction phasing should consider the adjacent neighbors, existing park uses and how they might function while other areas are being constructed. Furthermore, additional thought should be placed on the ability to stage construction equipment and to prevent any closure or damages to phases that are complete. Lastly, existing sports programs and other recreational activities should be relocated to other nearby locations while construction occurs.

4.3 EXISTING AERIAL WITH IMPROVEMENTS OVERLAID

This map shows the improvements overlaid on the existing park aerial for phase implementation consideration. As seen below, some of the key amenity elements of the park remain contained within project phases, such as the restroom facility within Area E and the existing pool facility in Area F.

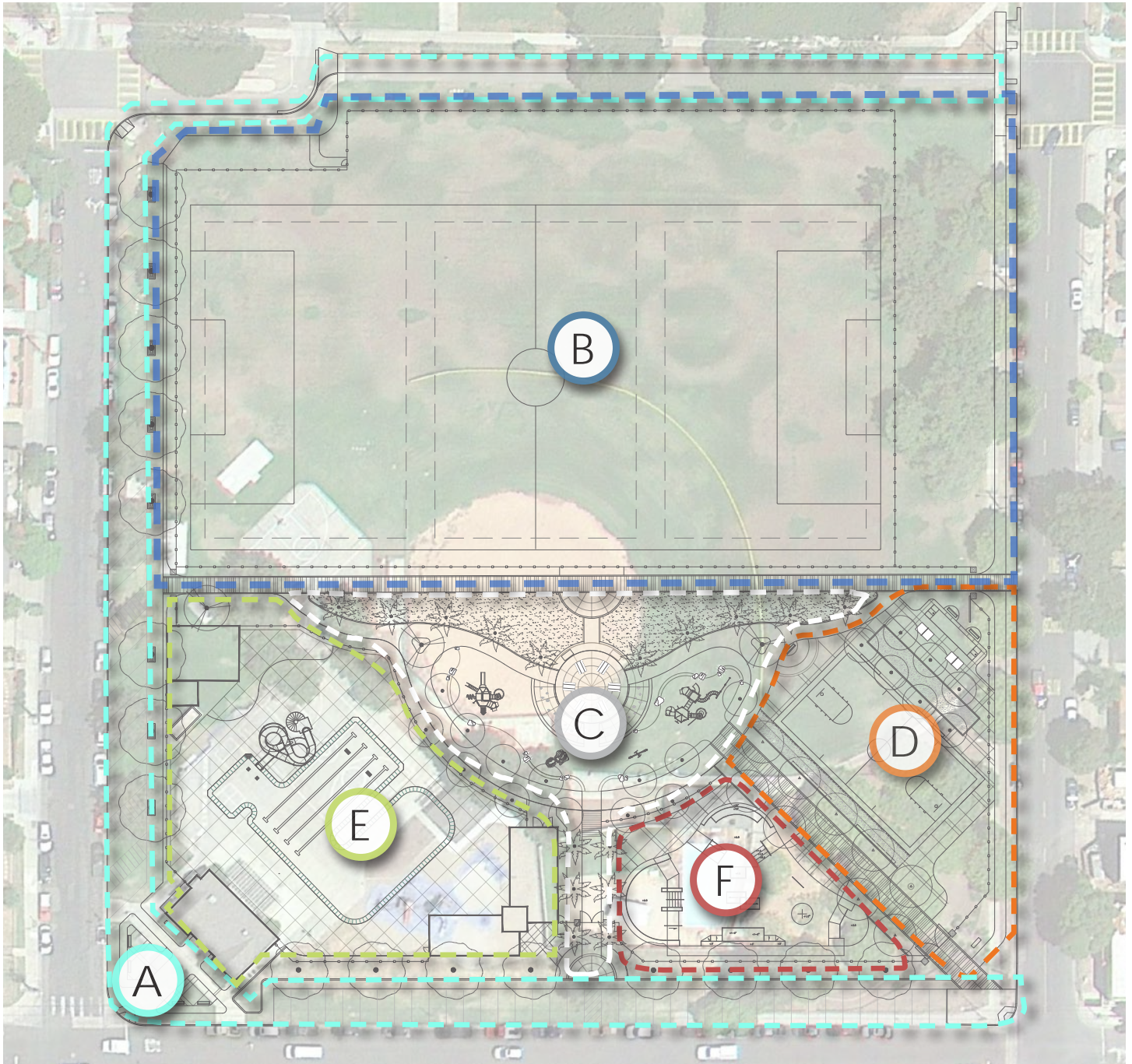


Figure 42: Proposed Design Overlaid on Existing Aerial

4.4 COST SUMMARY

For each construction area, a budget range was established. Cost data for materials, construction, components, furnishings, and labor costs were referenced from other recent public park and recent bids from contractors in the greater Santa Barbara area. Current pricing information for materials and furnishings were also gathered as a source of cost information. Recent trends in construction costs were analyzed and considered as well.

Given the conceptual level of the design, a 15% design contingency was included to the estimate for each of the planning areas. This contingency is intended to account for costs that are not apparent at a conceptual level of design.

The planning level cost study assumes the project will be competitively bid on a fixed fee cost bases and assumes construction labor costs will be subject to prevailing wages.

From this cost study the design team approximates that the total cost for the

park will be in the range of **15 million** to **20 million** dollars at current day value.

Ortega Park Master Plan Preliminary Cost Estimate - 2018 (Single Phase Option)	
Cat. Item	Approx. Cost Range
1.0 Site Prep and Demolition	\$700,000 - \$1,000,000
2.0 Multi-Sport Synthetic Field	\$2,000,000 - \$2,250,000
3.0 Play and Picnic / BBQ Area	\$800,000 - \$1,000,000
4.0 Aquatics Facility	\$5,000,000 - \$6,750,000
5.0 Multi-Generational Activity Zone	\$800,000 - \$1,250,000
6.0 General Park Improvements	\$1,500,000 - \$2,000,000
7.0 Landscape Improvements	\$200,000 - \$400,000
8.0 Irrigation Improvements	\$100,000 - \$150,000
Improvements Subtotal	\$11,100,000 - 14,800,000
General Conditions	\$700,000 - \$1,000,000
Bonds	\$250,000 - \$300,000
Contractor Fees	\$1,000,000 - \$1,500,000
Design Contingency at 15%	\$1,950,000 - 2,400,000
Approximate Grand Total Range	\$15,000,000 - \$20,000,000

Figure 43: Summary Cost Table

Note: These cost figures are calculated at a planning level only and do not account for unknown costs and fees related to site conditions (e.g., issues related to the former landfill) or other conditions unknown or determined at this time.

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5. APPENDIX



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