



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** January 15, 2019

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department

**SUBJECT:** Police Station And De La Guerra Plaza Revitalization Update And Contract For Public Outreach For De La Guerra Plaza Revitalization

**RECOMMENDATION:** That Council:

- A. Receive an Update on the Site Selection for the Police Station;
- B. Receive an Update on Plans for De La Guerra Plaza Revitalization; and
- C. Authorize the Public Works Director to execute an amendment to City Professional Services Agreement No. 21900089 with Suzanne Elledge Planning and Permitting Services to add a scope of work for design and implementation of a public outreach program for the De La Guerra Plaza Revitalization in an amount of \$36,875, and authorize the Public Works Director to approve expenditures of up to \$3,687 for extra services that may result from necessary changes in the scope of work.

### EXECUTIVE SUMMARY:

City staff has recently engaged in multiple forms of outreach to the community regarding the site selection process for the new Police Station. The site selection process has narrowed the potential sites down to two viable options: the Cota Commuter Lot and the Louise Lowry Davis Center/Spencer Adams Park.

Prior to proceeding with a recommendation regarding the Cota Commuter Lot as the site for the new Santa Barbara Police Station, staff has been working to solve the important concern raised about the possible displacement of the Farmers Market. De La Guerra Plaza has been considered a potential solution for the Farmers Market relocation.

In order to facilitate discussions and receive input from property owners, stakeholders, and the public regarding the potential revitalization of De La Guerra Plaza, staff proposes to **amend the current agreement with Suzanne Elledge Planning and Permitting Services (SEPPS) to assist in the public outreach component.**

## **DISCUSSION:**

### Police Station Update

Over the past several months, staff conducted ongoing outreach to inform the public of the Santa Barbara Police Station site selection process. Outreach began with notifying those who would be potentially most affected by the site selection, including the Farmers Market and the Lawn Bowlers Club. Face-to-face meetings and presentations were held with both groups. Staff provided updates to the Neighborhood Advisory Council, the Planning Commission, the Parks and Recreation Commission, the Downtown Parking Committee, and the Fire and Police Commission. Staff also performed outreach at the Saturday and Tuesday Farmers Markets, which included distribution of project information at the seven market days leading up to the public outreach meetings. Outreach continued through updates to the City and Police Department websites. Staff responded to many emails and phone calls. Additionally, a mass noticing to properties and tenants within 1,000 feet of the existing Police Station and the two potential sites was provided. Three public outreach workshops were held in three different locations on November 7, 13, and 15. Staff and the design team for the Police Station welcomed the public and invited participation by explaining the process and answering questions about each phase and the constraints of selecting a site. Spanish translation was provided at all outreach meetings. All public input on the project has been catalogued and summarized.

The goal of the outreach was to educate and inform the public about this complicated process and solicit feedback regarding the new station. The community discussion included how the station can become more of a community resource by meeting needs that are not being met today. Staff presented and discussed the two locations under consideration and other possible sites. The workshops were well-attended and provided staff with good information, which is being used to finalize the site selection process.

### De La Guerra Plaza

Staff intends to present its site selection recommendation to Council for the new Police Station in spring 2019. Part of that recommendation will include options for the relocation of the Farmers Market currently located at the Cota Commuter Lot on Saturdays.

Many locations have been discussed with the Santa Barbara Certified Farmers Market Association (Association) for feasibility and compatibility. Staff and the Association agree that a revitalized and redesigned De La Guerra Plaza (Plaza) would be the best location if staying at the Cota Commuter Lot is not possible. The Plaza would work well for the Farmers Market due its size and the Plaza would be a more “permanent” location and provide the long-term security for the Farmers Market, something that it lacks at the Cota Lot. The Plaza project provides the City an opportunity to bring De La Guerra Plaza back to its prominence as the Public Square and central focus of the Downtown area.

The Plaza, constructed in the mid-1800s and formally designated a Public Square in April 1853, is a location of historical significance that has provided the City a location for cultural

influence, political activities, festive events, and civic action. As stated in the Post/Hazeltine Historic Structure/Sites Report of 2011: *“The Plaza represents an example of the work of several significant architects and one of the first examples of town planning associated with Santa Barbara’s redevelopment in the early to mid-1920s as Mediterranean style town.”*

The Plaza has had many uses over the years; however, the primary use of this important resource is the annual Old Spanish Days event. Also, the Plaza no longer functions as the center of town. Several attempts to revitalize the Plaza over the years were unsuccessful for several reasons. Most recently, the dissolution of the Redevelopment Agency in 2012 put an end to the last plans to revitalize the Plaza. The unique opportunity now presented will retain the character-defining features of the Plaza, revitalize this important historic resource, improve the Plaza’s aesthetics, and increase its functionality by making it a relevant community space again.

As noted above, one of the primary drivers of this revitalization is to find a permanent home for the Farmer’s Market that may be displaced from the Cota Commuter Lot. In order for the Plaza to be used by the Farmers Market, as well as many other uses, a new perspective on this site is needed.

The current state of the turf area of the Plaza is degraded and it is not watered due to the current drought emergency. As the drought continues, it is not likely that watering the turf would become a sustainable practice. The condition of the concrete and the sidewalks, which are considered non-contributing features of the cultural landscape, have also deteriorated over the years.

Concepts for the Plaza revitalization will be developed following a public engagement phase. The concepts will also look at the space between buildings within the Plaza while preserving historic resources and maintaining existing uses, as determined in part by public input. Connections to State Street via Storke Placita, the City Hall Parking Lot, and De la Guerra Street would be part of this scope to expand the use and vitality of the entire area. The Plaza project will require vision and attention to detail to provide the City with a revitalized Public Square that will meet the needs of many.

#### Contract for Plaza Revitalization Outreach

Members of an Ad Hoc Committee expressed interest in reinitiating plans for the De La Guerra Plaza Revitalization Project (Plaza Project). As such, staff has requested a proposal from SEPPS to assist staff with stakeholder engagement, to facilitate input from the public, and media outreach for the Plaza Project.

SEPPS was originally selected for the Police Station public engagement process due to its experience in working with the Engineering Division Special Projects Section in Public Works. SEPPS has valuable experience working in the City and particularly on projects located in the El Pueblo Viejo District. A Professional Services Agreement was authorized by the City Administrator at that time. As the community outreach began, it became

apparent that the original scope for SEPPS would need to be increased due to the multiple meetings and substantial mailings staff had not anticipated. As such, the final cost for the public engagement process increased by \$10,412.36 for a total of \$34,612.36.

## **BUDGET/FINANCIAL INFORMATION:**

### Funding

This project will be funded from Measure C sales tax revenues approved by voters in November 2017 with a priority to provide funding for capital investment in the City's infrastructure. There are adequate funds appropriated to the Police Station Project to cover the cost of this contract. At this time, the exploration of De La Guerra Plaza Revitalization is considered a related element of the Police Station site selection process. If the project moves forward, separate project budgeting will be established.

## **SUSTAINABILITY IMPACT:**

The Plaza Project would redevelop the main Plaza and eliminate the need for turf. Turf is not sustainable, due to high water usage and continued maintenance. The unmaintained turf at De La Guerra Plaza has been an item of interest and concern to Council as recently as October 2, 2018, during a discussion of the Stage 3 Drought Emergency. Turf would be replaced by pavers and likely dry wells, which capture and treat rainwater and runoff. Thus, the Plaza Project would incur a beneficial and sustainable impact by reducing water usage and capturing and treating storm water.

### Environmental Review

The Plaza Project will require California Environmental Quality Act environmental review. Environmental review would commence after the preliminary design and Phase 2 Archaeological Report is completed in spring 2019. A separate contract for Environmental review would be brought to Council for approval at that time.

A copy of the contract/agreement is available for public review in the City Clerk's Office.

**PREPARED BY:** Brad Hess, Principal Project Manager/SI/sk

**SUBMITTED BY:** Rebecca J. Bjork, Public Works Director

**APPROVED BY:** City Administrator's Office



## PUBLIC WORKS DEPARTMENT

# UPDATE ON SITE SELECTION FOR POLICE STATION AND REVITALIZATION OF DE LA GUERRA PLAZA

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January 15, 2019



# SANTA BARBARA CITY POLICE STATION

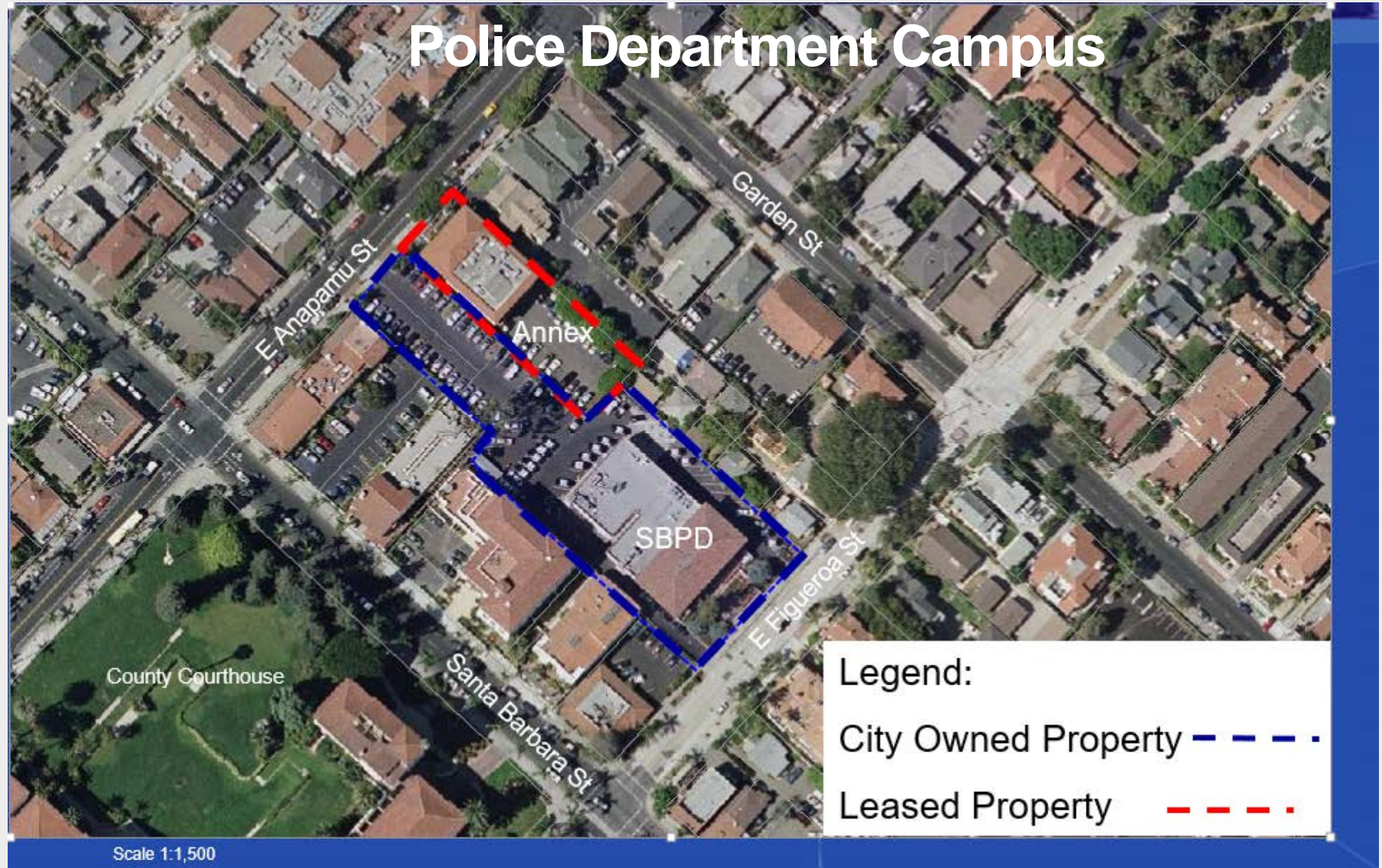




**NOT SHOWN:**

Animal Control  
Located behind Fire Station 3  
at 415 E. Sola Street

Dispatch Center  
Located in the Granada  
Parking Garage



# Existing Police Building

- Constructed in 1959 (staff of 85)
  - Essential Facility – 24 Hours a day
  - 2019: 211 Officers and Staff, 20 part time
  - Fragmented operations, four multiple locations
- Several building deficiencies:
- Space, operational, seismic, accessibility, soil contamination



# Project History

- 1986, 1991, 1998: Studies on Expansion, Preparation for Bond Measure
- 1999: Bond measure voted down for funding for new Station
- 2011: Ad Hoc Sub-Committee conclusion: a new building is needed
- 2012: Needs Assessment Study (LMA) reached same conclusion
- 2012: Dissolution of Redevelopment Agency
- 2012-15: 911 Call Center moved to Granada Garage
- 2017: Measure C passed
- 2018: Design Team selected, site selection process with Public Outreach
- 2019: Site selection and recommendation

## Phase 2 – Site Selection

- Site selection using criteria developed in Phase 1
- Preliminary Environmental Review by Dudek
- Community Workshops in November 2018
- Updates to Boards, Commissions and Public
- Back to City Council Mid-2019
  - Recommended site by staff with Ad Hoc Committee



# Ideal Site Parameters

Building: 72,000 Square Feet

Parking: 252 secured spaces

Located out of Flood Zones

Downtown Corridor



# Site Criteria Used to Analyze Each Candidate

- Lot Size
- Lot Shape
- Zoning
- Height Limitation
- Access
- Surrounding Uses
- Setbacks
- Downtown Corridor
- Seismic
- Environmental
- Water Table
- Flood Zone
- Easements
- Utility/Fiber Proximity
- Access to Courts
- Control of the Property

## Property Sites Considered And Eliminated:

- Earl Warren Showgrounds
- News Press Building
- Sears
- Macy's in Paseo Nuevo
- Verizon Building
- State property near SBHS – National Guard “The Armory”
- Federal property at State and Las Positas (Native American Health)
- US Post Office

## City Sites Considered:

- Parks & Recreation/Facilities Offices
- Carrillo Commuter Lot
- Existing Police Station

## Sites Analyzed:

- Cota Commuter Lot
- Louise Lowry Davis / 1235 Teen Center / Spencer Adams Park (LLD)



## **Boards & Commissions Updated:**

- Farmer's Market Association
- Neighborhood Advisory Council
- Parks & Recreation Commission
- Police & Fire Commission
- Downtown Parking Organization
- Planning Commission

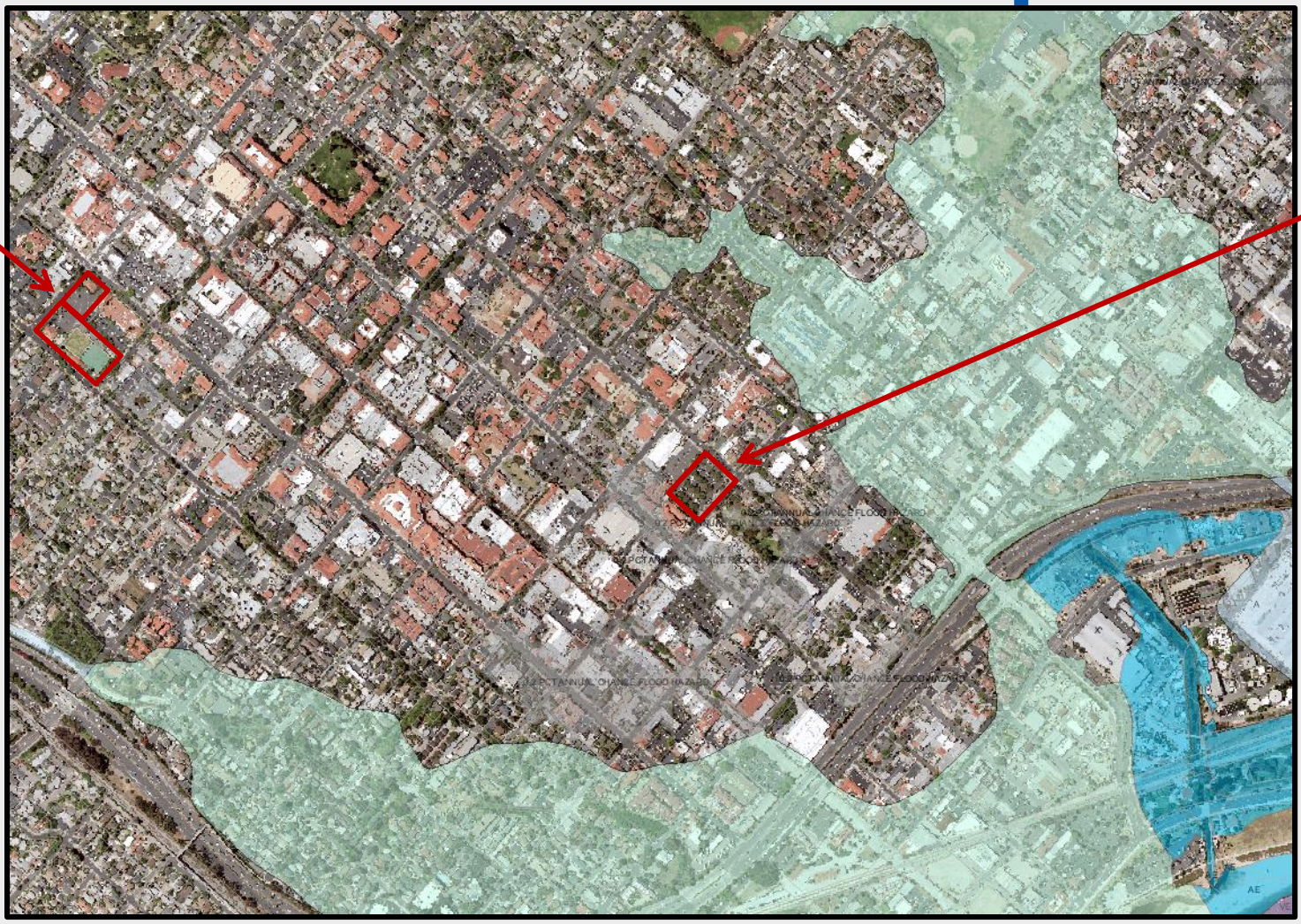
## **Public Outreach Workshops:**

- November 7 – Faulkner Gallery
- November 13 – Franklin Center
- November 15 – La Cumbre Junior High

# Flood Zone Map

Louise Lowry Davis  
1235 Teen Center  
Spencer Adams Park

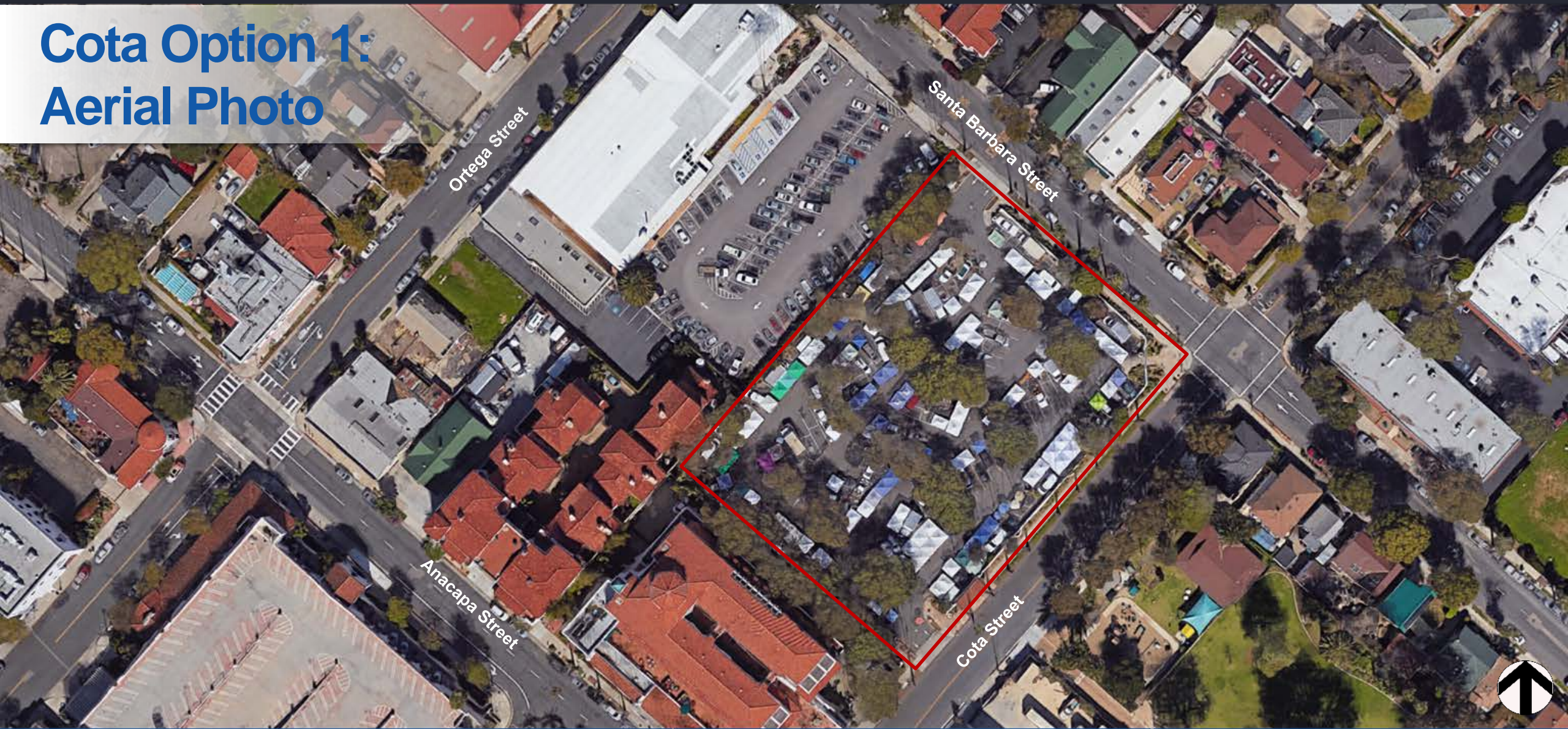
Cota Commuter Lot







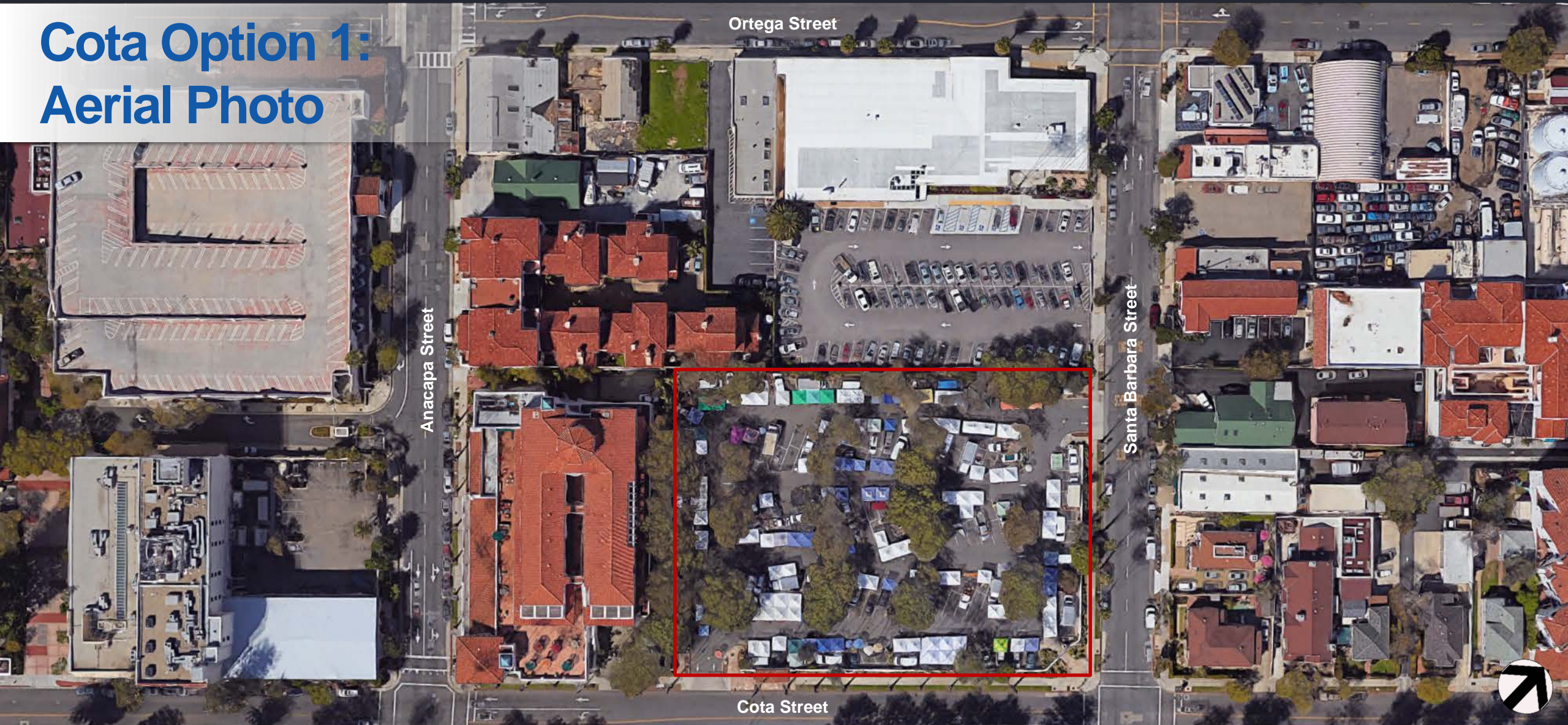
# Cota Option 1: Aerial Photo







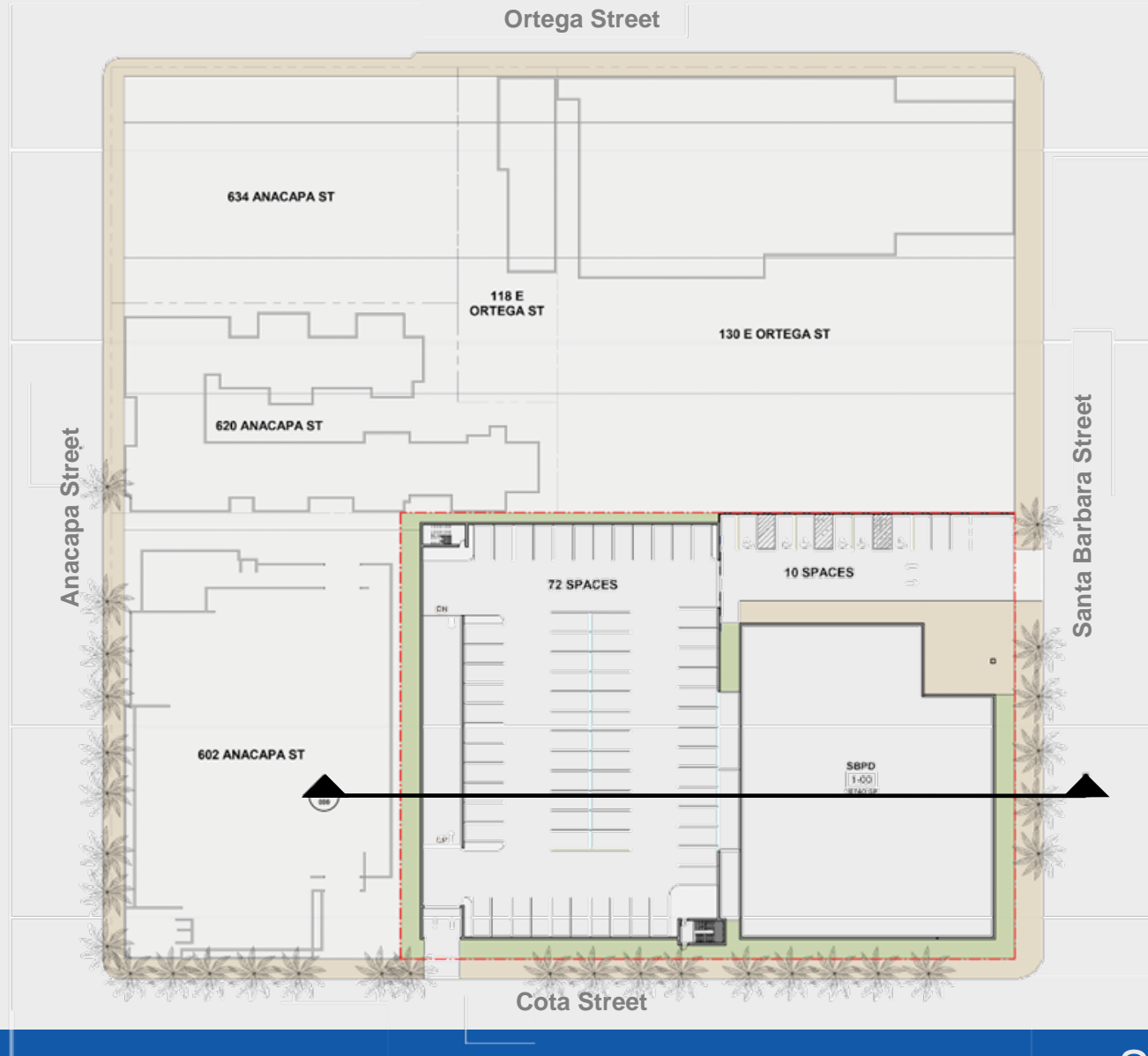
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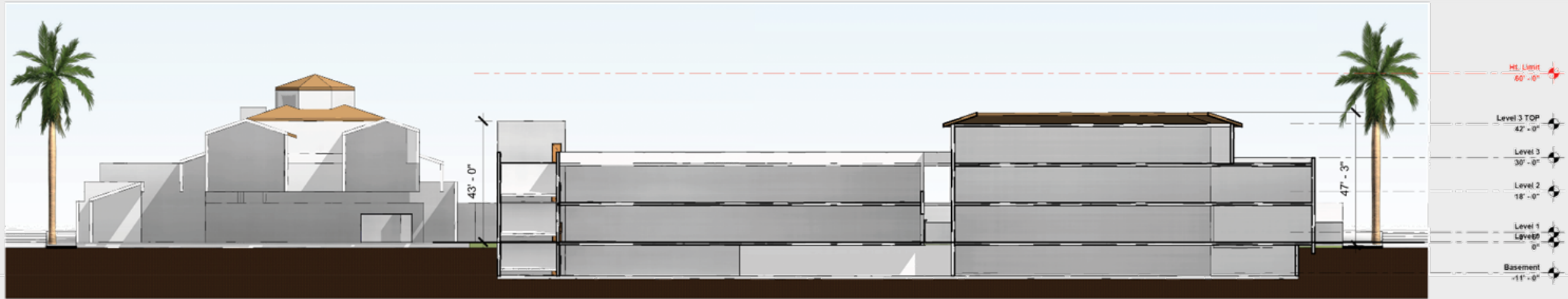




# Cota Option 1: Site Plan



# Cota Option 1: Site Section



## Cota Option 1: Site Section





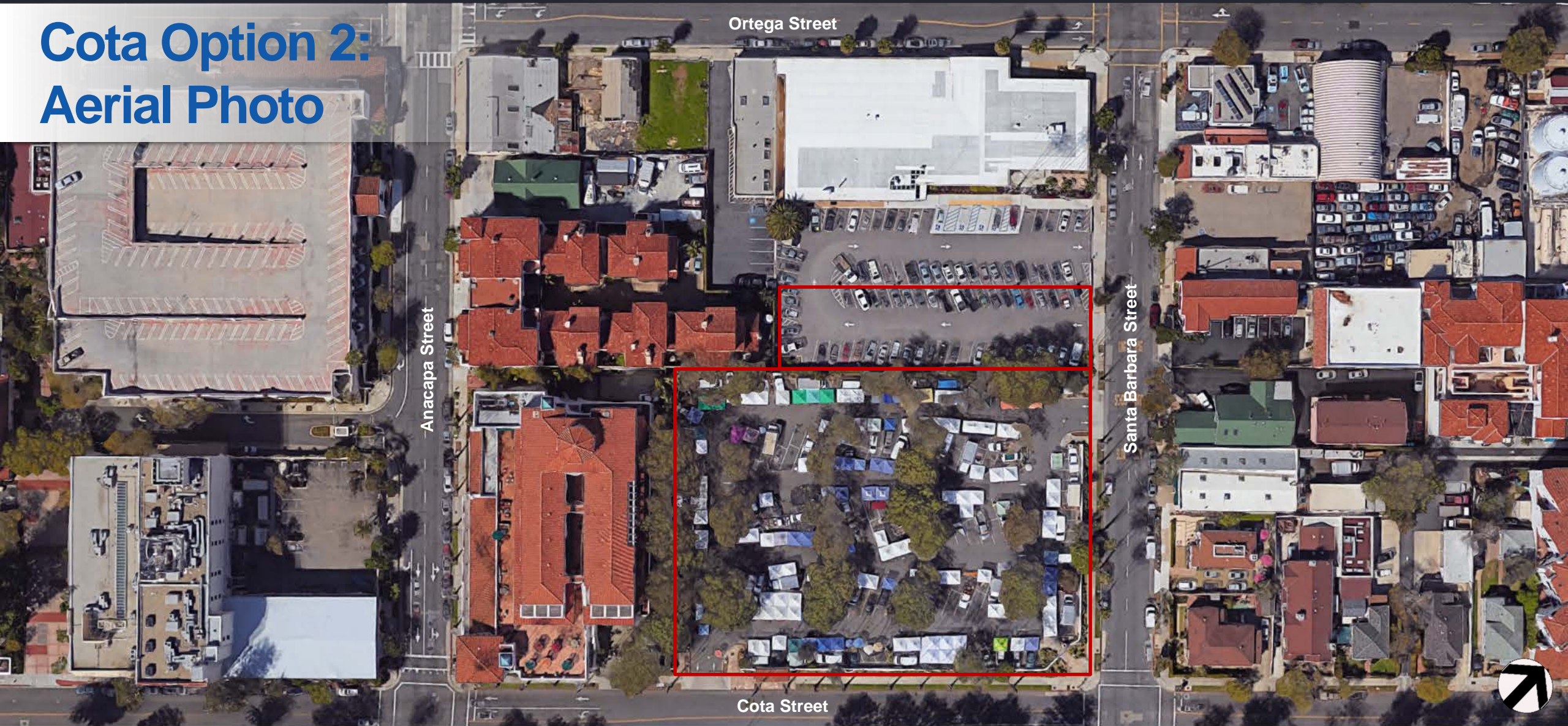


## Cota Option 1: View looking across Cota St.



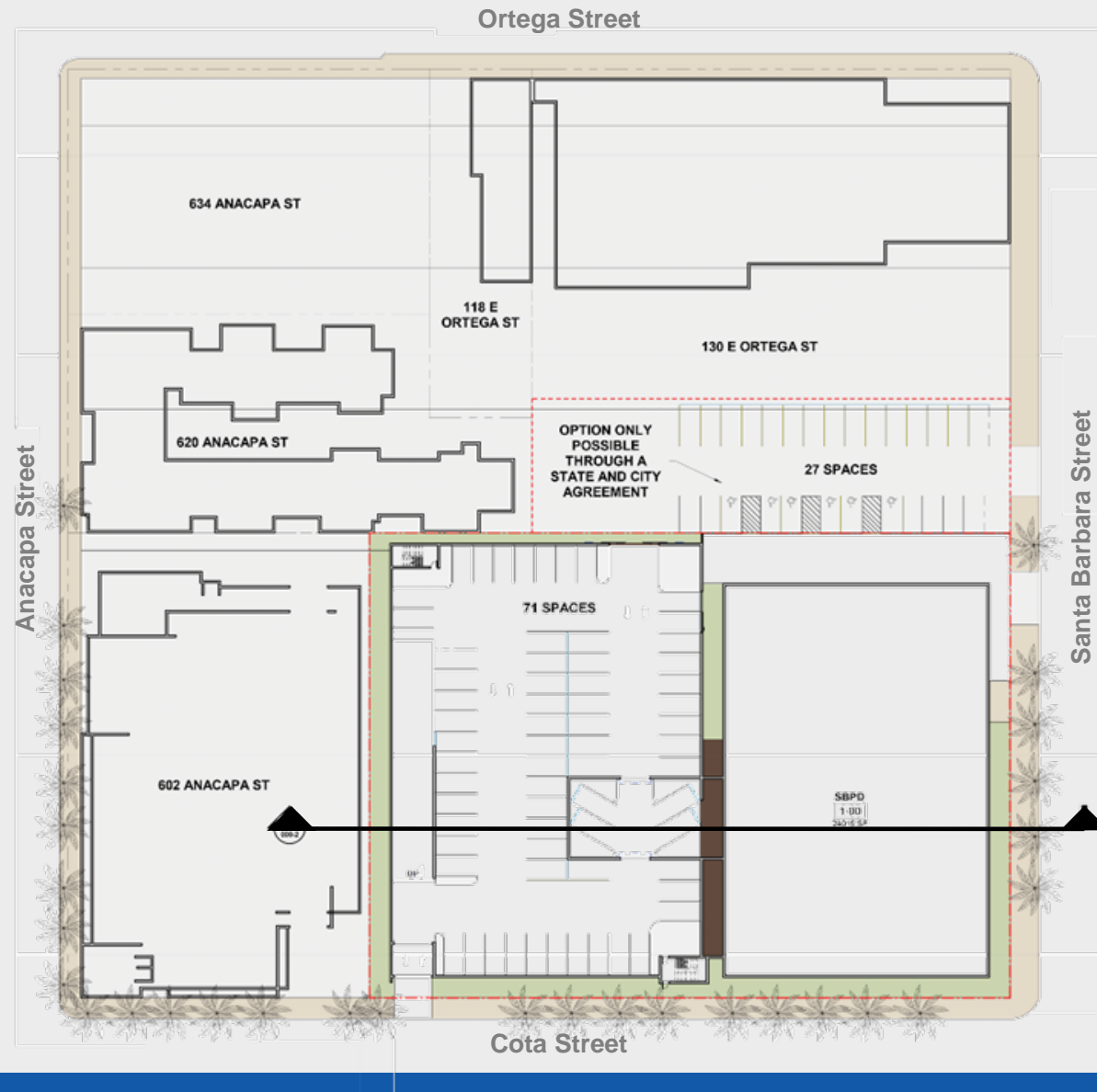


## Cota Option 2: Aerial Photo

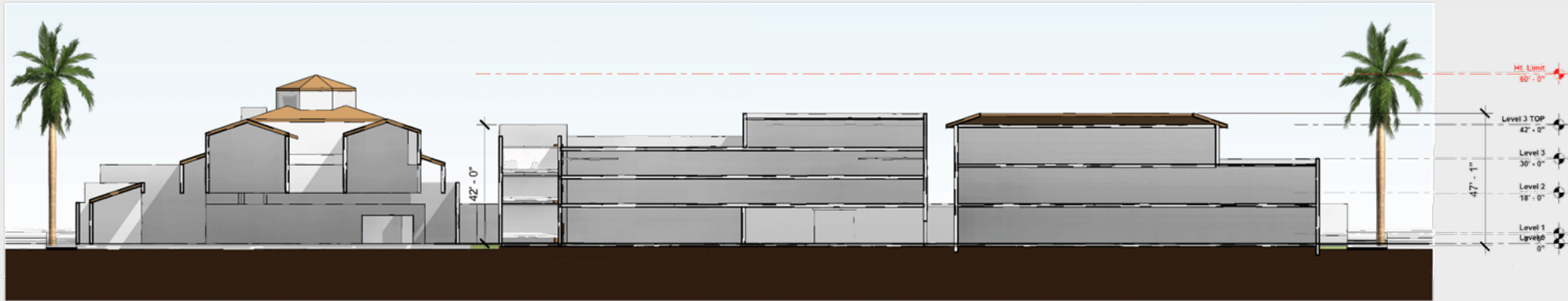




# Cota Option 2: Site Plan



## Cota Option 2: Site Section





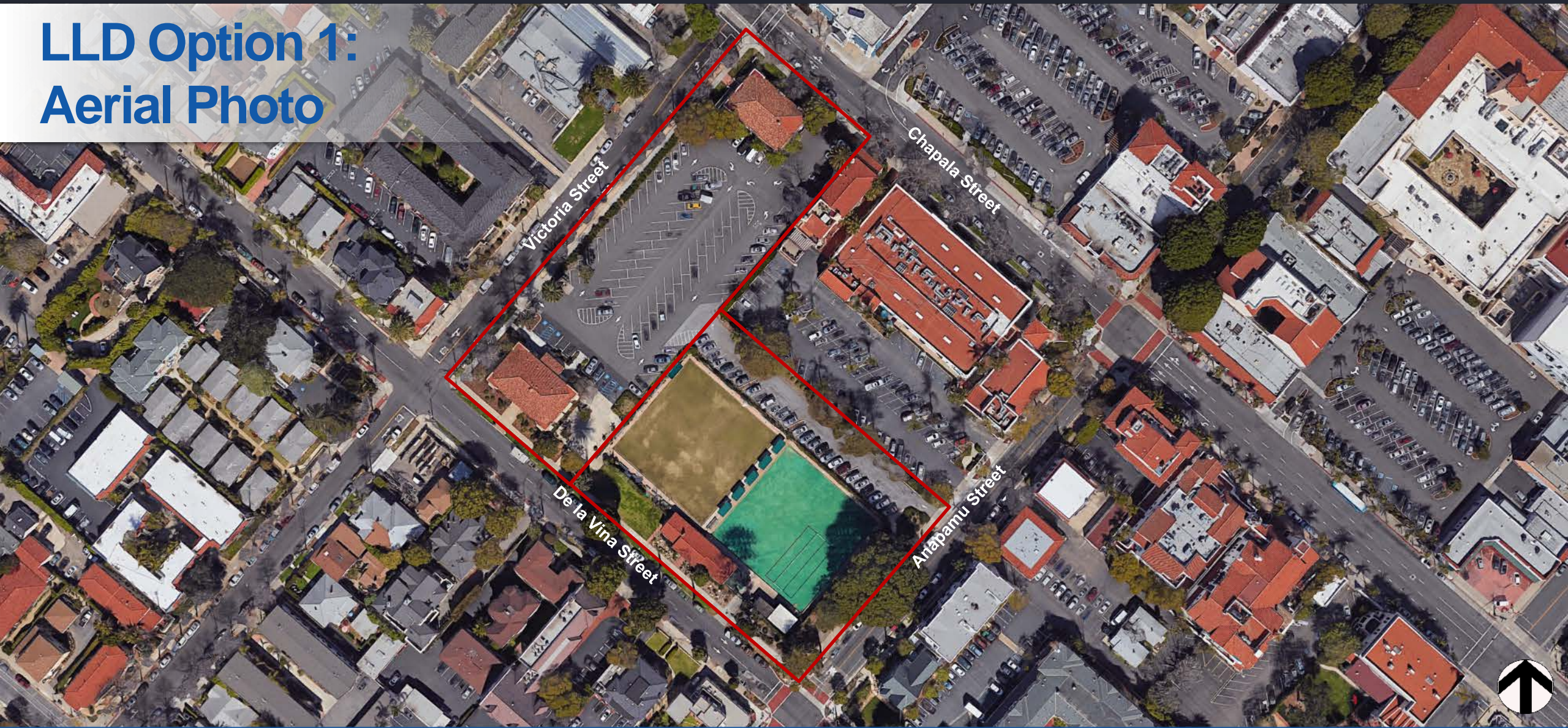
## Cota Option 2: View looking across Cota St.







# LLD Option 1: Aerial Photo



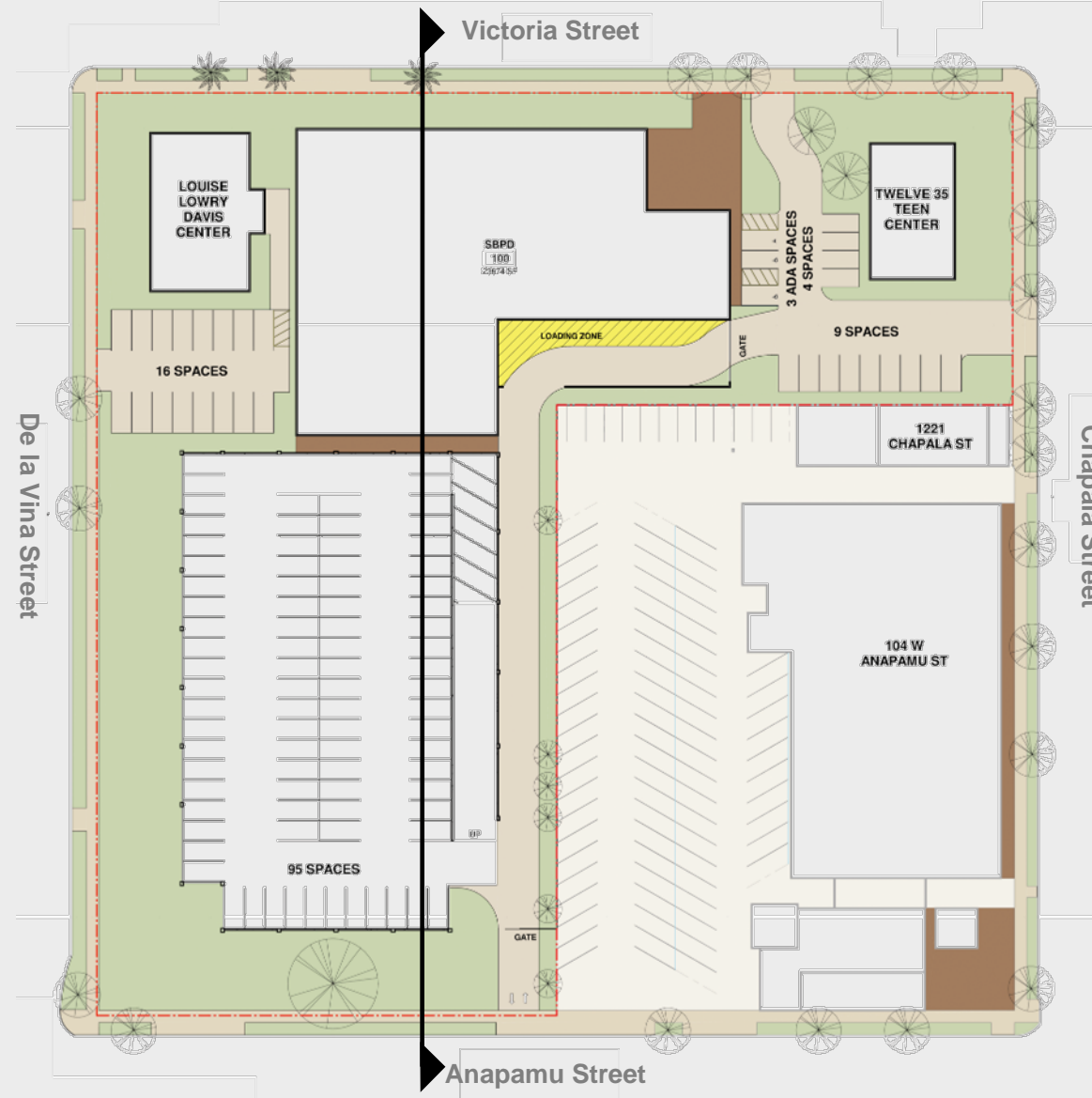


# LLD Option 1: Aerial Photo

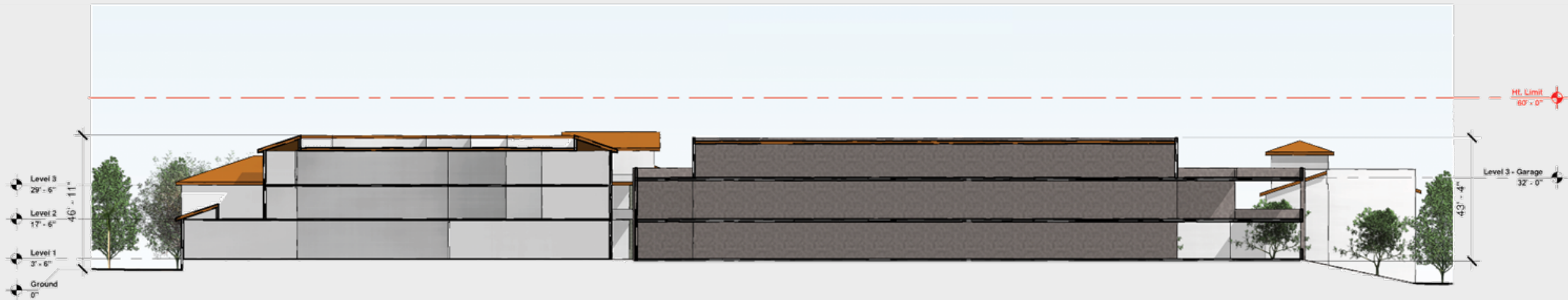




# LLD Option 1: Site Plan



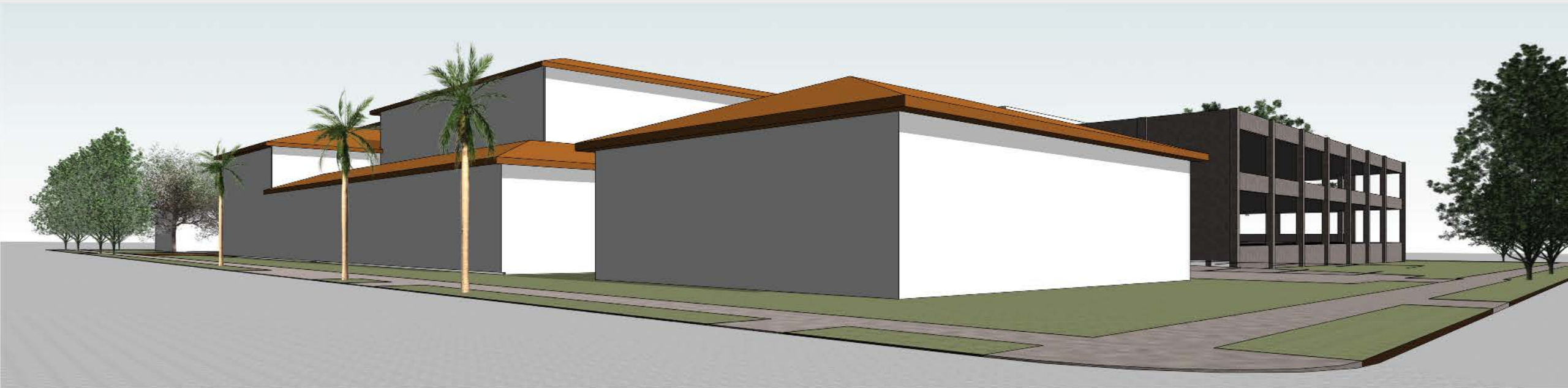
# LLD Option 1: Site Section







# LLD Option 1: View from De La Vina St. and Victoria St.



## LLD Option 1: View from De La Vina St. and Anapamu St.





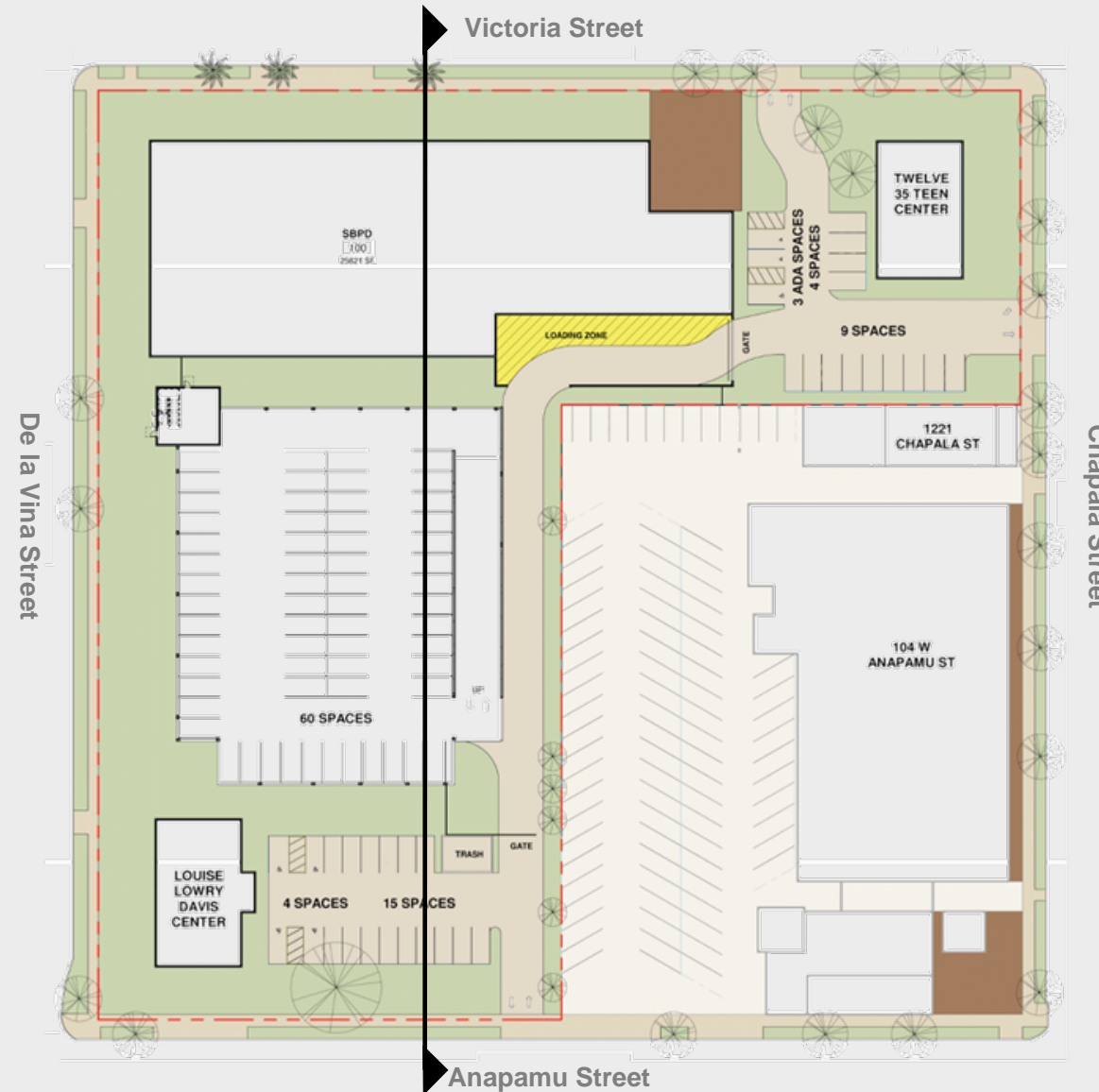
## LLD Option 2: Aerial Photo



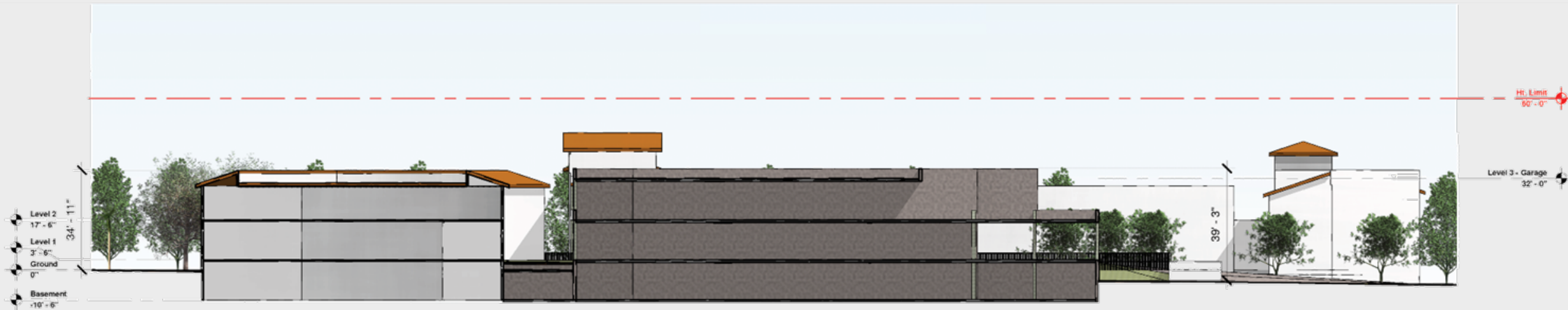




## LLD Option 2: Site Plan



# LLD Option 2: Site Section



## LLD Option 2: View from De La Vina St. and Anapamu St.





# How To Make The Decision

## Dual path for design and analysis:

- Massing studies for both sites, including surface parking
- Layouts for building entry, security, circulation, and access
- Preliminary Environmental Review for both sites

## Evaluate Each Site For:

**Function**

**Cost**

**Time**

Each site has a mix of these variables

## Louise Lowry Davis/1235 Teen Center/Spencer Adams Park

- Public vote to change use/designation from Park
- Time (~1 year) without assurance of success
- Historical Buildings
- Preliminary Environmental findings found greater number of potential impacts than Cota
- Use: Lawn Bowling, Community Center, Teen Center, and Open Space vs. a Parking Lot



# Displacement due to site selection

Currently, there is no recommendation for the Cota Commuter Lot for the new Police Station.

New location for the Farmer's Market requires support from the Farmer's Association.

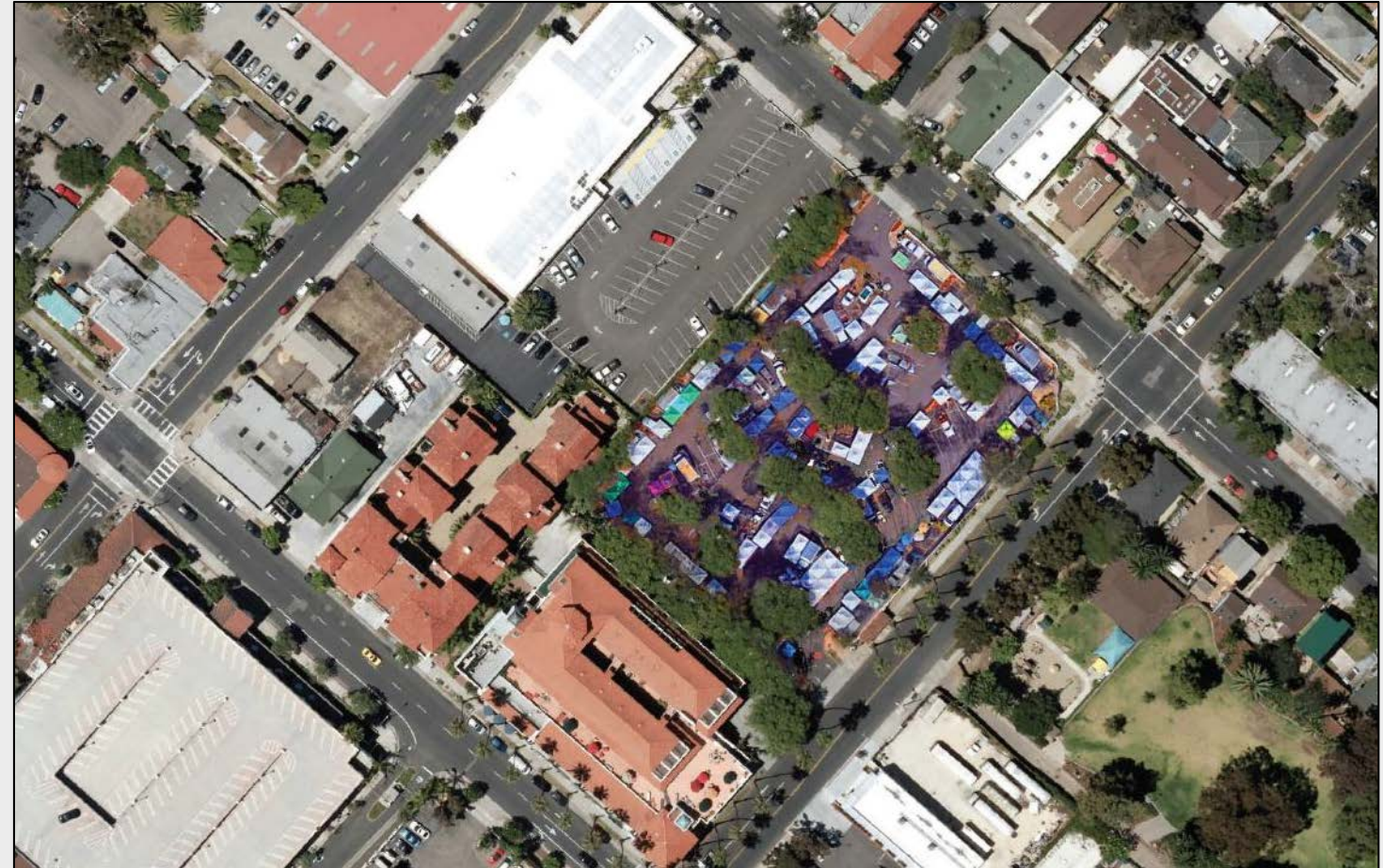
# Farmer's Market Relocation

## Input from the Community and Farmers:

- Size and shape of space is important
- Parking and Access
- New location ideally enhances the established culture
- Customers view this as a permanent institution of the City
- A “Center of Town” and place to meet others



# Existing Cota Commuter Lot Farmer's Market:



Cota Lot During the week

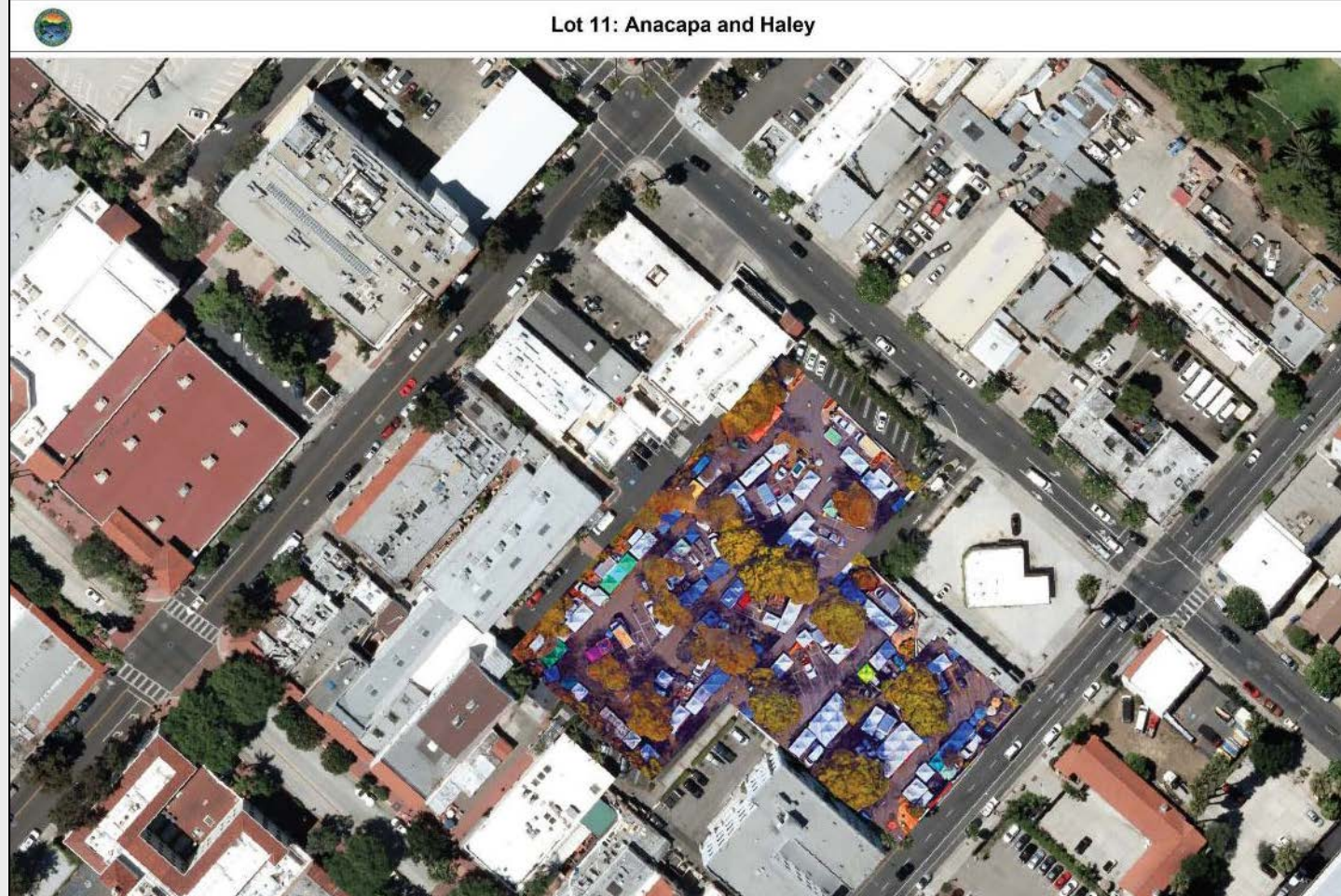


# Alternative Locations Considered:

Lot 11: Anacapa and Haley



Lot 11: Anacapa and Haley



**Lot 11: Anacapa & Haley**



# Alternative Locations Considered:

Lot 5: Victoria and Chapala / Louise Lowry Davis Parking



Lot 5: Victoria and Chapala



**Lot 5: Victoria & Chapala**



# Alternative Locations Considered:

Lot 5: Victoria and Chapala / Louise Lowry Davis Parking



Louise Lowry Davis Parking



**Louise Lowry Davis/Spencer Adams Park:  
Victoria & Chapala**



# Alternative Locations Considered:

Lot 3: Figueroa and Chapala



Lot 3: Figueroa & Chapala

Lot 3: Figueroa and Chapala





# Alternative Locations Considered:

Plaza Vera Cruz



**Plaza Vera Cruz:  
B/w Cota & Haley**

Plaza Vera Cruz





# Alternative Locations Considered:

De la Guerra Plaza / City Hall Parking



De La Guerra Plaza

De la Guerra Plaza / City Hall Parking





## Alternative Locations Concerns:

- Parking lots don't provide long term stability
- Size and shape weren't as optimal as Cota
- Parking and access
- Business Access/Back of House
- Lateral move, not an improvement if to another lot
- Concerns for loss of customers



# Proposed Work Plan

- Community Outreach to explore ideas and understand needs
- RFQ for Architect will be published January 16
- Phase 2 Archaeology - Contract to Council February 5
- Working with Farmer's Association
- Stakeholders meetings and Public Meeting upcoming
- Concept Drawing will result from Public Input
- HLC and Parks & Recreation Review
- Finalize Concept Review
- Council for site recommendation for Police Station and Concept Approval for De La Guerra (Summer 2019)

# Current Recommendation

## Request:

Approval for Suzanne Elledge (SEPPS) Contract Amendment in the Amount Of \$40,562.50 to continue with Public Outreach for De La Guerra Plaza



# Police Station and De La Guerra Plaza

Our Goals are:

- To recommend the best site for the New Police Station
- To recommend the best location for the Farmer's Market
- To revitalize De La Guerra Plaza as the Center of Town
- To make the Plaza culturally and historically relevant again
- To help revitalize State Street



# Questions?

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