



TO: Mayor and Councilmembers

FROM: Vyto Adomaitis, Neighborhood Services and Public Safety Director

CONTACT: Jaime A. Valdez, Principal Project Manager
Gerald Comati, Project Manager

SUBJECT: Goleta Train Depot Project March 2020 Update

RECOMMENDATION:

Receive staff's March 2020 presentation on the Goleta Train Depot Project.

BACKGROUND:

On April 26, 2018, the California State Transportation Agency (CalSTA) notified the Santa Barbara County Association of Governments (SBCAG) that SBCAG had been awarded \$13 million in funding as a result of submitting an application prepared by the City of Goleta under the Transit and Intercity Rail Capital Program (TIRCP).

The Goleta Train Depot Project (GTD Project) is the development of a new, multi-modal train station at the location of the existing Amtrak platform with the intent to increase rail ridership and reduce greenhouse gas (GHG) emissions. Through the completion of a full-service station, the project will improve connections to bus transit, accommodate transit service to/from the Santa Barbara Airport and the University of California Santa Barbara (UCSB), add new bicycle and pedestrian facilities, and allow accommodation for potential future additional train storage that will support increased commuter rail needs. These improvements will create a new, safer, more functional and inviting rail station in Goleta. The GTD Project site is adjacent to the existing Amtrak platform at the northern end of South La Patera Lane.

On May 31, 2018, the City closed escrow on the purchase of the approximately 2.5-acre property located at 27 S. La Patera Lane for \$6.7M as part of the future GTD Project and, on December 18, 2018, the City Council authorized the Mayor to execute the TIRCP Grant Funding Agreement between SBCAG and the City.

The initial key work product required by the TIRCP Grant was the completion of a Station Area Master Plan (SAMP) for the GTD Project which will continue to be used to inform the GTD's design in terms of site layout, building features/amenities, and

circulation/access to and from the site. The following chronicles the City Council's and Planning Commission's roles in the SAMP:

- City Council awarded a contract to Rincon Consultants, Inc. on January 15, 2019 (Agreement No. 2019-005) with a not-to-exceed amount of \$149,916 and a term ending on December 31, 2019 that was ultimately extended to June 30, 2020.
- Rincon subsequently completed the SAMP in late October of 2019 which was presented in December 2019 to the Planning Commission and unanimously recommended for approval to the City Council.
- On February 4, 2020 the City Council unanimously adopted the SAMP.

The focus of this staff report is to provide an update on the actual design/engineering and environmental components of the GTD Project.

On January 17, 2019, City staff issued a Request for Proposal for Professional Design Services for the GTD Project with an ultimate due date of February 25, 2019, requiring the following scope of services:

- Preliminary Engineering
- Environmental and all Required Technical Studies
- City Permitting
- Design Architectural (Depot Building)
- Design Civil (Parking, Turnaround, Drainage, Bike Ped access along S. La Patera Lane)

Eight firms submitted proposals, but only seven were evaluated as the eighth firm was disqualified due to its late submittal. The top four firms were interviewed on March 20, 2019. Anil Verma Associates (AVA) was selected as the top candidate and negotiations took place in April and May of 2019.

On June 4, 2019, City Council authorized a Professional Design Services Agreement for the GTD Project in an amount not to exceed \$2,400,000 with the term of agreement expiring on June 30, 2022.

DISCUSSION:

AVA has been diligently working since June of 2019 with its team of subconsultants as well as City, SBCAG and LOSSAN staff. AVA's Owner, Anil Verma, and Project Manager, Jim Keenan, will be leading the presentation and discussion of the GTD Project at this City Council meeting. The PowerPoint presentation is Attachment 1 of this staff report and the following captures the salient aspects of the presentation:

- Background on the site's location and context (land use, road network, etc.)

- Potential community themes for inspiration (Goleta's etymology, agricultural history, train depot history, sun and ocean)
- Potential depot building designs in context of visual perspectives
- Existing and proposed site layouts
- Landscaping, stormwater, and hardscaping design concepts
- Sustainability design concepts for the building and the site
- Existing S. La Patera Lane configuration and options for roadway improvements of sidewalks, bike accommodations, parking and landscaping

The following is a summary, not an all-inclusive inventory, of the major work efforts AVA and its subconsultants have completed or are in the process of completing:

Preliminary Design:

- Site survey and development of base mapping for project
- Preliminary design concepts for depot building
- Preliminary design for depot site layout including landscape, parking and traffic circulation
- Preliminary design option for South La Patera Lane roadway improvements to include sidewalks, bike accommodations, parking and landscaping
- Geotechnical Report including geotechnical sampling and testing
- Draft Drainage Report
- Base mapping of existing utilities and initial coordination with utility owners
- Presented and received feedback from City staff
- Initial assessment of bio-retention needs/requirements
- Ongoing Interface with LOSSAN and Amtrak regarding design of rail facilities

Environmental

- Draft Phase 1 Environmental Site Assessment - completed in January of 2020
- Draft Biological Resource Assessment was completed in January of 2020
- Cultural Resources Technical Report is in-progress
- Storm Water Data Report is in-progress
- Water Resources Assessment Report is in-progress

Continued Community Engagement

Staff anticipates two community meetings in March of 2020 to serve as opportunities for the public to provide additional input on the concept designs being presented today. The PowerPoint for this staff report will also be posted on the GTD Project's website and there will be opportunity for the public to review information on the website and send comments to a project email address as well.

Staff plans on returning to the City Council every six months or so to provide a more in-depth reports on the GTD Project's progress, including refined design concepts and cost projections.

FISCAL IMPACTS:

There is no new fiscal impact associated with this item. Expenditures for the GTD Project are specifically tracked and paid out of Account No. 321-5-9079-70 on a reimbursement basis from SBCAG. The existing not-to-exceed \$2.4M Professional Design Services Agreement with AVA remains intact and has an expiration date of June 30, 2022. No additional funding is anticipated to complete the design and environmental aspects of the GTD Project.

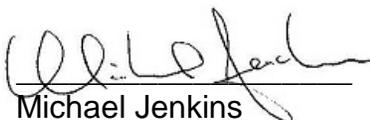
Overall, the GTD Project is estimated at \$19 million which is composed of \$6.7 million in City funding for site acquisition and \$12.2 million in TIRCP grant funding for development and construction.

ALTERNATIVES:

Not applicable.

Legal Review By:

Approved By:


Michael Jenkins
City Attorney


Michelle Greene
City Manager

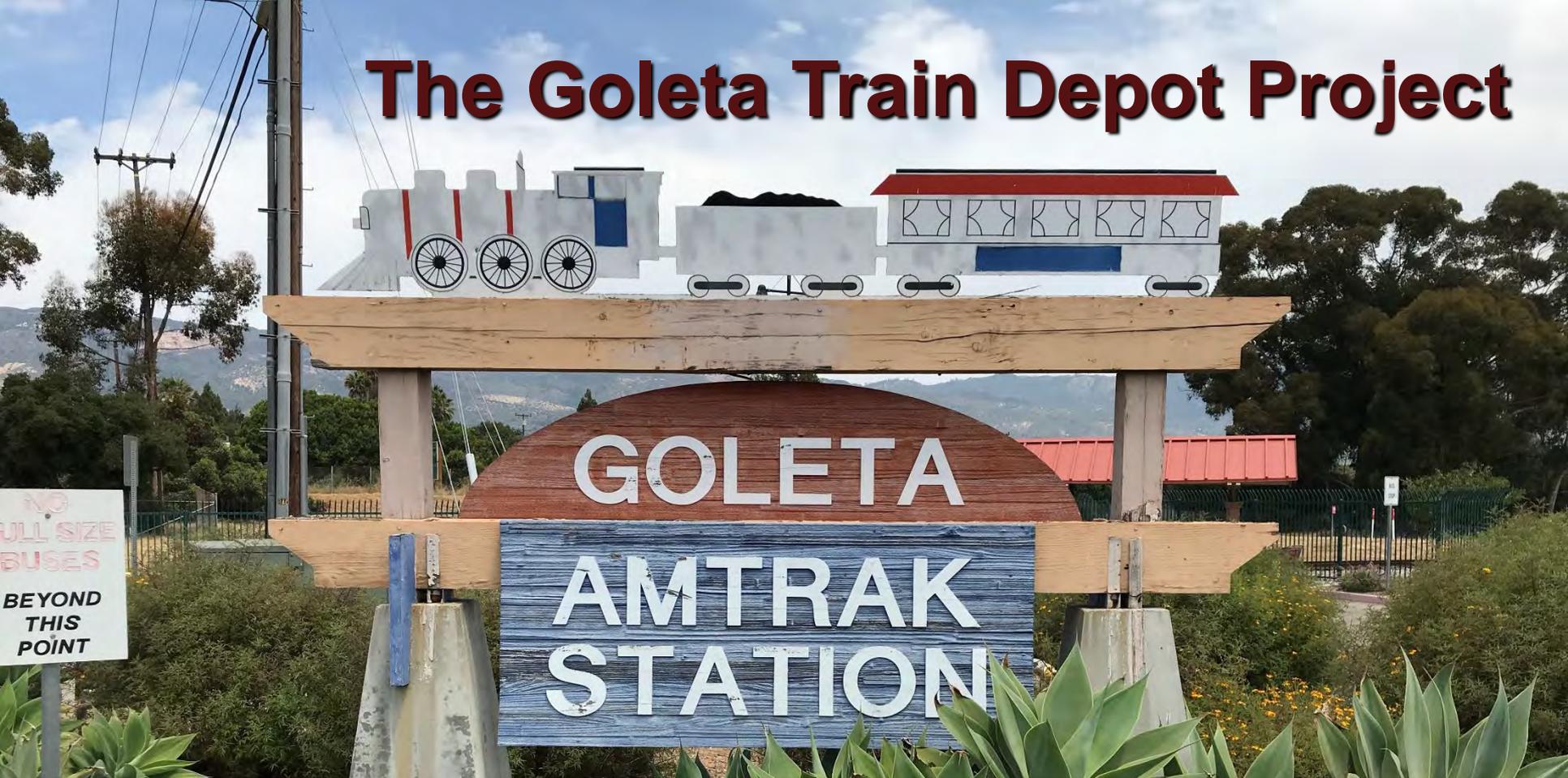
ATTACHMENTS:

1. Goleta Train Depot Project March 2020 PowerPoint Presentation

Attachment 1

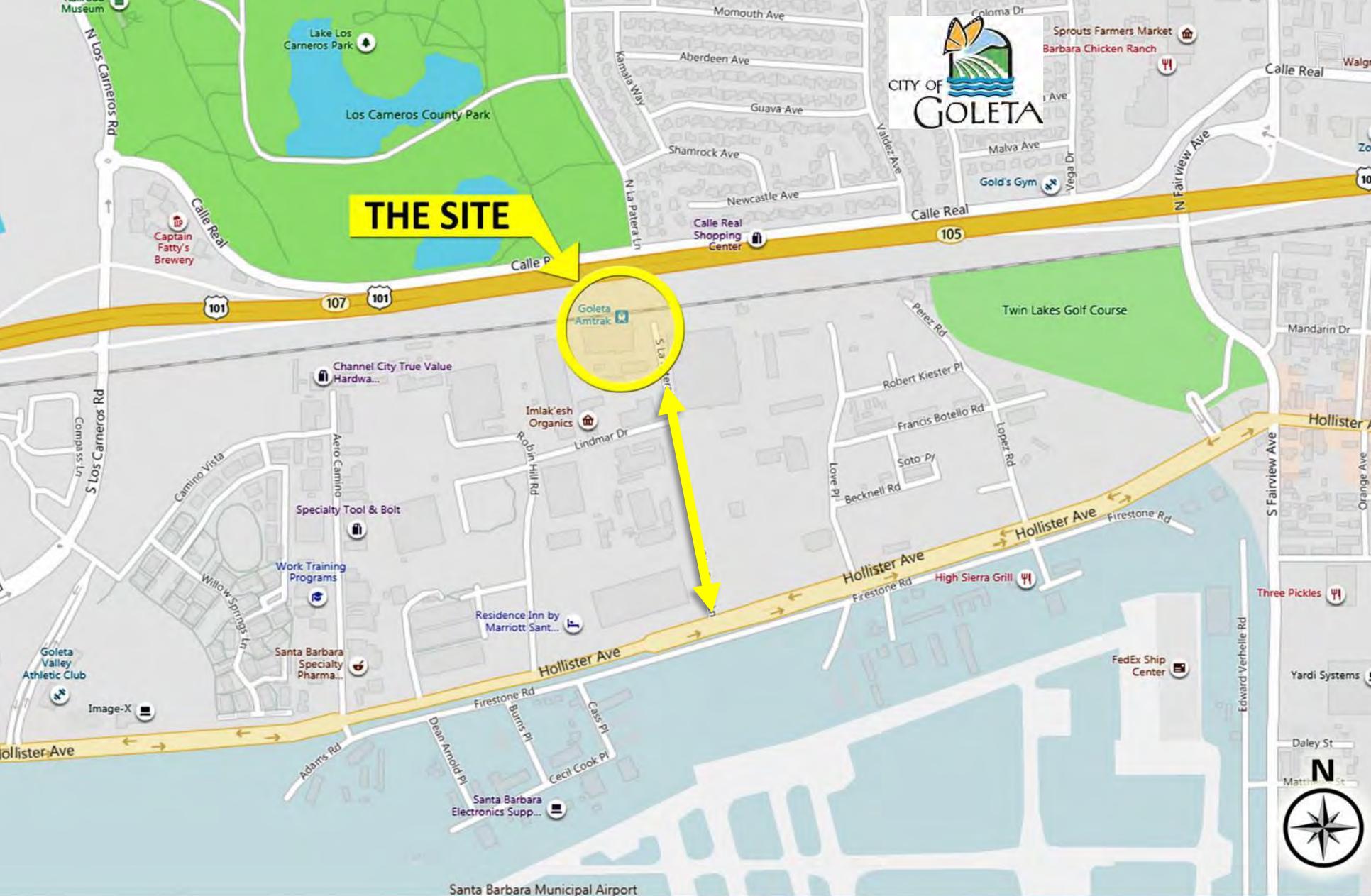
Goleta Train Depot Project March 2020 PowerPoint Presentation

The Goleta Train Depot Project



***City Council Meeting, March 3, 2020
Department of Neighborhood Services and Public Safety***





THE SITE



ROAD NETWORK



THE SITE

GOLETA

SANTA BARBARA

SANTA BARBARA AIRPORT



Residential Districts

- RS Single Family Residential
- RP Planned Residential
- RM Medium Density Residential
- RH High Density Residential

Commercial Districts

- CC Community Commercial
- OT Old Town
- CI Intersection Commercial
- CG General Commercial

Office and Industrial Districts

- BP Business Park
- OI Office and Institutional
- IS Service Industrial
- IG General Industrial

Other Districts

- PQ Public/Quasi Public
- OSAR Open Space/Active Recreation
- OSPR Open Space/Passive Recreation
- AG Agriculture

Other Features

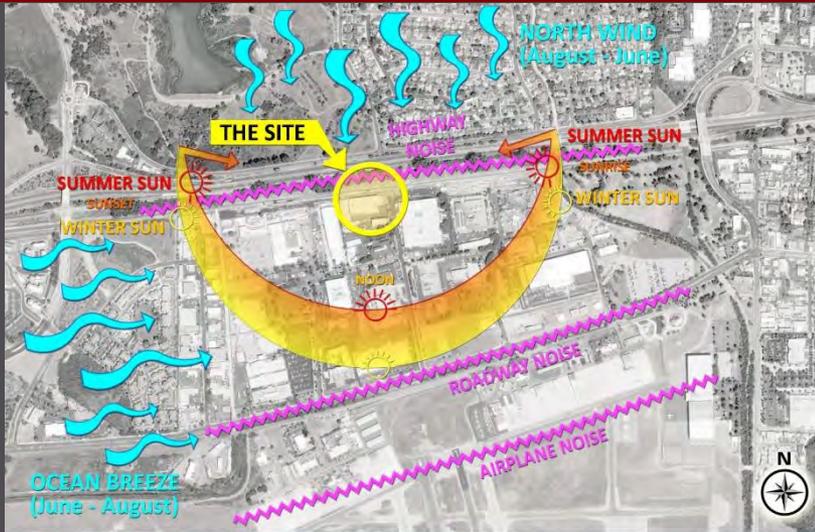
- Goleta City Boundary
- Coastal Zone Boundary
- Creeks

**GENERAL PLAN
LAND⁹ USE**

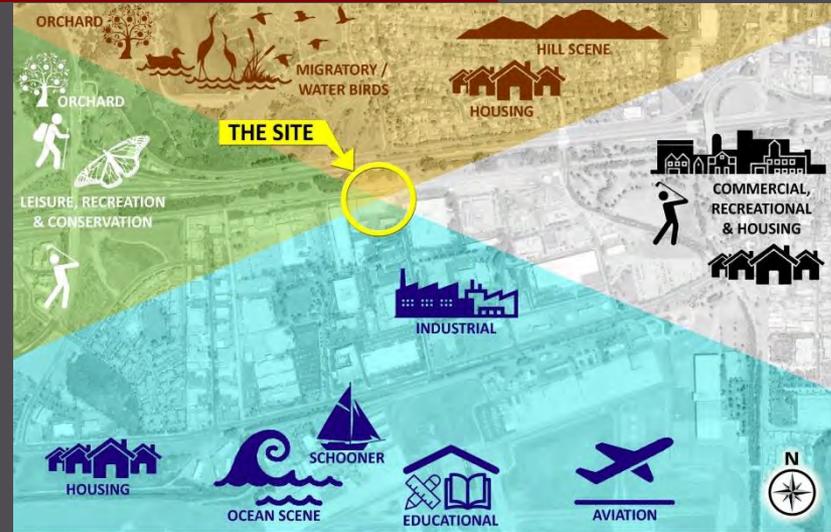
Site Context – Analysis



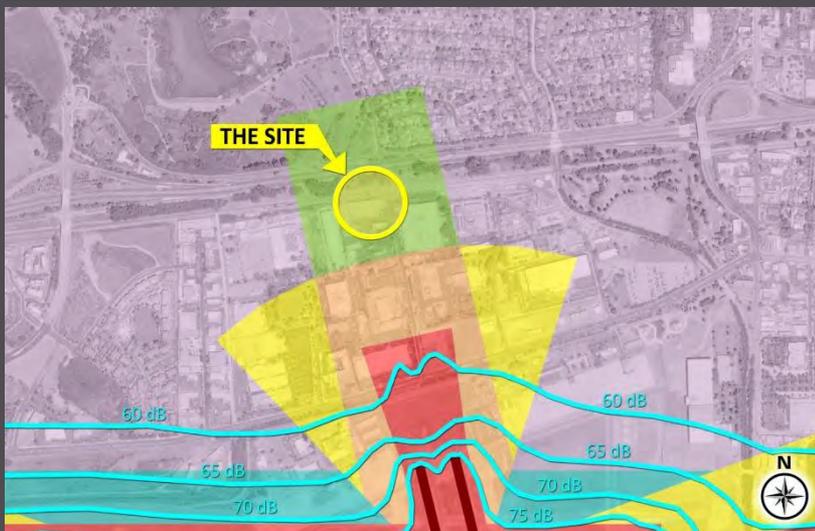
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ENVIRONMENTAL IMPACT



CONTEXTUAL MAP



ZONE 1 - Runway Protection Zone ZONE 3 - Inner Turning Zone ZONE 5 - Sideline Zone
 ZONE 2 - Inner Approach/Departure Zone ZONE 4 - Outer Approach/Departure Zone ZONE 6 - Traffic Pattern Zone
AIRPORT EFFECT



PEDESTRIAN BUS / SHUTTLE TRUCK / SEMI TRAIN TO UCSB TO AIRPORT
 BICYCLE CAR 101 TRACK ROADWAY
TRAFFIC & APPROACH

Site Context



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Site Context

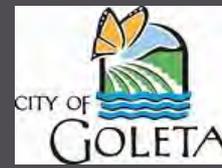
CURRENTLY 10 DAILY STOPS WITH 108,000 RIDERS COMING AND GOING

AN ADDITIONAL FOUR STOPS ARE PLANNED FOR IN THE NEXT 1-4 YEARS

CA RAIL PLAN PROJECTS HOURLY SERVICE UP TO 16-18 STOPS PER DAY

142,500 STATION USERS FORECASTED PER YEAR BY 2030

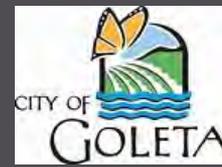
“What is a Gateway”



Anil Verma Associates, Inc.



How Transportation Hubs are Used



Anil Verma Associates, Inc.



Commute



Travel



Operate



Eat



Share



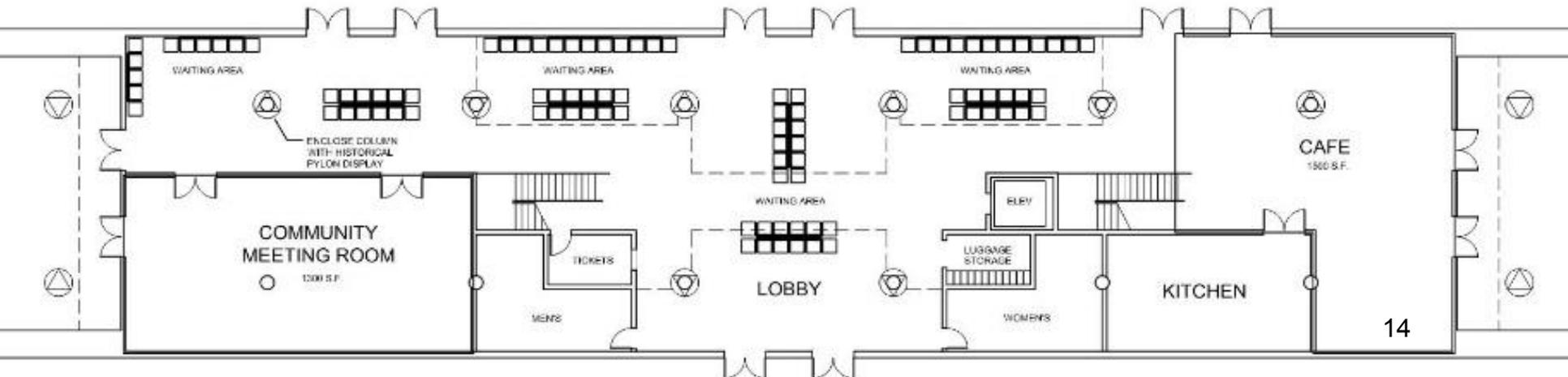
Experience



Gather / Entertain



Relax



Potential Context Theme Options



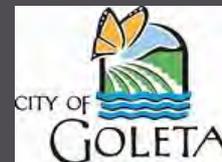
Anil Verma Associates, Inc.



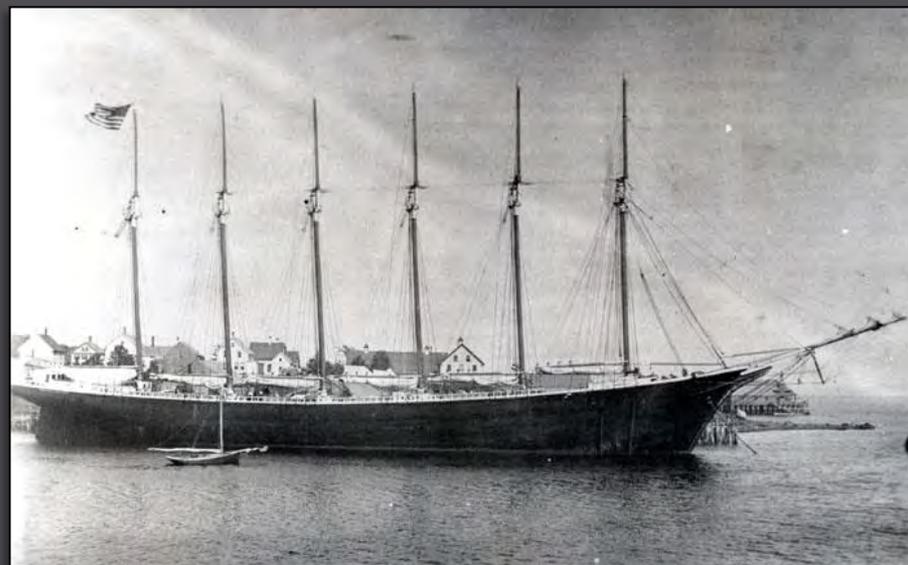
Community Inspiration



Site Context – What's in a name?

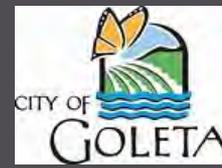


Anil Verma Associates, Inc.

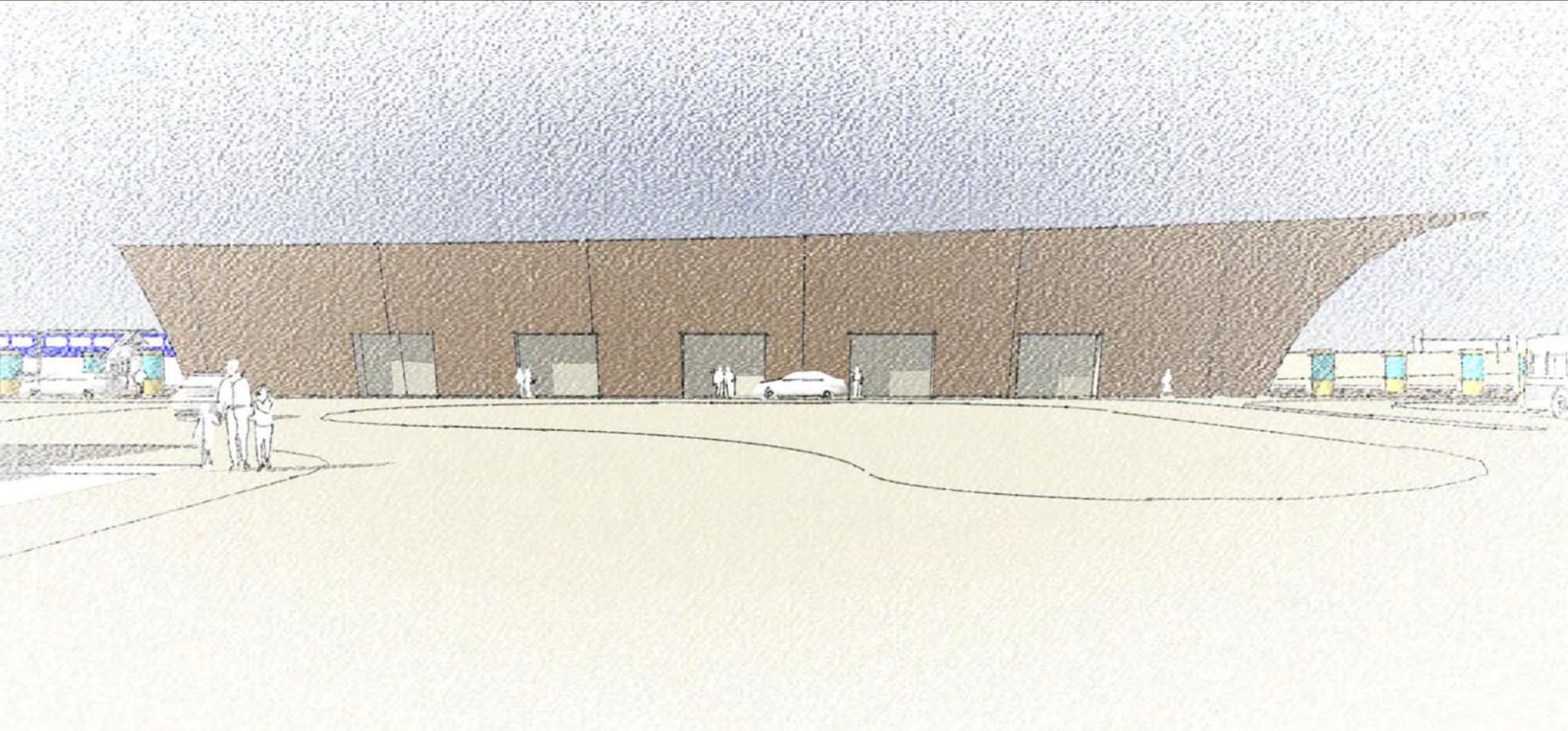


Goleta = "Schooner"

'Schooner' Theme Alternative



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Site Context – Agricultural History



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Fruit Groves



Lemons

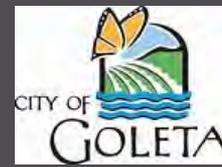


Avocados



Oranges

Architectural History in Goleta



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Storke Tower



Goleta's Historic Train Depot



Hill House



Stow House

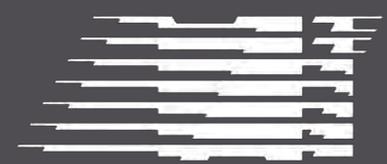


Goleta's Community Center

Architectural Depot History



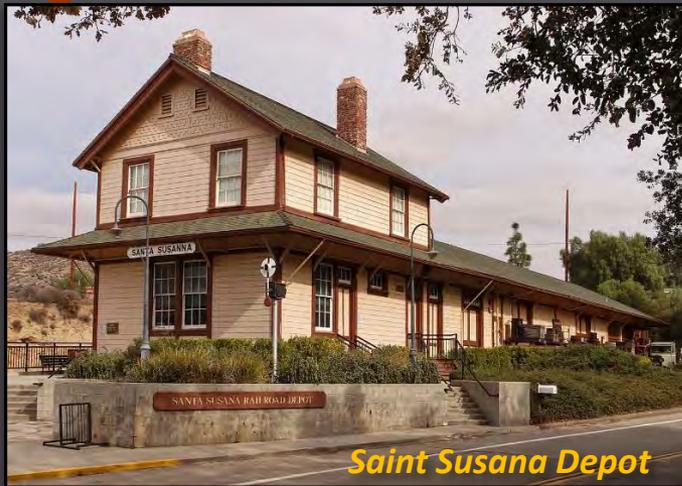
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Tehachapi Depot



Danville Depot



Saint Susana Depot



North Hollywood Depot



Saint Helena Depot



Santa Clarita Depot



Oceano Depot



Benicia Depot

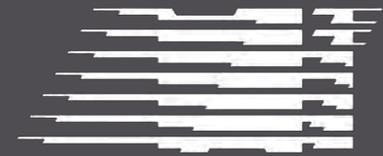
'Traditional' Theme Alternative



Anil Verma Associates, Inc.



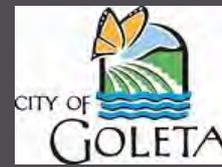
Site Context – Sunrise / Sunset



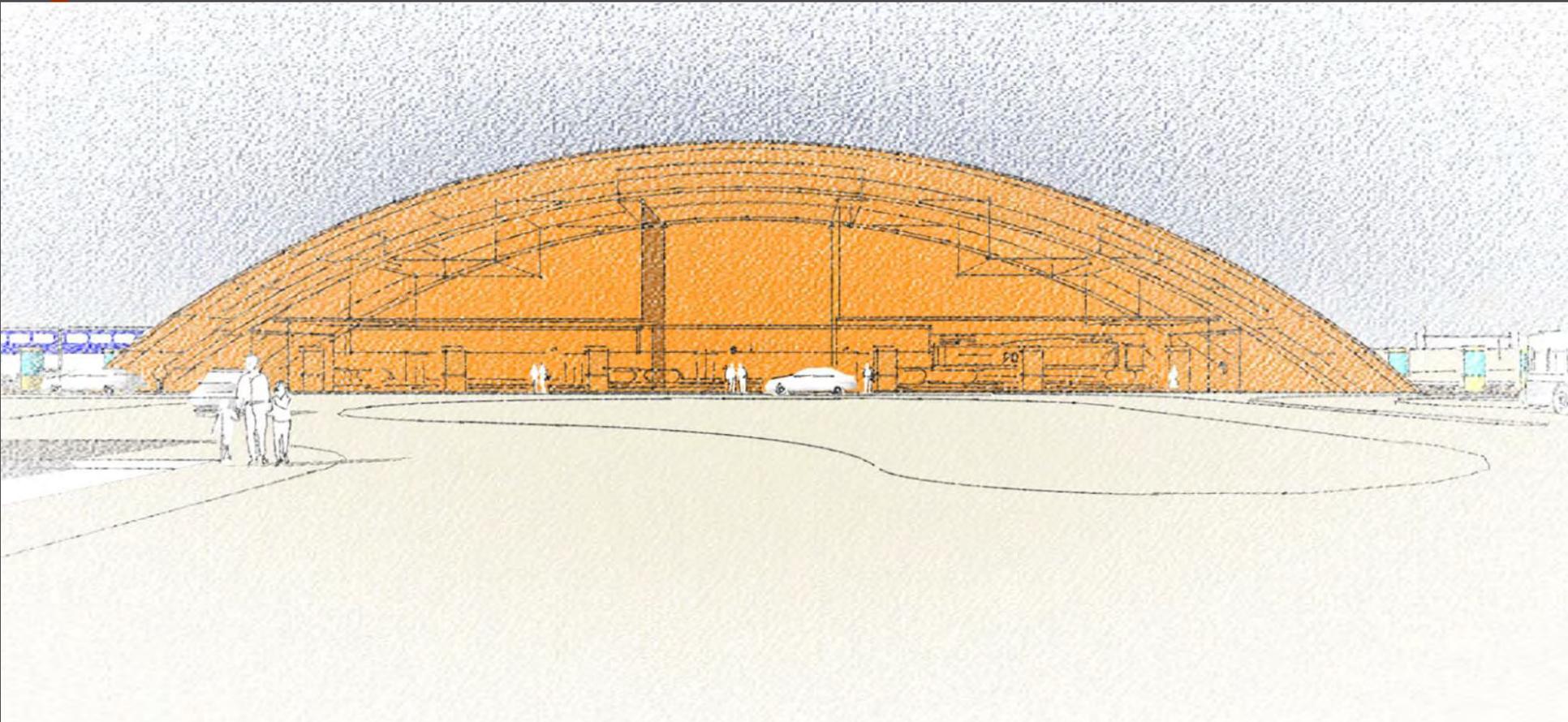
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'Sunrise' Theme Alternative



Anil Verma Associates, Inc.



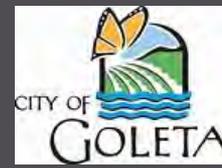
'Schooner' Theme Alternative



Anil Verma Associates, Inc.



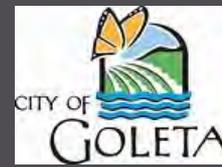
'Traditional' Theme Alternative



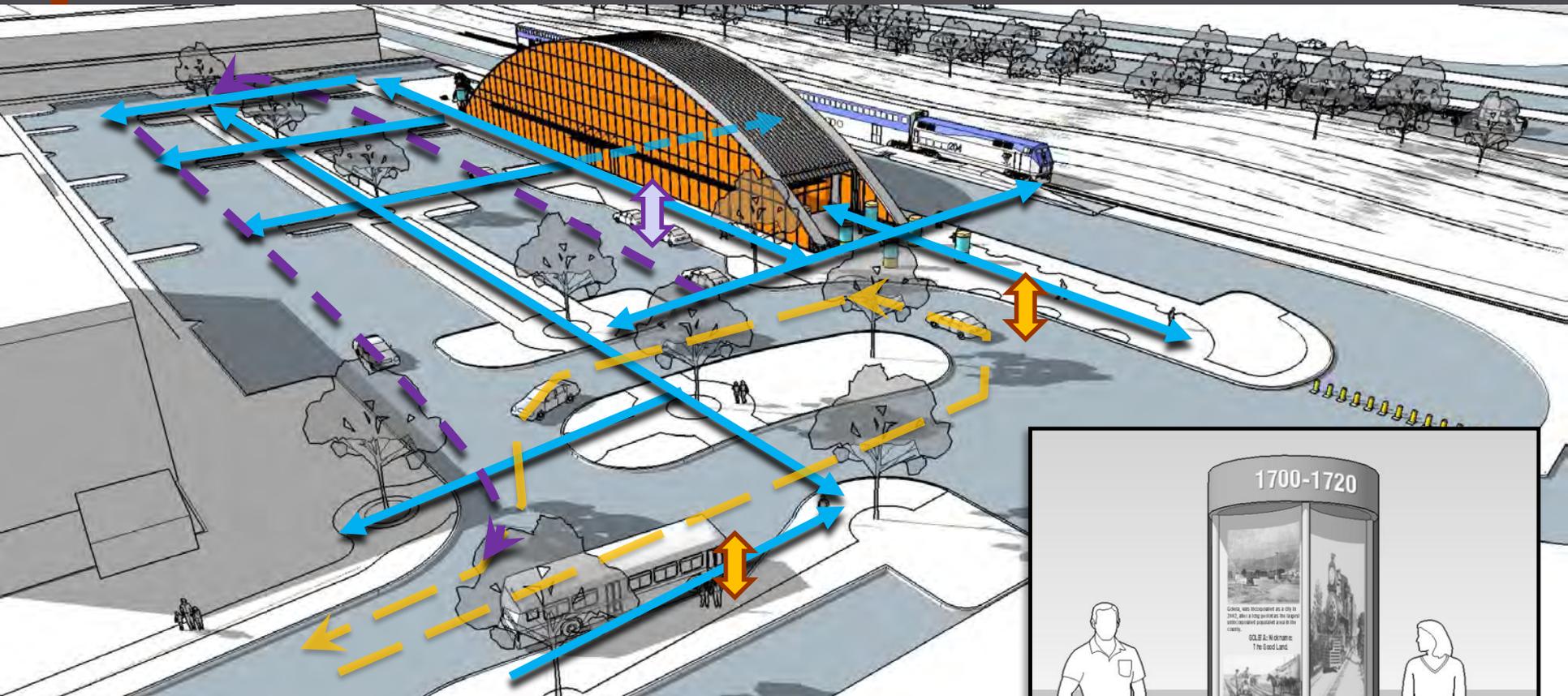
Anil Verma Associates, Inc.



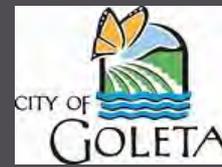
'Sunrise' Theme Alternative



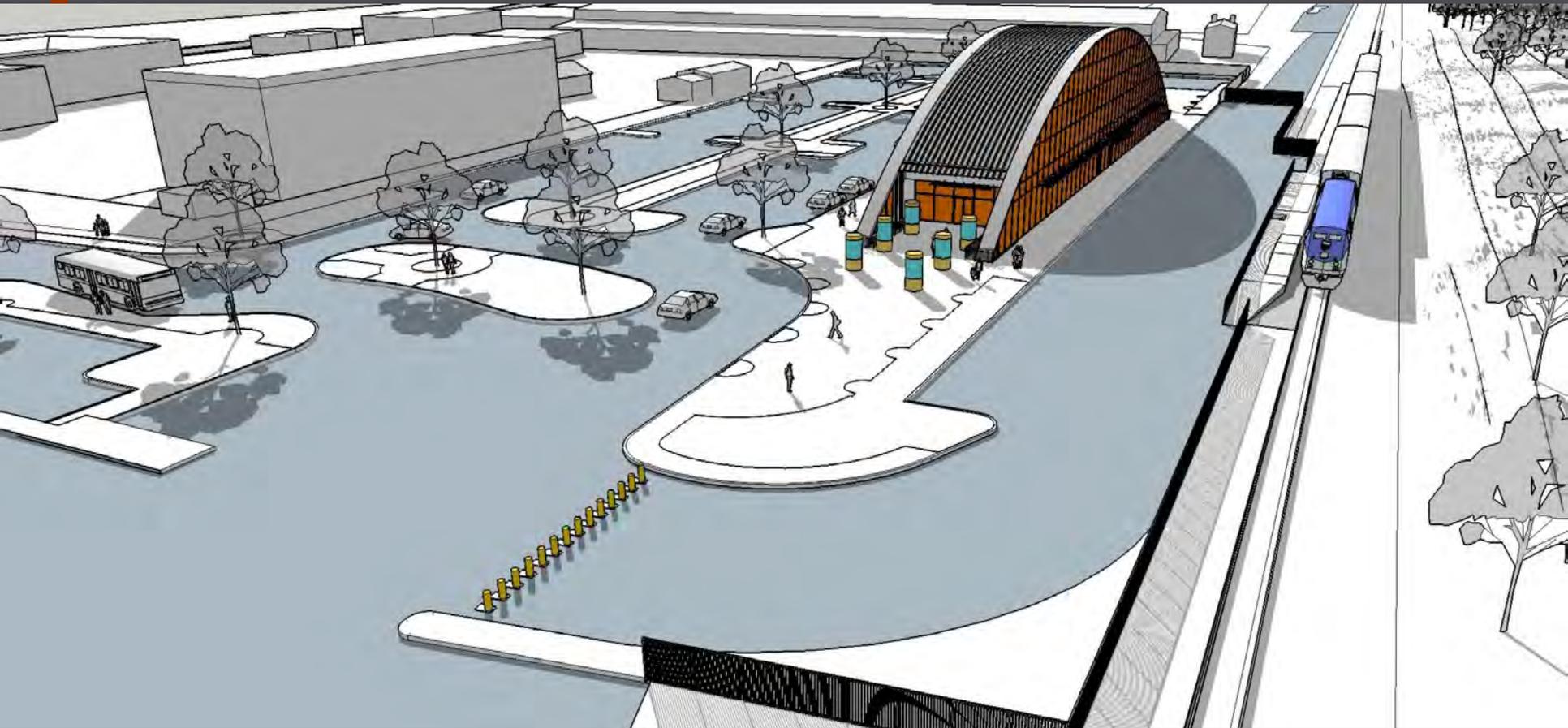
Anil Verma Associates, Inc.



'Sunrise' Theme Alternative



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1

Site Context – Visual Context



1

2

3



THE SITE

4

2



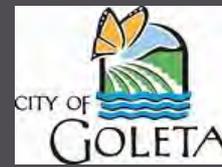
3



4



'Schooner' Theme Alternative



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'Traditional' Theme Alternative



Anil Verma Associates, Inc.



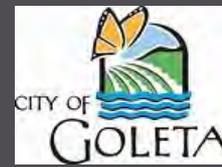
'Sunrise' Theme Alternative



Anil Verma Associates, Inc.



'Schooner' Theme Alternative



Anil Verma Associates, Inc.



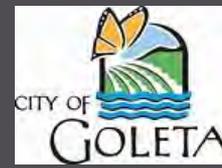
'Traditional' Theme Alternative



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'Sunrise' Theme Alternative



Anil Verma Associates, Inc.

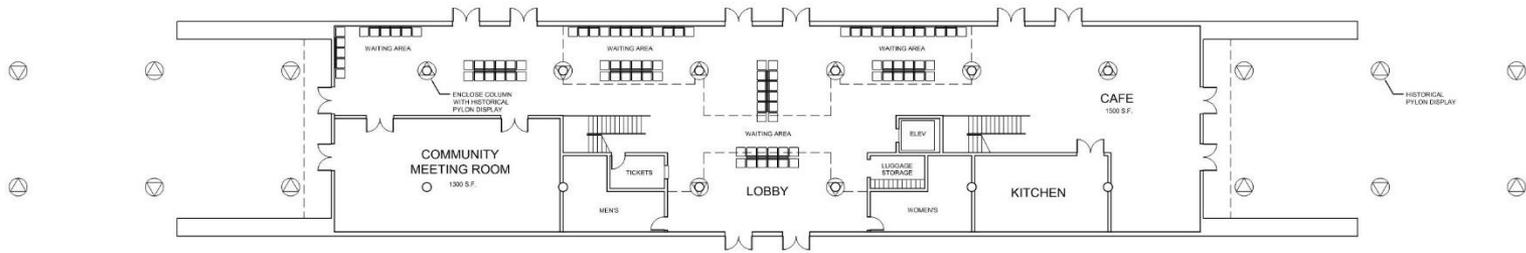


'Sunrise' Theme Alternative – Two Story

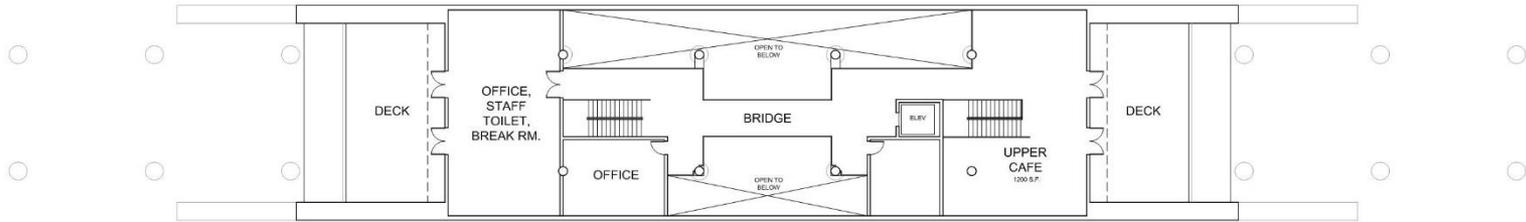


Anil Verma Associates, Inc.

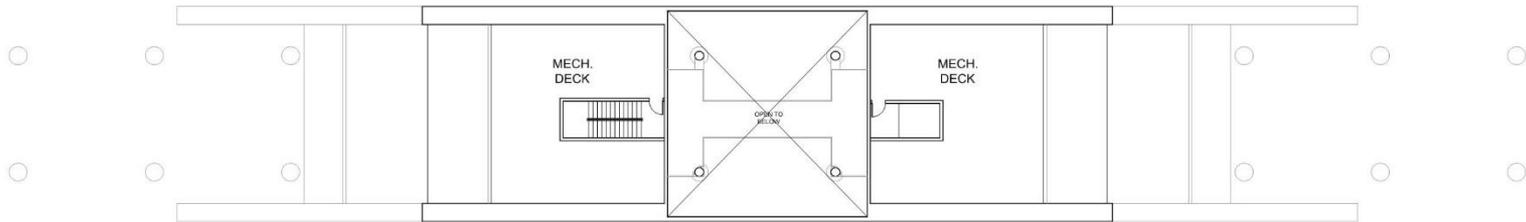




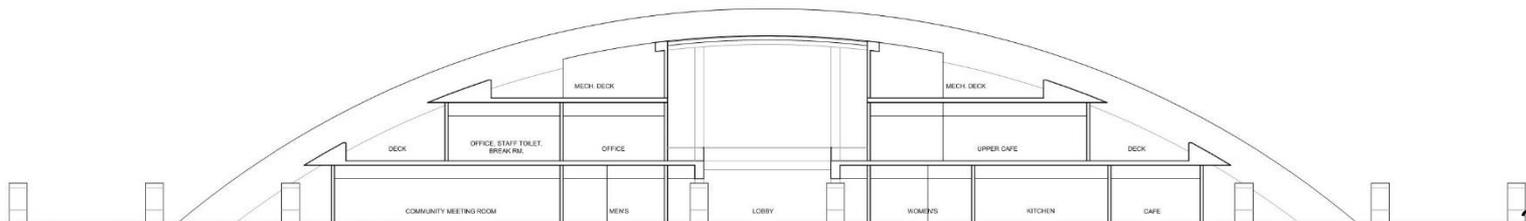
GROUND LEVEL



UPPER LEVEL



MECHANICAL LEVEL

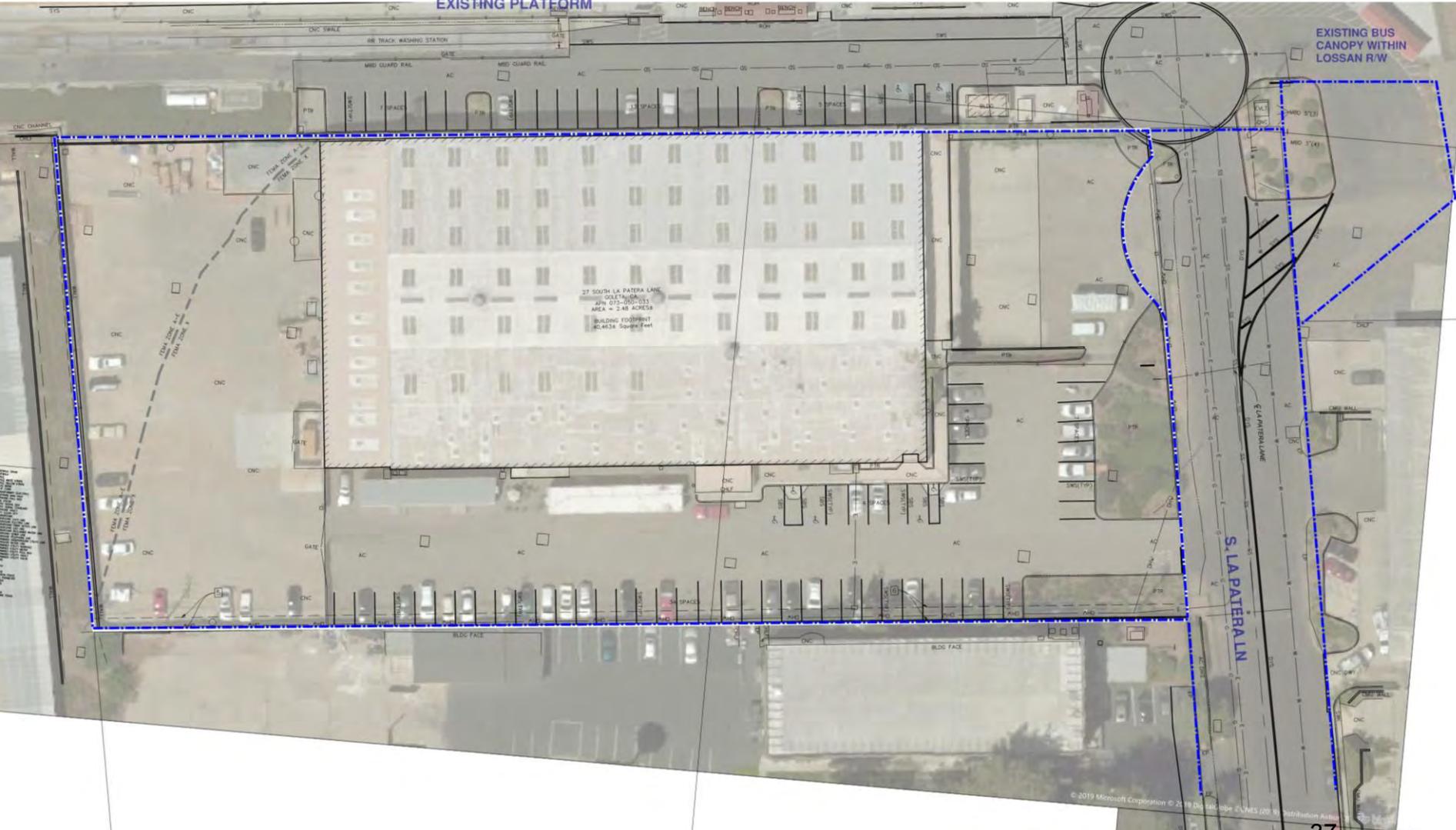


LONGITUDINAL SECTION

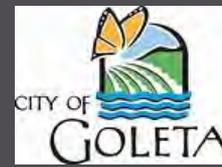
Existing Site Plan



Anil Verma Associates, Inc.



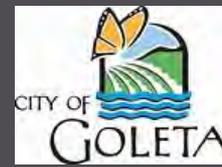
Proposed Site Plan



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Potential Station Tree / Planting



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Western Redbud (*Cercis occidentalis*)



Coast Live Oak (*Quercus agrifolia*)



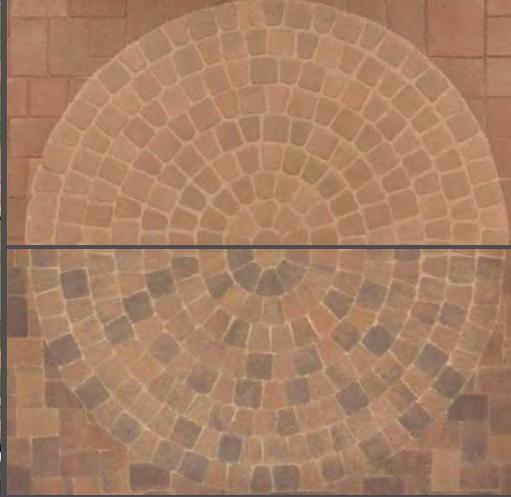
California Sycamore (*Platanus racemose*)



Hardscape / Amenities

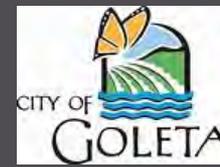


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Sustainability Design

Train Station Sustainability



Anil Verma Associates, Inc.



THE Sustainable
SITES
Initiative®

LEED Credit

LT Credits

SS Credit 4 - Alternative Transportation

Transit oriented and brownfield
Reduce impacts from automobile use

SS Credit 5 – Reduced Site Disturbance

Conserve existing / restore damaged areas

SS Credit 6 – Stormwater Management

Minimize runoff, increasing infiltration, reducing contaminants.

SS Credit 7 – Landscape & Exterior

Design to Reduce Heat Islands

SS Credit 8 – Light Pollution Reduction

Eliminate light trespass from building site, improve sky access

WE Credit 1 – Water Efficiency

Limit or eliminate use of potable water

MR Credit 4 – Recycled Content

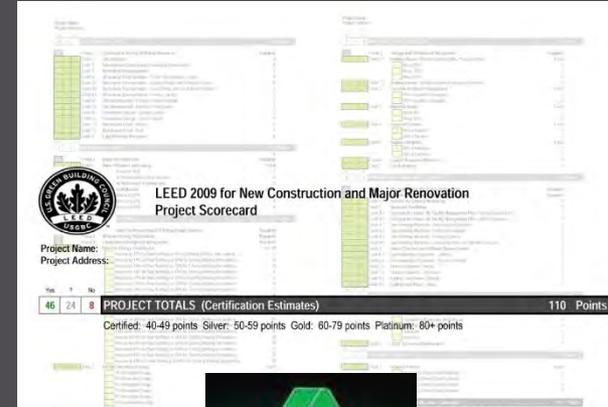
Increase demand for building products that have recycled content material

MR Credit 5 – Local Materials

Indoor Environmental Quality

Photovoltaic - Solar panels

Energy & Atmosphere



Sunrise Options



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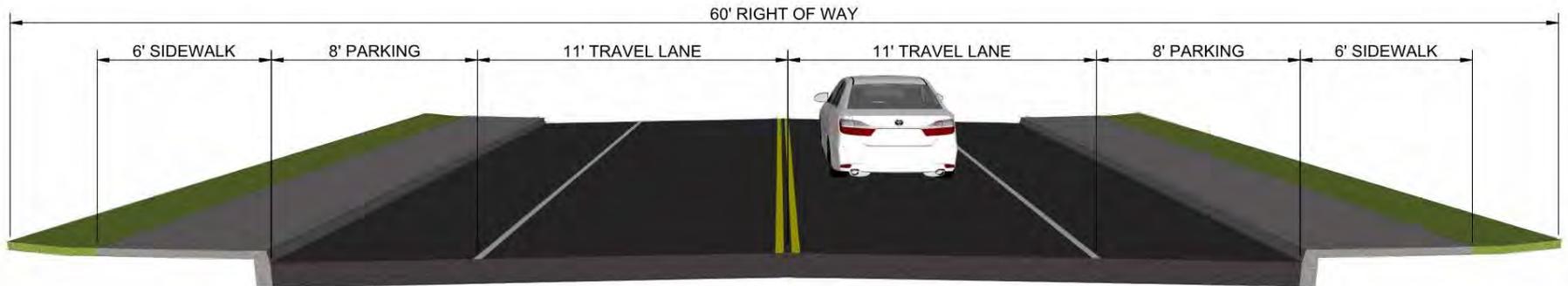


Thank you

South La Patera Lane – Existing



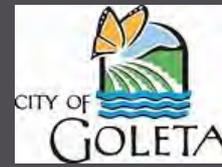
Anil Verma Associates, Inc.



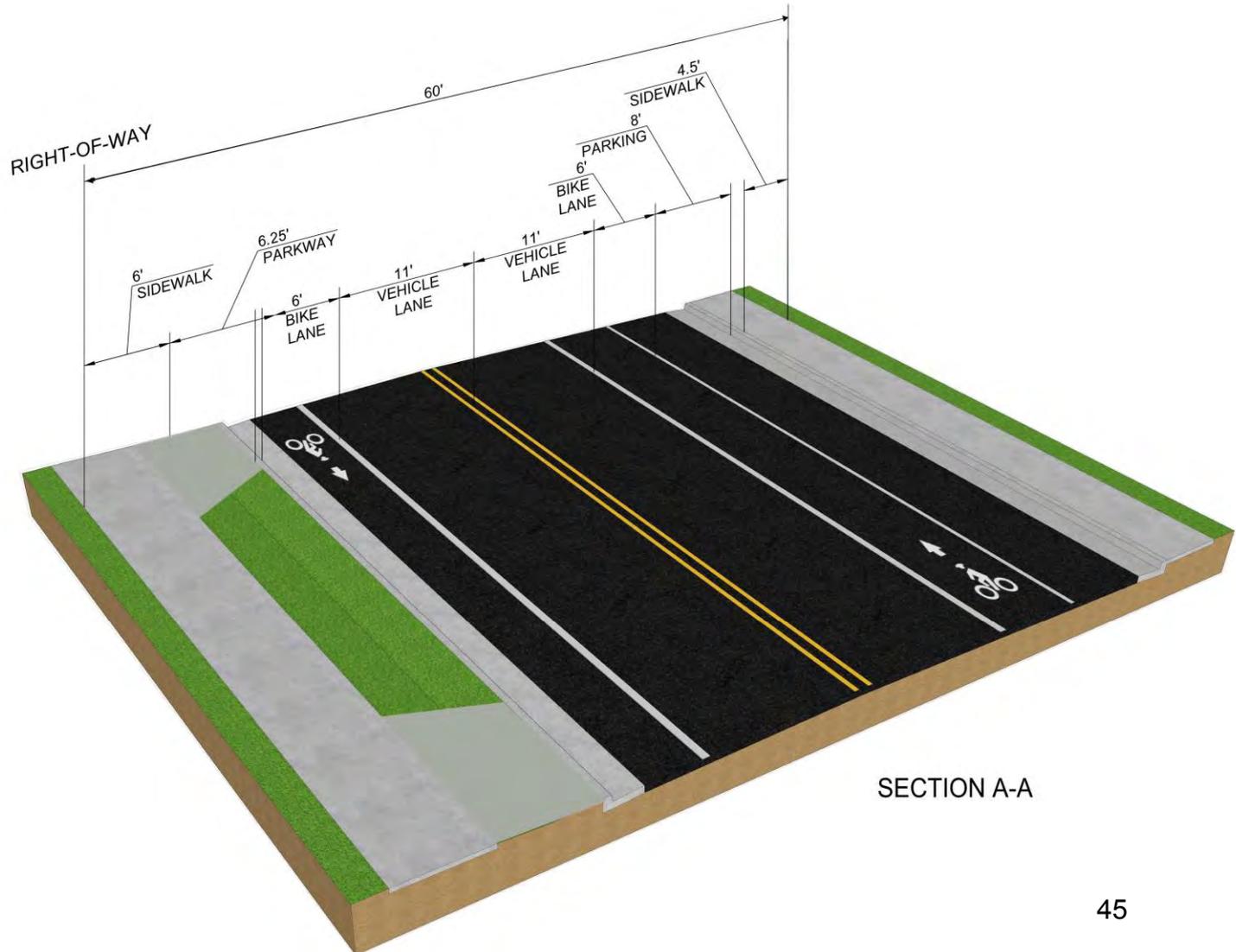
**EXISTING ROADWAY SECTION
SOUTH END**

South La Patera Lane – Class 2

Alt 1: East Side Parking

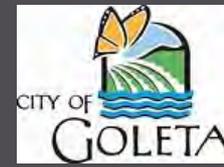


Anil Verma Associates, Inc.

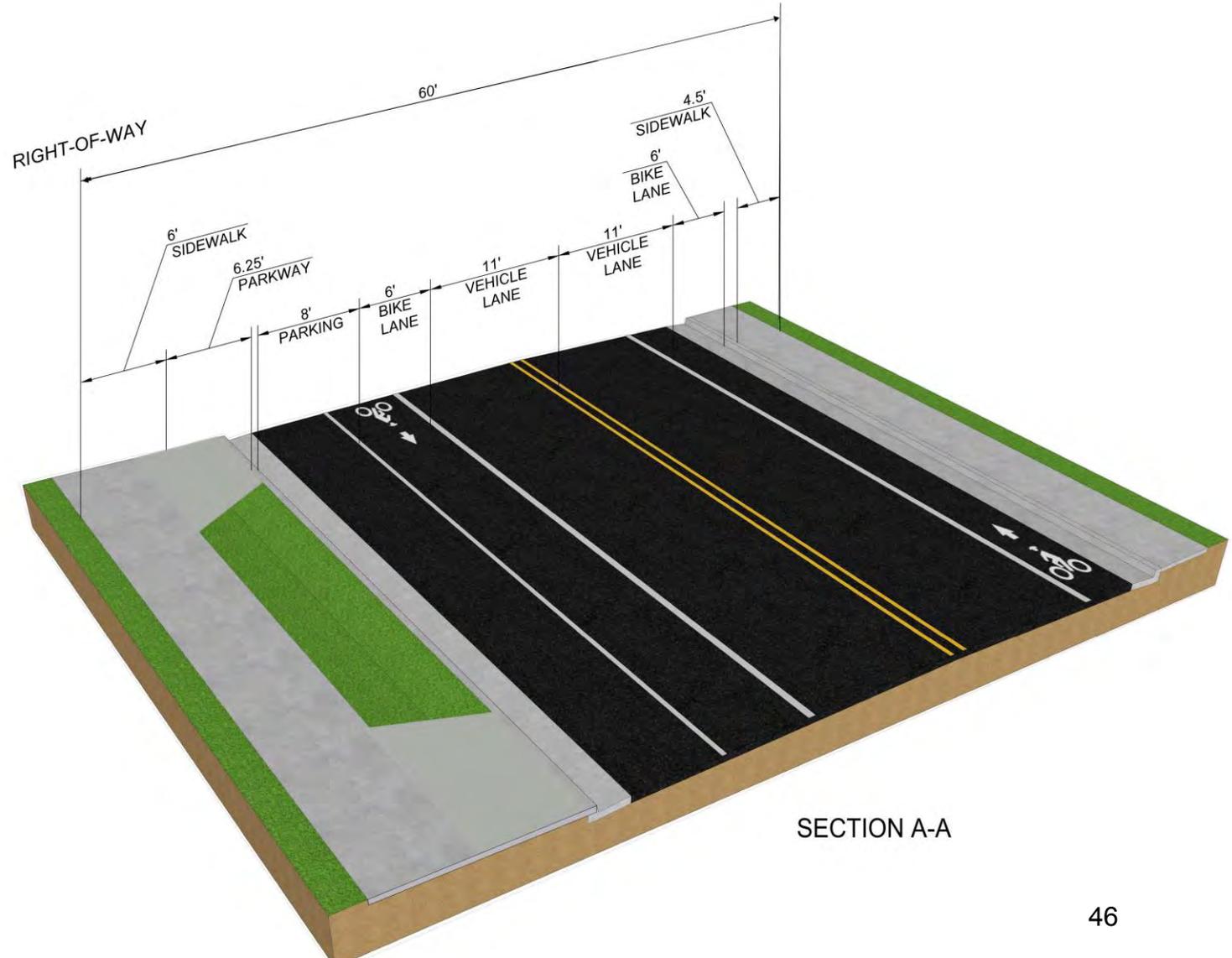


South La Patera Lane – Class 2

Alt 2: West Side Parking

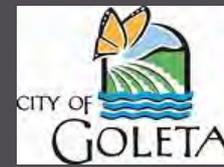


Anil Verma Associates, Inc.

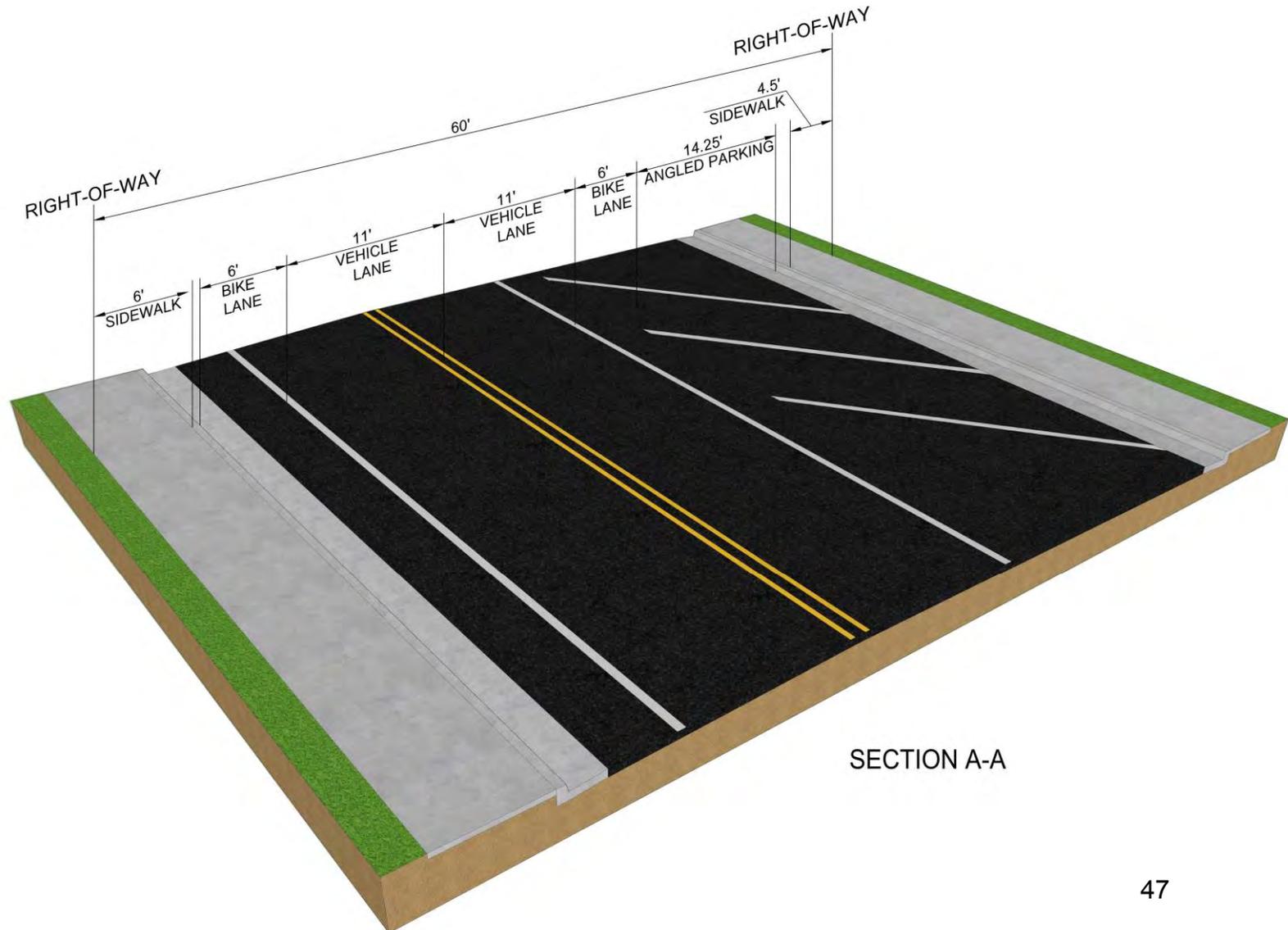


SECTION A-A

South La Patera Lane – Class 2 Alt 3: East Side Angled Parking

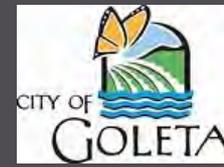


Anil Verma Associates, Inc.

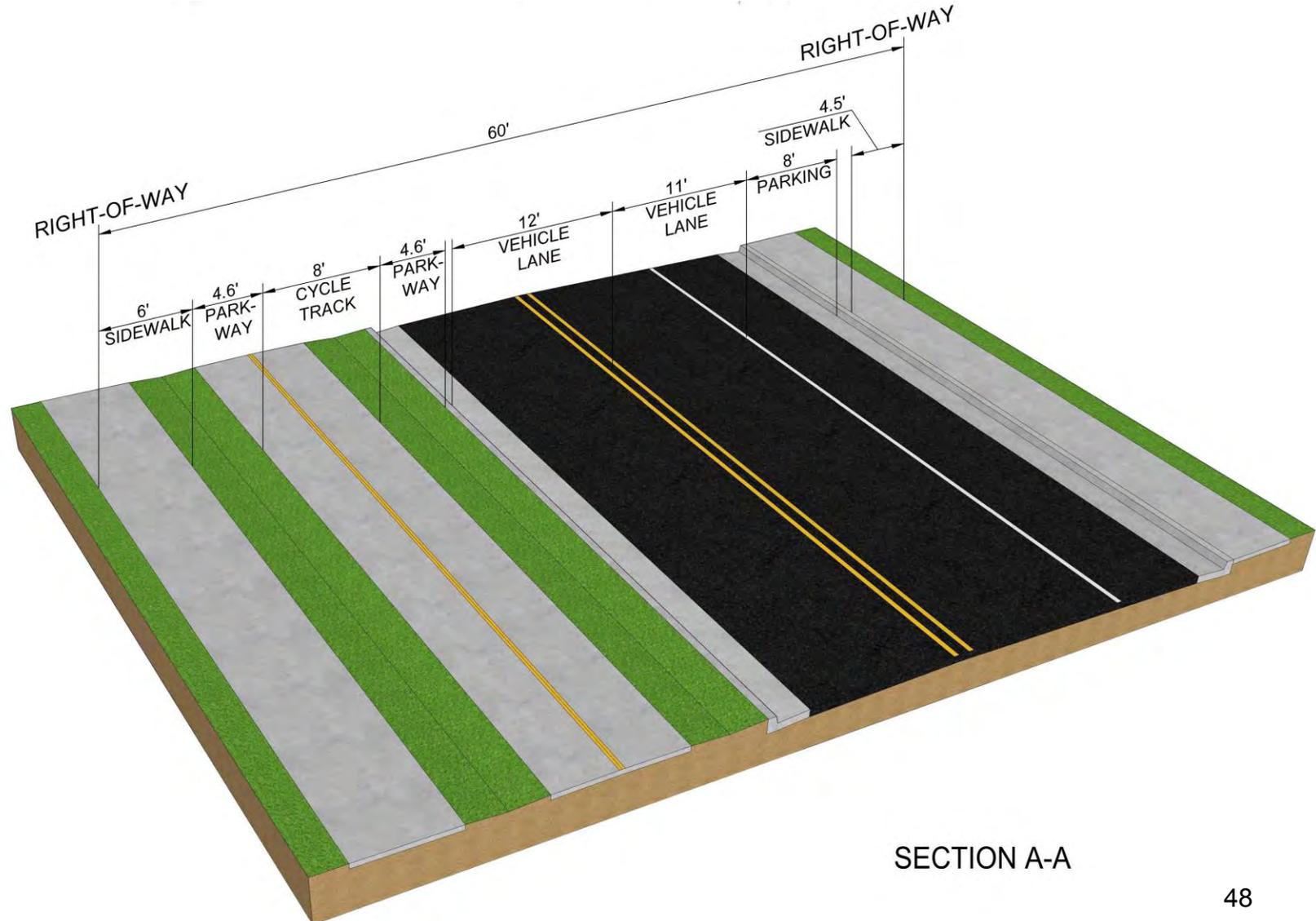


South La Patera Lane – Class 4

Alt 4: East Side Parking

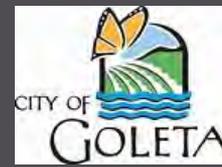


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SECTION A-A

Street Tree Options / Bio-Filtration



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Golden Rain Tree
Koelreuteria paniculata



Australian Willow
Geijera parviflora



Southern Live Oak
Quercus virginiana

