



Agenda Item B.1
DISCUSSION/ACTION ITEM
Meeting Date: July 18, 2017

TO: Mayor and Councilmembers

FROM: Vyto Adomaitis, Neighborhood Services & Public Safety Director

CONTACT: JoAnne Plummer, Parks & Recreation Manager

SUBJECT: Hollister/Kellogg Park Design

RECOMMENDATION:

- A. Approve the final design for the Hollister/Kellogg Park subject to the approval of the final design by the California Department of Parks and Recreation, and authorize staff to proceed with preparation of construction bid documents; and/or
- B. Provide direction as to whether the splash pad should be installed at the time the park is constructed or at a future time when drought restrictions are lifted.

BACKGROUND:

In early 2012, the City Council awarded a design contract to Van Atta Associates Landscape Architects for Hollister/Kellogg Park. Several public workshops were conducted in 2012 and 2013 to gather input on park amenities. Based on public input received at the various workshops and smaller stakeholder meetings, design of the park evolved to contain a variety of recreational amenities and landscaping, including a multi-purpose field, a basketball court, a handball court, a concrete ping-pong table, a bocce ball court, a perimeter walking path, fitness nodes with exercise equipment, picnic areas, a splash pad and a skateboard plaza.

The project came to City Council in 2013, 2014 and in 2015, for a multitude of reasons such as: award of contract extensions; adoption of a Mitigated Negative Declaration; revisions due to new water restrictions from the Goleta Water District (GWD); and, additional public input regarding the design of the skateboard plaza.

The last time the City Council reviewed the preliminary design at the meeting of September 1, 2015, Council requested that the number of restrooms be increased and that the building be enlarged to accommodate storage of play equipment for a future equipment check out program. The City Council also requested staff implement additional measures designed to protect the Sister Witness Tree which is in the southeast corner of the park site, located directly on the property line between the park property and the Nissan dealership property to the south. Because of the tree's location, half of its canopy and half of its root zone lie outside the park boundaries.

These protections include moving the San Jose Creek Bike Path to the west side of the Sister Witness Tree, taking care to protect the tree during construction, designing pedestrian or bike paths in proximity to the tree to be raised to not compact the soil in the root zone, , and installing security fencing around the tree. The City Council also confirmed its desire to maintain the splash pad at this meeting.

Throughout 2016, Van Atta Associates Landscape Architects worked on a revised conceptual design based on Council's direction. In November of 2016, the revised design was presented to the Parks & Recreation Commission for consideration and recommendation to the City Council. After much discussion, the members of the Commission were supportive and appreciative of the inclusion of all of the revisions.

DISCUSSION:

Water Restrictions

As noted in previous reports, in October 2014, the GWD imposed mandatory water restrictions as a consequence of the prolonged drought. This resulted in restrictions on new water connections. Although water service connections are generally prohibited, an exemption was provided for sites that have had historic water use. The Hollister/Kellogg Park site previously had water for residential and agricultural uses. Based on the site's historic water use, the GWD determined that the maximum water allowance would be 4.62 acre feet per year (AFY). In other words, an application for water service will not be approved unless plans demonstrate that the park will not use more than 4.62 AFY. The park as initially designed would have a water demand of 6.4 AFY. In addition to the restriction in water allowance, outdoor water uses such as the proposed splash pad are prohibited, even though this feature would have minimal water usage because it recycles the water.

Based on the water restrictions imposed, the original design was modified so that some areas would be covered in mulch, or hardscape, rather than turf to reduce the park's water demand. More specifically, the size of the multi-use field was reduced from 150' x 300' to 150' x 235', and mulch was designated in some other turf areas surrounding the playground and hardscape areas. The size of the skateboard plaza was also enlarged to reduce the amount of turf.

Similarly, because the splash pad cannot be operated while the drought restrictions are still in place, the City can proceed with one of two options:

1. Once the restrictions are lifted, the City can submit plans to GWD and apply to install the splash pad. The area designated for the splash pad would be mulched while the drought restrictions remain in place. With the area mulched, future installation of underground equipment will be minimally disruptive.
2. The City can invest approximately \$250,000 to construct the splash pad at the time of park construction, with the knowledge that the splash pad cannot be operational until the drought restrictions are lifted by the GWD.

San Jose Creek Bike Path

Although located along the eastern side of the park site, it should be noted that the San Jose Creek Bike Path is a related but separate project with its own design process. The

design currently being developed for the bike path includes special provisions to protect the Sister Witness Tree. These include a raised boardwalk path over the root zone to provide protection from compaction and damage to the roots. However, the Parks and Recreation Commission also recommended that protective fencing be installed as part of the construction of the park. Based on their experience with similar situations, Van Atta Associates is suggesting a split-rail fence design in conjunction with metal field fencing. This type of fencing is aesthetically pleasing and allows for clear visual enjoyment of the protected specimen. It also serves a protective function because it is usually effective at keeping people away from the tree trunk and from compacting the root zone of the tree.

The addition of interpretive signage to the fence is also recommended to educate the public about the unique features of the Sister Witness Tree as well as the San Jose Creek corridor.

The Parks and Recreation Commission also recommended that a new pedestrian/bicycle connection be provided from the end of the parking lot easterly to the San Jose Creek Bike Path. This connection has been added to the park's design.

Conclusion

In October 2013, the City Council approved a preliminary design for the park in conjunction with the adoption of a Mitigated Negative Declaration (MND) and General Plan EIR Addendum for the project. Since that time, the shape and size of the skateboard plaza has evolved and some areas have been converted to additional hardscape to make the park's design more water wise. Staff has determined that these revisions do not result in any additional environmental impacts nor will they increase the severity of any previously identified impacts or require any new mitigation measures. Therefore, no additional environmental review is needed beyond the previously adopted MND and General Plan EIR Addendum.

This meeting provides the City Council with an opportunity to review the proposed design revisions and either approve the plan or provide further direction to staff and the consultants. Should Council opt to approve the design as presented, the consultant team will complete preparation of construction documents based on this design.

Construction of the park is still contingent upon the City re-acquiring the ownership interest in the property given that title was held by the former Redevelopment Agency. The timing of the acquisition is dependent on the actions of other entities, most notably the State of California Department of Finance. With Council's approval, City staff and the consultants will continue to bring the project up to the point of construction bidding until the ownership matter is resolved.

As Council is aware, the City was awarded a \$910,000 Prop 84 State Parks grant for construction of the park. The State Parks Department is aware that the City is working on reacquiring the site's title and this effort should not interfere with the grant unless the acquisition process is not concluded by summer 2018 when construction needs begin to meet the grant performance deadline. The State Parks Department is aware of the water restrictions and has been very flexible as the park's design has evolved over time. Even with the drought restrictions in place, the park design meets the required grant

components (multi-use playing field, skateboard, plaza, playground, picnic area, etc.). The splash pad was not a requirement of the grant, but a desire of Council.

FISCAL IMPACTS:

The ultimate cost to re-acquire the site is unknown pending approval by the State Department of Finance, and the timing of construction could affect construction costs. Currently, preliminary cost estimates indicate the approved budget listed below should be sufficient to develop either design – with or without the splash pad. There is currently \$4.6 million budgeted in FY 2017/18.

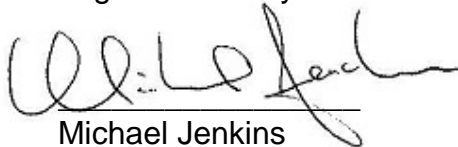
Fund	Account	Name	FY2017/18 Available Budget	FY2018/19 Proposed Budget	Total Budget
221	5-9035-704	CIP - Land Acquisition	1,125,000.00		1,125,000.00
221	5-9035-705	CIP - Capital Outlay	1,642,899.00	400,000.00	2,042,899.00
221	5-9035-706	CIP - Services	949,157.41		949,157.41
301	5-9035-705	CIP - Capital Outlay	910,000.00		910,000.00
Total			4,627,056.41	400,000.00	5,027,056.41

It is important to point out that \$1,125,000 of this funding has been designated for re-acquisition costs. The net amount for completing design and construction is approximately \$3,902,056.41. This amount should be sufficient to include construction of the splash pad.

ALTERNATIVES

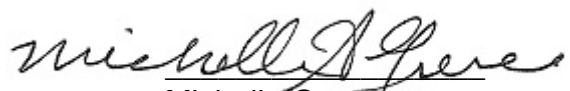
The City Council may reject the presented park design altogether or provide additional design direction to staff and the consultant. If the City Council requests that changes be made, staff will work with the consultant to make any revisions based on Council direction, after which staff will return to Council with a revised design for Council's consideration. Council could also approve the presented design but direct that additional work on the project be suspended until the issue of site ownership is resolved. The City Council could also take no action at this time and could revisit the design at a later date. In this case, all work on the project would cease until Council provides further direction.

Legal Review By:



Michael Jenkins
Interim City Attorney

Approved By:



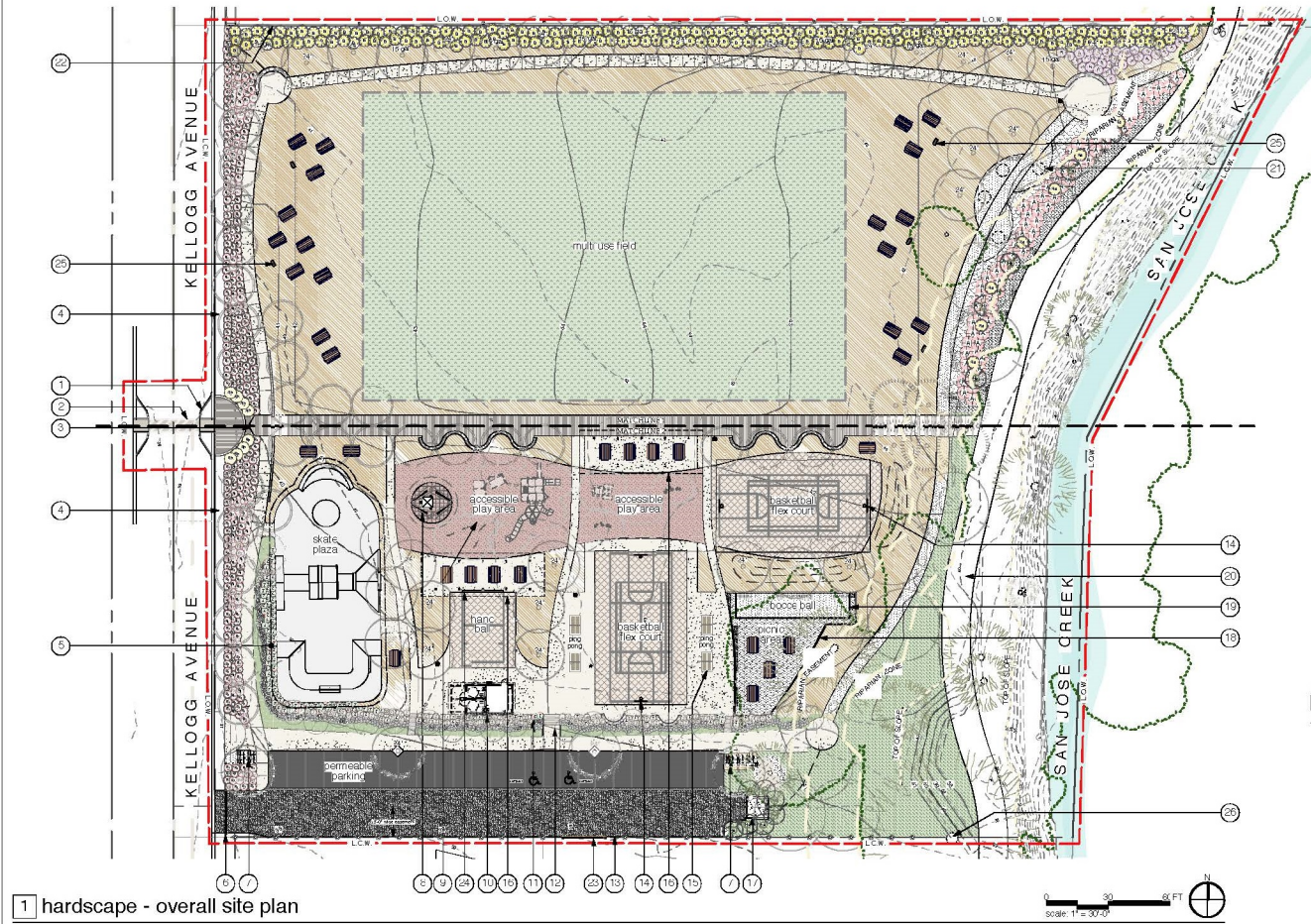
Michelle Greene
City Manager

ATTACHMENTS

1. Hollister Kellogg Park Site Plan

Attachment 1

Hollister Kellogg Park Site Plan



materials key

symbol	description	detail
	4" thick integral colored concrete pathway w/ sandcast finish, Davis color "Palmiro", contractor to provide reference sample	1 +2.0'
	6" thick integral colored concrete pathway w/ stamped wood impression, color to be selected, contractor to provide reference sample	1 +2.0'
	4" thick natural color concrete, broom finish, per City's standard detail	
	asphaltic concrete driveway, per City's standard detail	
	80mm thick permeable concrete unit pavers over permeable base	2 +2.0'
	stabilized decomposed granite, color "California Gold"	4.5 +2.0'
	100% poured-in-place recycled rubber play surfacing, two tone colors	2.5 +2.0'
	AC paving	10 +2.0'
	12" engineered wood fiber "Forest Fiber Play" AVAILABLE @ RecWest Outdoor Products, Inc. Tel. 818.735.3838 or approved equal, w/ 6" CONC. curb	
	18" high seat wall w/ round river cobble stone veneer	12 +2.0'
	recycled plastic picnic table, MANUF. by LANDSCAPE STRUCTURES, model: 113135A-L, 84" powdercoat frame color Brown, Tel 818.735.3838 or approved equal, install per MANUF. recommendations	12 +2.0'
	litter & recycle receptacles, MANUF. by FORMS-SURFACE, model: SLPAS-SXL, Paper Litter & SLPAS-SXR Plastic Recycling Receptacle w/ standard powdercoat evergreen color & texture, install per MANUF. recommendations, 1-800-451-0410 or approved equal	
	bike rack	1 +2.0'
	recycled plastic header	1 +2.0'

tree key

symbol	description	Common Name
	Botanical Name Olea sp.	Olive Tree
	Fraxinus dipetala	California Ash
	Platanus racemosa	California Sycamore
	Quercus agrifolia	Coast Live Oak
	Umbellularia californica	California Bay Laurel

groundcovers key

symbol	description
	Sports Field Turf
	Low Water Use Turf Alternative
	Engineered Wood Fiber Mulch

1 hardscape - overall site plan

plan notes

- 1 traffic calming bump-out; refer to CIVIL SHT SI-1.01
- 2 pedestrian crossing; refer to CIVIL SHT SI-1.01 for detail
- 3 pedestrian entry gate; 4' high prefabricated metal gate and fencing, powder coated black
- 4 (E) 4' wide sidewalk to remain and be protected during construction
- 5 skate plaza; refer to SKATE SHT S1.0C - S8.00
- 6 parking lot gate; refer to ARCH SHT A0.01
- 7 bike parking; 20 bike capacity, Metal Bicycle Racks, Model # Min-Lok W/ anchor kit, MANUF. by Sunshine U-Lok Corporation, (818) 707-0110 or approved equal
- 8 splashpad; refer to SHT H3.01
- 9 accessible play area; farm themed play equipment to include play and climbing structures, custom animal sculptures, and interactive musical elements selection in coordination w/ the City
- 10 prefabricated restroom; refer to ARCH SHT A0.01
- 11 bioswale; refer to CIVIL SHT C4.01 and SHT P1.05, P1.06
- 12 handicap access ramp; refer to CIVIL SHT C1.02
- 13 chainlink perimeter fence; refer to SHT H2.01 and SHT P1.05
- 14 (2) basketball hoops; Basketball Outfit, MANUF. by LANDSCAPE STRUCTURES, Tel 888.752.9574 or approved equal, install per MANUF. recommendations
- 15 ping pong table; exterior rated, C.I.P. table, refer to sheet H2.02
- 16 trellis; refer to ARCH SHT A0.01
- 17 prefabricated trash enclosure; refer to ARCH SHT A0.01
- 18 picnic area with 6" CONC. curb at planting edge; refer to sheet H2.02
- 19 bocce ball; 13' x 55' stabilized decomposed granite court with 6" C.I.P. REINF. CONC. curb
- 20 proposed bike path by others; not included in contract
- 21 fitness stations; HealthBeat Outdoor Fitness System, (4) models such as:
 - HealthBeat Chest/Back Press
 - HealthBeat Plyometrics
 - HealthBeat Squat Press
 - HealthBeat Tai Chi WheelsMANUF. by LANDSCAPE STRUCTURES, Tel 888.752.9574 or approved equal, install per MANUF. recommendations

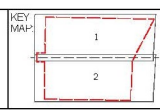
- 22 perimeter fence; 6' tall wood perimeter fence; refer to SHT H2.01
- 23 perimeter gate; 20' wide chainlink gate to match fence; refer to SHT H2.02
- 24 handball wall; 16' high CMU wall w/ 2 coats integral color exterior plaster, 2 layers grade "D" paper, color "White", TYP; refer to CIVIL SHT C4.01, DTL2
- 25 barbecue; steel post for permanent installation, anti-theft grate with adjustable heights, rust-resistant enamel finish
- 26 existing sycamore; existing "witness tree" to be preserved and protected

CONSULTANT:
IVAN ATTA Associates, Inc.
landscape architecture • planning
1000 Main Ave., Santa Barbara CA 93101
TEL 805.730.7444 - FAX 730.7448
WEB 2928

DESIGNED:
VAT
DRAWN:
VAT
CHECKED:
VAT
APPROVED:



CITY OF GOLETA
DEPARTMENT OF PUBLIC WORKS
310 CREMONA DRIVE, SUITE B, GOLETA, CALIFORNIA 93117
TEL 98050 (805) 961-7500



March 9, 2015
65% REVISION FOR COST ESTIMATING ONLY

HOLLISTER/KELLOGG PARK
OVERALL SITE PLAN

PROJECT NO.
SHT:
6
SHT# OF 42 SHTS.