

DWIGHT MURPHY FIELD

MASTER PLAN PROJECT REPORT

JANUARY 29, 2019



BACK OF COVER

DWIGHT MURPHY FIELD

Prepared for



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EXECUTIVE SUMMARY

The Dwight Murphy Master Plan Project Report (Master Plan) is a summary description that illustrates the vision for a complete park renovation. 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 800 community members. The process entailed a comprehensive survey and various meetings with City stakeholders, community members, Parks and Recreation Commission, Architectural Board of Review, Neighborhood Advisory Council, and other groups.

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, an all abilities playground, fitness area, 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 \$14 million to \$19 million to complete.

ENTERING

DWIGHT MURPHY BALL FIELD

CITY OF SANTA BARBARA
PARKS AND RECREATION
DEPARTMENT



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 AND HISTORY

Dwight Murphy Field was purchased around the same time as most of the East Beach area in the late 1920's. It was known at that time as the Municipal Soccer Field and in September 1933 the field was dedicated and named for Dwight Murphy, a civic leader who served as Park Commission Chairman from 1927 to 1931.

Throughout the history of the park, it has been extensively used as a sports field. During World War II, Army troops used it for recreation and training. Throughout the post war era, most of the park's use went to community-based sports clubs and local sports enthusiasts. In 1969 new restrooms and locker facilities were constructed to help provide infrastructure for the sport users.

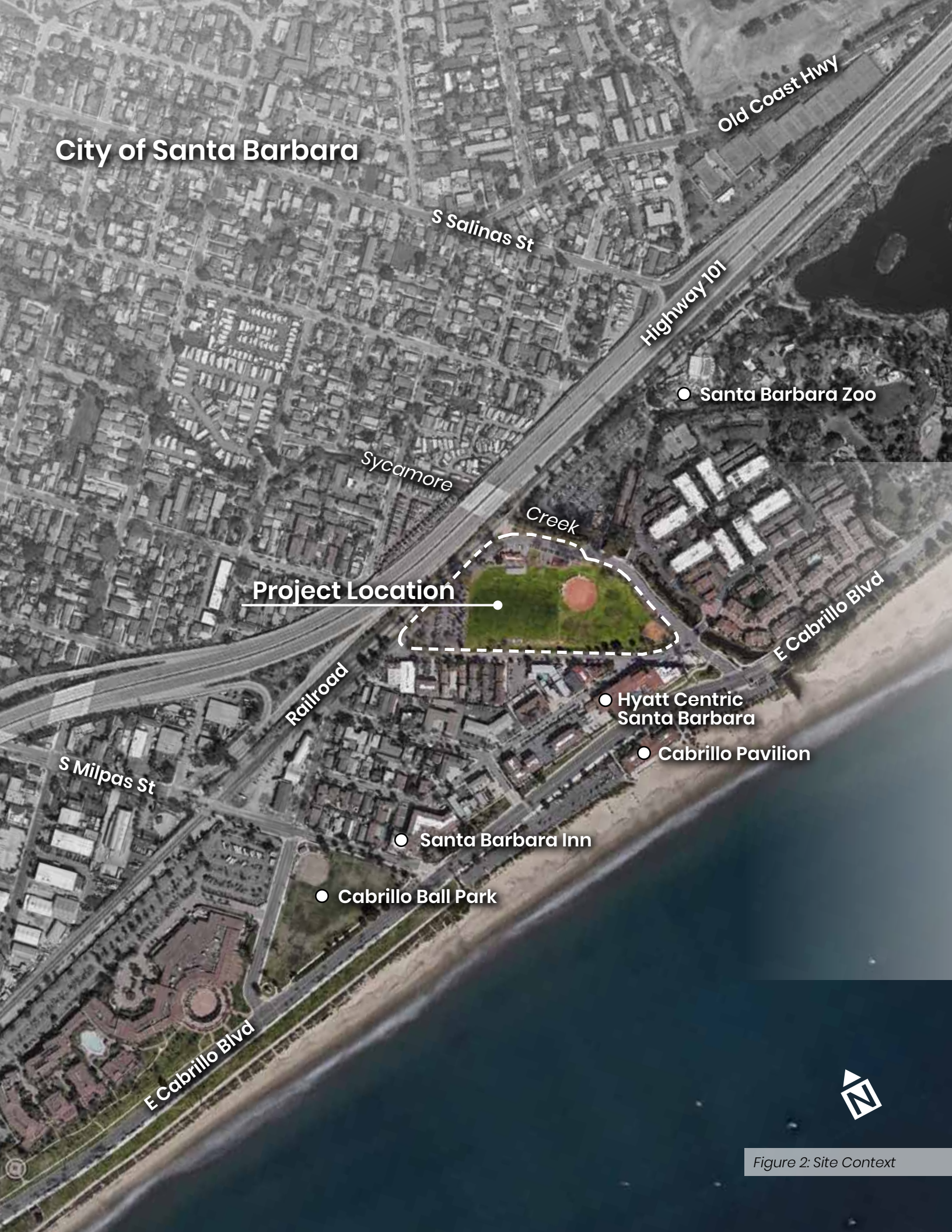
In 1976 the Bicentennial Freedom Train was parked on a railroad siding abutting the field, with entertainment and exhibits in the nearby public areas. The current use of the field is still primarily dedicated to soccer club use, fitness groups and baseball/softball groups. The park is also used for passive recreation uses including walking, jogging, yoga, and other activities.



DWIGHT
MURPHY
FIELD
1943

Figure 1: Aerial Image dated 1943 of Dwight Murphy Field and Context

City of Santa Barbara



Project Location

Old Coast Hwy

S Salinas St

Highway 101

● Santa Barbara Zoo

Sycamore

Creek

E Cabrillo Blvd

Railroad

● Hyatt Centric
Santa Barbara

● Cabrillo Pavilion

S Milpas St

● Santa Barbara Inn

● Cabrillo Ball Park

E Cabrillo Blvd



Figure 2: Site Context

1.2 PROJECT SETTING & SITE DESCRIPTION

The park is located approximately 100 yards from the beach and is surrounded by Por La Mar Drive and Niños Drive. The Santa Barbara Zoo is located north-east of the park. Along the southern edge of the park there are several private multi-family residences, hotels, and other private businesses. Adjacent to the northern edge of the park is Sycamore Creek which collects water from the Riviera and Eastside portion of Santa Barbara. Due to the creek and beach proximity, most of the site sits within a flood plain.



Figure 3: Site Vicinity

1.3 EXISTING SITE PHOTOS



Figure 4: Restroom Building



Figure 5: Playground Area



Figure 6: Fitness Area



Figure 7: Parking Area Near Playground

Along the north-western portion of the site is the Union Pacific rail line and Highway 101. The portion of the site bordering Por La Mar Drive slopes sharply up to the road grade, and improvised walking paths scatter the edge. The adjacent on-street parking along Por La Mar Drive flows off the street as there is no curb and sidewalk. The site has many parking constraints due to popularity of the nearby Zoo and beach uses. On most summer days, the parking lot and adjacent street parking is full, leaving many park goers searching for parking. Many of the park users comment on the current parking conditions due to this issue.

The current park facilities include:

- Soccer field (340'x230')
- Softball field
- Playground with two play structures
- Restroom, concessions, and locker room building
- Fitness area
- Open walking paths
- Picnic tables
- Parking lot



Figure 8: Soccer Field



Figure 11: Softball / Baseball Infield



Figure 12: Path & Soccer Field



Figure 9: Softball/ Baseball Outfield



Figure 13: Soccer Field



Figure 10: Playground and Picnic Area



Figure 14: Eroded Foot Path to On-street Parking



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, a kickoff meeting with the entire design team, park stakeholder interviews, community workshops, various public meetings with Boards and Commissions, and additional community outreach efforts provided guidance to the team.

This chapter describes the design process from the initial stages through the second design workshop and summarizes the survey and following Commission and Board meetings which guided the development of the final Master Plan.

2.1 PUBLIC DIALOG – WORKSHOP 1



Figure 15: Community Input

The first community workshop occurred on May 31, 2018 at the Santa Barbara Zoo. The purpose of the meeting was to obtain community input on what facilities, features, and big picture objectives 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.



Figure 16: Community Dialog Exercises

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 and big picture objectives. The consultant tabulated the weighted scores for potential park facilities. The meeting was attended by over 30 participants, and the design team was able to gather quantifiable input directly from the workshop participants.



Figure 17: Community Input Exercises

The design team asked the community the following questions:

- *What are the big picture ideas for Dwight Murphy?*
- *What new park features do you support?*
- *What are other comments that you have?*

2.2 SETTING PRIORITIES: BIG PICTURE

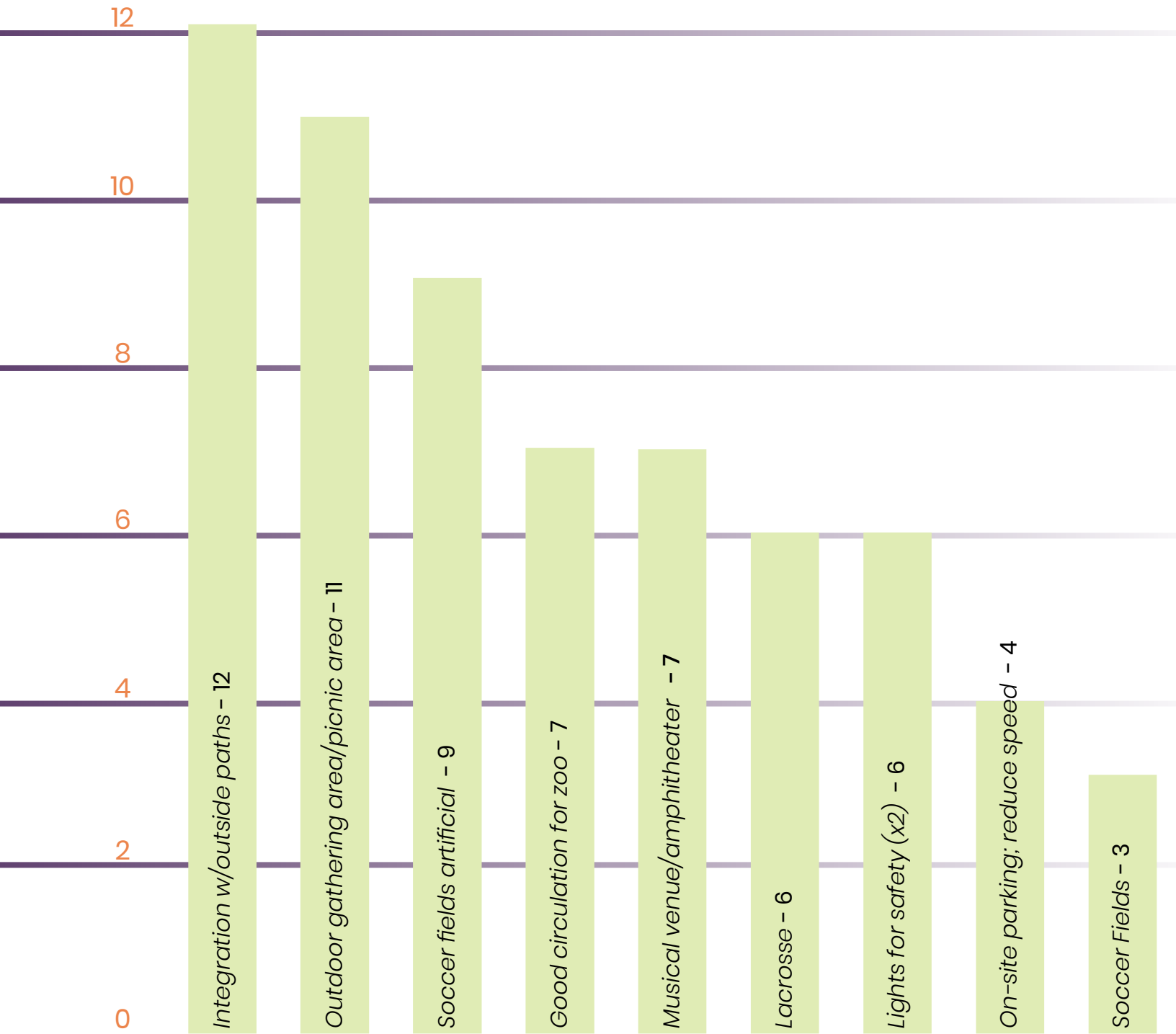
*See note below



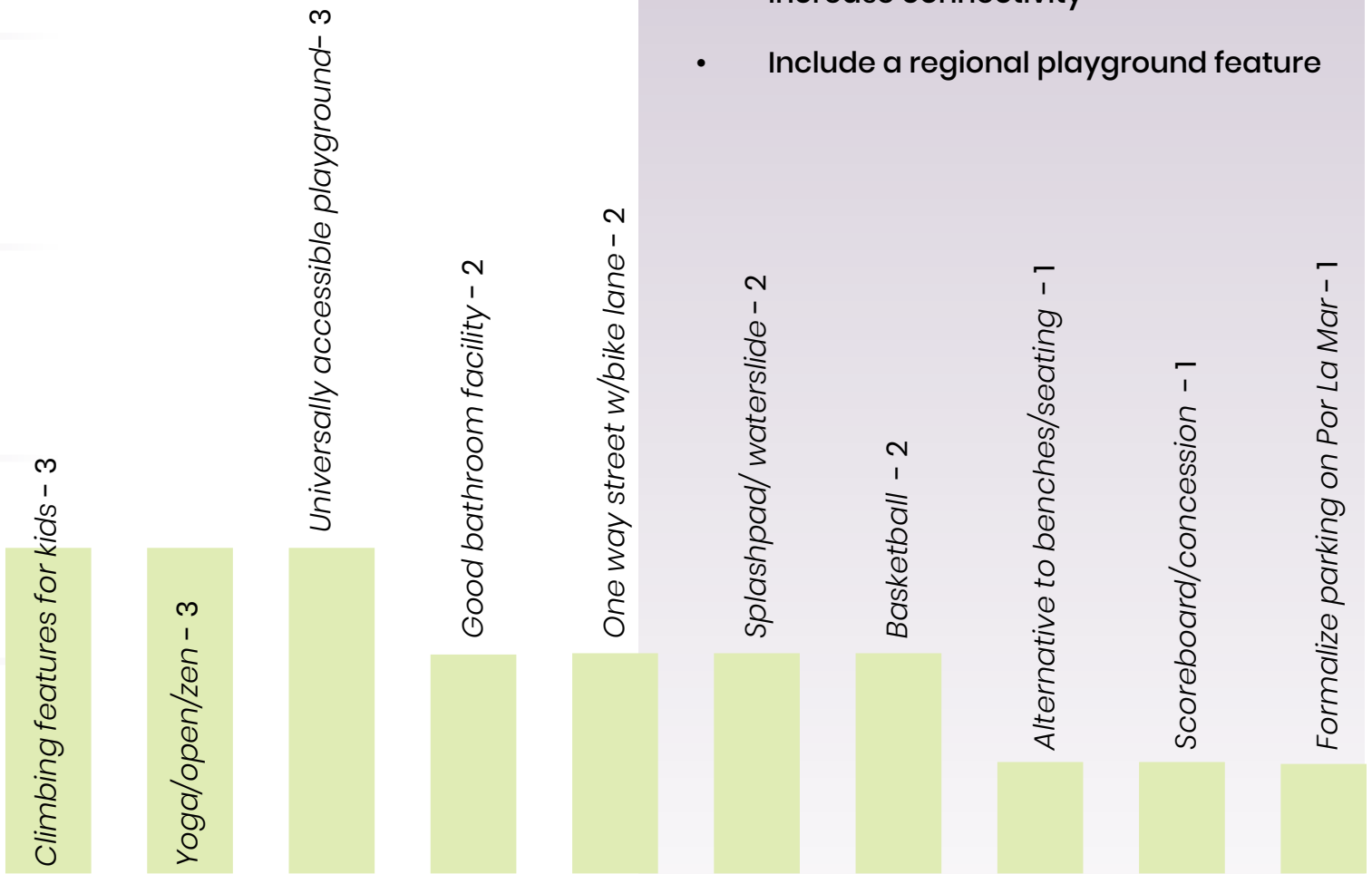
* The results of the workshop exercises showed priority choices (weighted) by the participants with first and second choice of design objectives.

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:

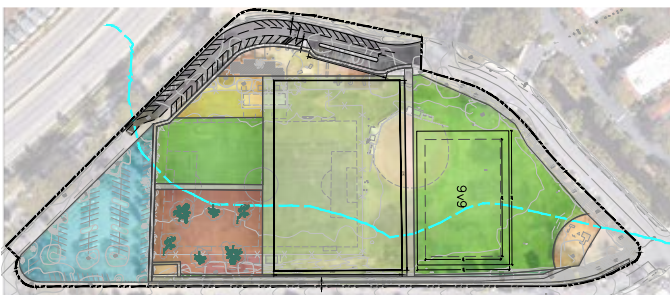
- Continue the family oriented and sport uses
- Maximize parkland
- Include open grass space for passive recreation uses
- Increase connectivity
- Include a regional playground feature

2.4 ALTERNATIVE DESIGN DEVELOPMENT

The conceptual design process involved further analysis of the site and its surrounding neighborhood context and considered the 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 and facilities. 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.

ALTERNATIVE A DESIGN EVOLUTION



I. Programmatic study



II. Concept Overlay

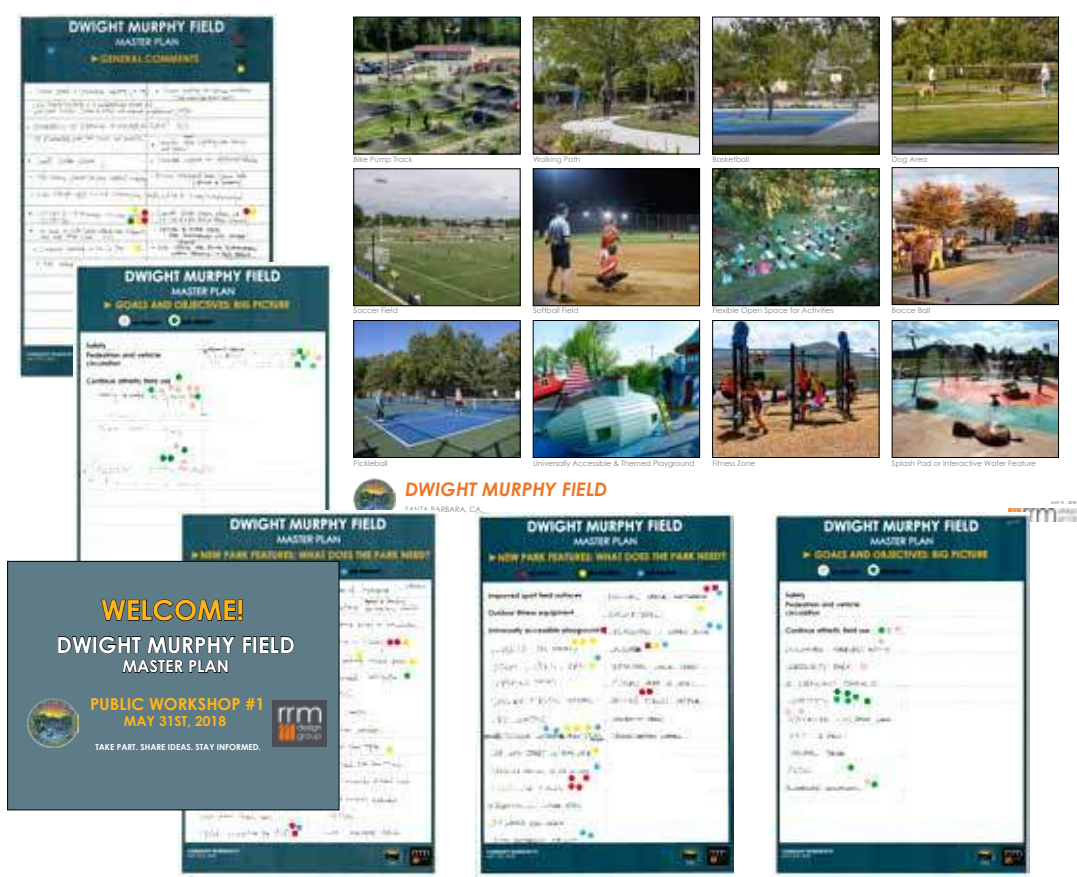
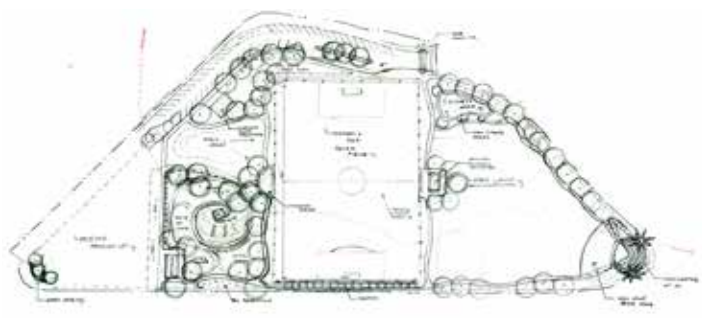


Figure 18: Workshop Materials and Responses



III. Concept Sketch



IV. Alternative A

2.5 CONCEPT ALTERNATIVE A

For both concept alternatives, the program (site facilities) is generally the same. Both options had the soccer field-oriented northeast to southwest and they both explored changing the park road beyond Niños Drive to one-way flow with vehicular circulation heading westbound towards Por La Mar Drive. However, concept Alternative A explored placing the universally accessible playground near the large existing parking lot and placing the informal activities lawn, which could include a youth baseball field, on the southern edge of the site. It also sited the fitness area near the intersection of the Zoo entrance and Niños Drive.

The plan features:

- *Multi-Sport Synthetic Turf Field with Lighting*
- *Restroom Building*
- *Universally Accessible Playground (near large existing parking lot)*
- *Two Informal Activities Areas (grass)*
- *Various Walking Paths*
- *Fitness Area (near Zoo entrance)*
- *Plaza and Entry Gateway*
- *BBQ / Picnic Area*
- *One-Way Park Drive Loop and Angled Parking along Niños Drive*

CONCEPT OPTION A



NOT TO SCALE

CONCEPT OPTION B



NOT TO SCALE

2.6 CONCEPT ALTERNATIVE B

Concept Alternative B explored placing the universally accessible playground at the south edge of the site with a gateway access point from the intersection at Niños Drive and Por La Mar Drive. It also introduced a new parking lot with mostly accessible parking spaces to provide access to the playground. The larger informal activities area was placed at the interior of the site between the multi-sport synthetic field and universally accessible playground. The fitness area and a smaller informal activities lawn was placed near the existing parking lot.

The plan features:

- *Multi-Sport Synthetic Turf Field with Lighting*
- *Restroom Building*
- *Universally Accessible Playground with Plaza and Entry Gateway*
- *Two Informal Activities Areas (grass)*
- *Various Walking Paths*
- *Fitness Area (near large existing parking lot)*
- *BBQ / Picnic Area (near Zoo entrance)*
- *New Parking Area*

2.7 PUBLIC PRESENTATION – WORKSHOP 2

The second public presentation occurred on July 10, 2018 at the Santa Barbara Zoo. The purpose of this meeting was to present the two park alternatives that were designed to incorporate input 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 topics or features gaining the most attention were adding a youth baseball field and the best solution for locations of amenities including the all-abilities playground.

The workshop also included a survey that was handed out for the participants to complete (as described in section 2.9).



Figure 19: Concept Boards on Display



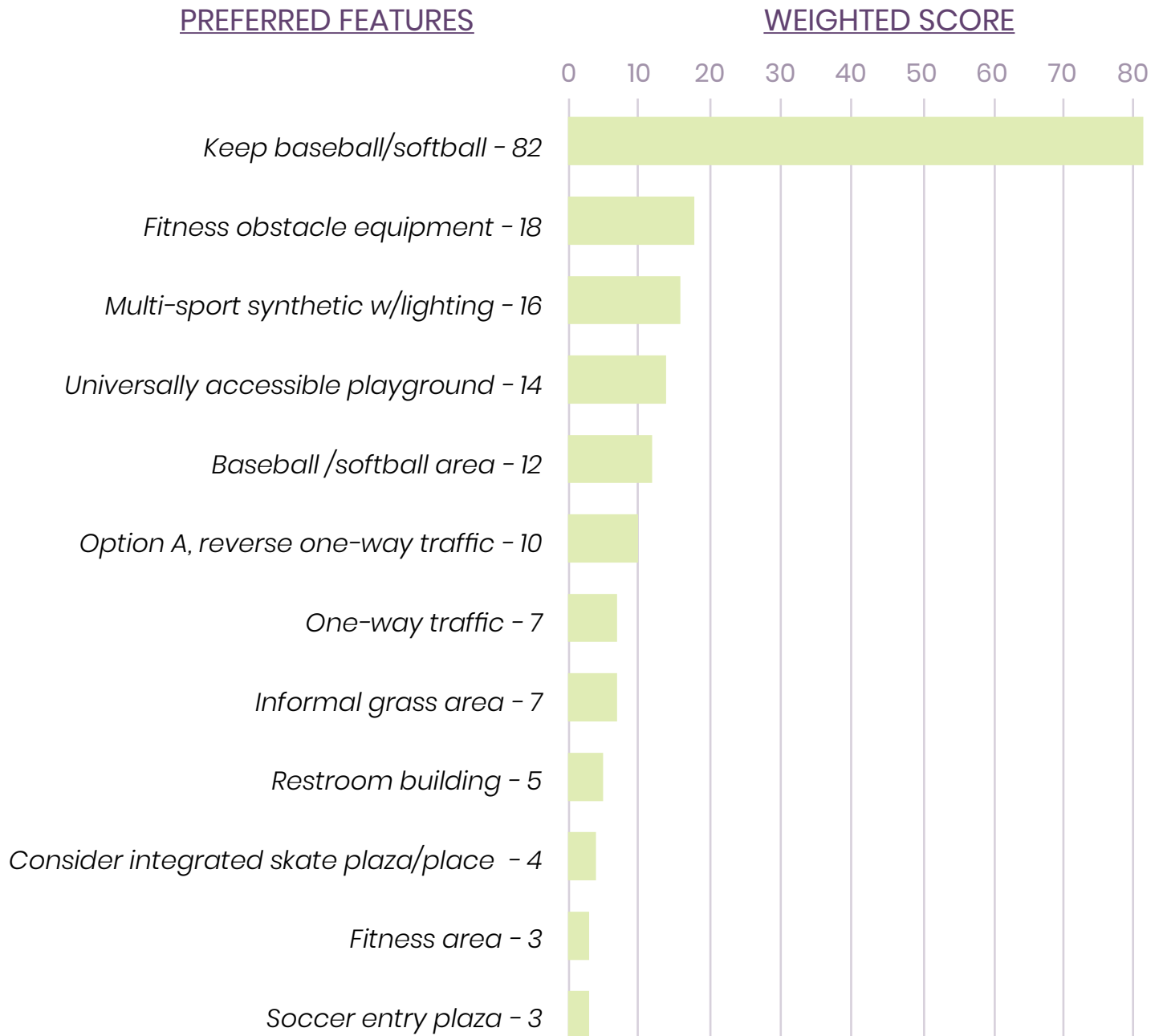
Figure 20: Workshop Exercise



Figure 21: Presentation of Concepts

2.8 SETTING PRIORITIES: NEW PARK FEATURES

**See note below*



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

2.9 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 830 surveys were collected, with over 35 from attendees of the workshop and an additional 800 from online.

Some of the questions asked included:

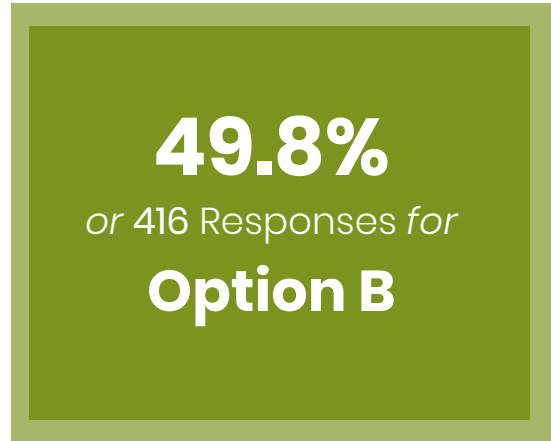
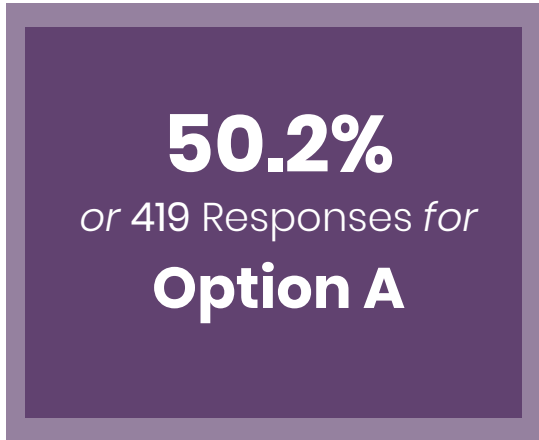
- *Do you support the idea of using a portion of the existing open grass area to provide more parking?*
- *Do you support changing the park access road to only allow one-way traffic?*
- *Do you prefer synthetic turf or natural grass for a multi-use sports field?*

The survey responses were split between the two alternatives. However, the written input provided by the community helped shape the refinement of the plan including support for facilities such as a youth baseball field, outdoor fitness and obstacle equipment, the best location for the playground, and a multi-sport synthetic field with lighting.

COMMUNITY SURVEY – INDICATORS AND FEEDBACK

- *Incorporate youth baseball field*
- *Locate playground at south-east corner*
- *70% Support for synthetic multi-sport field*
- *77% Support for changing Niños Drive to one-way traffic*
- *92% Support for including sport lighting*

..... From the 835 total survey responses received

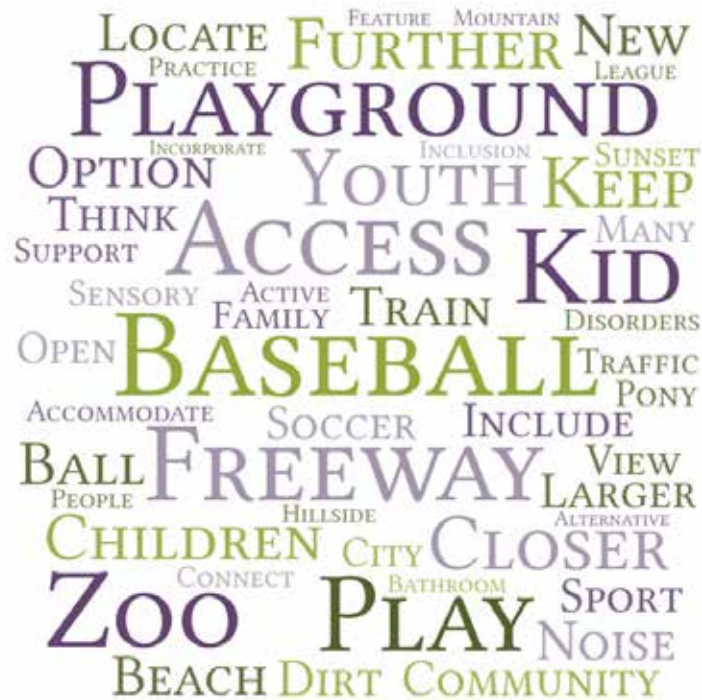


SAMPLE SURVEY QUOTES

- “ We’re VERY excited about these planned improvements and an ALL Inclusive play area for children. Thank you City of Santa Barbara!! ”
- “ Having this field space is very important for baseball kids and soccer kids and the ones who play it all ... Thank you for upgrading this park. I cannot wait to use it. ”
- “ I am very excited to support this project! ”
- “ This can be a destination playground for ALL families!!! What a fantastic opportunity to bring families and their children together in a beautiful setting! Playground options for special needs children are typically extremely limited; this would be absolutely amazing for all. ”

SURVEY WRITTEN RESPONSE WEIGHTED WORDCLOUD

The word cloud displayed below was generated by taking a random sample survey responses and tagging key words which are weighted by their recurrence and represented by their displayed size. It presents a picture of the key points of interest from the public but supplements the City's broader understanding of the needs throughout the entire park system.



2.10 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 design team's use. Overall the Commission and NAC gave the project team general acceptance to move forward with a design that balances the stakeholders and user's needs. With this direction, additional stakeholder meetings were held to refine the Plan. This additional input led to a Final Plan (see section 3.1) that truly balanced the needs and desires of the community.

2.11 ARCHITECTURAL BOARD OF REVIEW MEETING

On Monday, November 5, 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 providing canopy shade trees along the soccer field, and study creating more space along the side of the playing field to provide team and spectator seating.*
- *Study the proposed lighting and field locations of proposed lighting.*
- *Study providing wheel stops and/or planters within the parking lot in order to deter the public from driving the wrong direction at the end of the intersection of Niños and Por La Mar.*

2.12 PARKS AND RECREATION COMMISSION – #2

After the Architectural Board of Review meeting, Staff 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 as presented forward to the next stage of design.

2.13 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 parks uses and discussed their desires and concerns while providing them additional time to access the survey. Other ongoing efforts involved further discussion with the stakeholders to determine the location of the all abilities playground and how to further illustrate the design. The project team recognizes the need to continue ongoing efforts for involving the various additional stakeholder groups, including sports groups and neighbors.



3. FINAL MASTER PLAN

The final Master Plan reflects the initial design explorations, public outreach and subsequent input, resulting in one comprehensive plan. The design places the various site features in locations that are functional and desired by the community and stakeholders.

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 – OVERALL DESIGN DESCRIPTION

The final 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 meetings and the large response from the online survey, then 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 transparent community process.

During the design process the final Master Plan placement of key features shifted from the Alternative A and B illustrations that were presented in the previous chapter based on additional community and stakeholder input. A desire to place the all abilities playground near the Niños Drive and Por la Mar Drive intersection for user comfort and safety, along with incorporating a youth baseball facility, required the site layout to change. The plan was refined, resulting in the multi-sport synthetic field going back to its original orientation and placing a parking lot to the north of the field.

The final plan helps balance the stakeholders and users' requests and provides a seamless transition to all site amenities. It provides needed parking and allows the site pedestrian circulation to flow throughout the park. A major goal was to locate the all abilities playground near the existing slopes to be able to use the topography as a feature. The design provides a youth baseball field along with open lawn and areas for drop-in use as well as picnicking and passive recreation for the neighbors and 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.



DESIGN KEY

GENERAL PARK IMPROVEMENTS

- | | |
|--|---|
| ① FITNESS AREA | ⑭ DROPOFF AREA |
| ② PEDESTRIAN GATE | ⑮ SPECTATOR/ WARM-UP AREA |
| ③ ONE-WAY PARK ROAD | ⑯ MAIN FIELD ENTRANCE WITH SLIDING GATE & PILASTERS |
| ④ PARK GATEWAY/ ENTRY SIGN | ⑰ ADA/ VAN PARKING |
| ⑤ BIKE RACKS (TYP.) | ⑱ PROPOSED PARKING LOT |
| ⑥ EXISTING PARKING LOT | ⑲ OPEN GRASS AREA |
| ⑦ ERRANT BALL SCREEN | ⑳ TRASH AND RECYCLING RECEPTACLE (TYP.) |
| ⑧ SPORTS FIELD LIGHTING (TYP.) | ㉑ POTENTIAL PERMEABLE PAVING |
| ⑨ EXISTING PALMS | ㉒ DECOMPOSED GRANITE |
| ⑩ BIO-SWALE | ㉓ SENSORY GARDEN WALK |
| ⑪ RETAINING WALL | ㉔ INFORMAL ACTIVITY AREA (FLEXIBLE USE) |
| ⑬ MULTI-SPORT SYNTHETIC TURF WITH LIGHTING | |

- | |
|---|
| ⑳ YOUTH BASEBALL FIELD |
| ㉑ BACKSTOP |
| ㉒ BLEACHERS |
| ㉓ RESTROOMS |
| ㉔ FAMILY PICNIC AREA WITH SHADE STRUCTURE |
| ㉕ PUBLIC SIDEWALK ALONG STREET |
| ㉖ PARKING/TURN-AROUND FOR MAINTENANCE |
| ㉗ STAIRS |

ACCESSIBLE PLAY AREA

- | | |
|--|---|
| ⑳ CONCRETE CRITTERS | ㉗ COLORIZED RUBBER SURFACING |
| ㉑ CONCRETE PATH | ㉘ PLAYGROUND OVERLOOK AREA |
| ㉒ ENTRY WALL & OPPORTUNITY FOR MURAL/ART | ㉙ ACCESSIBLE SWINGSET AREA |
| ㉓ SENSORY ENTRY ARCH | ㉚ OVERHEAD BUTTERFLY STRUCTURES (TYP.) |
| ㉔ BENCHES WITH COMPANION SEATING | ㉛ WALKING BRIDGE |
| ㉕ ADA RAMPS | ㉜ MAGICAL TREE WITH SLIDES, TUNELS AND CLIMBING |
| ㉖ SENSORY TUNNELS | ㉝ SENSORY SPINNERS |
| ㉗ DONOR PLAZA | ㉞ DONOR BUTTERFLIES WITH INSPIRATIONAL QUOTES |
| ㉘ PEDESTRIAN GATE | ㉟ FAMILY PICNIC AREA |
| ㉙ DECORATIVE PLANTING | ㊱ HILL CLIMBERS & EMBANKMENT SLIDES |
| ㉚ RAISED PLANTERS (TYP.) | |
| ㉛ ARTIFICIAL TURF | |
| ㉜ SENSORY KINDNESS MUSICAL GARDEN WITH LIFESIZE PIANO & HARP | |

NOT TO SCALE



101 FWY

A

B

A

A

C

POR LA MAR DRIVE

A

Niños DRIVE



NOT TO SCALE

3.2 DESIGN AREAS

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

A

AREA A – GENERAL PARK IMPROVEMENTS
AND INFRASTRUCTURE

B

AREA B – INTERNAL PARK & ACTIVE FIELD USES

C

AREA C – ACCESSIBLE PLAYGROUND



NOT TO SCALE

3.3 AREA A – GENERAL PARK IMPROVEMENTS AND INFRASTRUCTURE

The General Park Improvements are areas throughout the park that serve as key circulation and infrastructure.

The General Park Improvements include the following amenities:

1. Park Restroom Building
2. Parking Lots
3. Pedestrian Paving and Promenades
4. Park Entries and Signage
5. Stormwater Management
6. General Planting Areas

AREA A – GENERAL PARK IMPROVEMENTS AND INFRASTRUCTURE DESIGN DESCRIPTION

Park Restroom Building: The new park restroom building is located near the south edge of the park near the all-ability playground and youth baseball field. The facility could be configured to use family style or gender neutral restrooms and may also include both men’s and women’s traditional stalls. Final design shall determine the appropriate number of stalls and layout based on the park needs and City Staff recommendations. The building may be pre-fabricated, or a standalone structure based on the City’s desires. The area northwest of the building is designated for maintenance vehicles. Overall, the building’s aesthetic should be complimentary to the Santa Barbara vernacular architecture and should consider safety features and maintenance needs.

Parking Lots: The Master Plan includes one new (main) parking lot along Niños Drive and the existing one at the intersection of Por La Mar Drive and the park road. The new parking lot has two rows of head-in, 90-degree parking. It includes a drop off area that is located near the multi-use sports field and fitness area for easy access. Along the southern edge of the parking lot is a row of ADA parking stalls to meet the needs of the accessible playground and park users. The parking lot stalls may have permeable pavers or paving and may also consider incorporating designated parking spaces for park maintenance vehicles. The parking along the southbound portion of Niños Drive may be converted into head-in angled parking and the westbound portion of Por La Mar Drive may be formalized into parallel parking with a curb, gutter, and sidewalk.



NOT TO SCALE

Parking Lots Cont.: The Master Plan also intends to reuse the existing parking lot at the intersection of Por La Mar Drive and the park road. The existing parking lot may be resurfaced with asphalt and restriped to give it a new look. The access from Por La Mar Drive which is currently closed off is intended to be opened for thru traffic and new ADA and maintenance stalls may be included as necessary. The new parking lots and on-street parking should meet the local zoning ordinance set forth in the City's Municipal Code.



Figure 22: Existing parking lot



Figure 23: Existing parking lot



Main parking lot proposed

Pedestrian Paving and Promenades: Efficient circulation is an integral component to the Master Plan and positively impacts the overall experience for park users. Pedestrian access is provided between facilities with concrete sidewalks, promenades, and with small areas of decorative paving to indicate 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. The primary entrances to the park may be indicated with decorative paving and other design treatments.

The use of pedestrian promenades at key walkways helps to emphasize pedestrian thoroughfares and provide more walking space for park users. They may be punctuated with changes in the color, texture, and finish of paving materials. For instance, the walkways along the southern and eastern perimeter of the multi-sport synthetic field may benefit from the use of decorative paving and walking space as they may experience a larger volume of pedestrian traffic. Additionally, the walkway that leads into the playground may also benefit from enhanced paving that has similar theming to the playground's entry plazas and interior spaces. The use of materials shall consider durability, longevity, ease of maintenance, and cost. Pedestrian level lighting is encouraged along selected pathways to highlight visibility and improve safety within the park.



Soccer promenade enlargement



Figure 24: Example of enhanced pedestrian paving



Figure 25: Decorative paving example

Park Entries and Signage: Appropriate park signage should be further explored during the development of the final implementation plans and shall comply with local regulations. Approximate recommended locations for entry signs are shown on the Master Plan at the intersection at Niños Drive and Por La Mar Drive, at the entrance of the Main Parking Lot, and at the intersection of Niños Drive and Por La Mar Drive. The height of signs shall be determined by their final locations and may include lighting and foundation planting.

As the park may include design features with a draw to regional visitors, wayfinding signage may be included at key entry points to help visitors navigate the park. Additionally, overhead signage and entry features may be appropriate at the all abilities playground where a vertical element could help improve visibility and create an inviting and welcoming gateway to the playground. The overall signage program for the park should consider use of art and other elements to enhance the user experience and design impression.

Stormwater Management: Stormwater management and the incorporation of low impact development strategies will be required in the design of the final plans. 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 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 26: Example of planting area

3.3 GENERAL PARK IMPROVEMENTS AND INFRASTRUCTURE SIZE(S) AND COST PROJECTIONS

The approximate square footages for each area are:

Parking & Circulation: 104,759 Sq. Ft.

General Planting Areas: 48,958 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 **\$2.45M – \$3.3M.**

Note: These figures do not include general conditions, bonds, contractor fees, and design contingencies. Refer to figure 29 on page 62.

3.4 AREA B – INTERNAL PARK & ACTIVE FIELD USES



The internal park and active field areas are the key uses within the park that serve as the primary active recreation uses. The area provides recreation for families and sports groups and serves as the central activator for the park. The area includes the key features that were selected and highly supported by the community through the public input process.

The Internal Park and Active Field Uses improvements include the following amenities:

1. Multi-Sport Synthetic Field
2. Two Open Grass Areas
3. Fitness Area
4. Family Plaza, Picnic, and BBQ Area
5. Youth Baseball Field

3.4 AREA B – INTERNAL PARK & ACTIVE FIELD USES DESIGN DESCRIPTION

Multi-Sport Synthetic Field: The Master Plan includes an appropriately sized synthetic turf field for programmed and scheduled use. It is sized to allow both youth and adult soccer, rugby, and lacrosse. The use of synthetic turf allows for year-round use, reduces water requirements, and requires a less intensive maintenance program than natural grass fields. 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 on the north side of painted lines 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 sport lighting shall be provided to increase safety and visibility for the users of the facility during schedule operating hours.

In summary the area includes the following items:

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



Enlargement of Multi-Sport Synthetic Field

Two Open Grass Areas: The open grass areas are designed to allow a variety of informal uses as expressed by park users and neighbors during the public outreach process. The Master Plan includes two open grass areas. The smaller of the two is located just north of the multi-sport synthetic field. It is appropriately sized to accommodate families watching games at the adjacent field or to provide a smaller space for open grass activities. The second, larger open natural grass area is a shared space adjacent to the all abilities playground, baseball field, and BBQ area. It is a non-fenced area for informal recreation. It could be used for activities such as yoga, overflow activities at the playground and baseball field, or drop-in use.



Enlargement of Open grass area north of multi-sport field



Enlargement of Open grass area to the east of youth baseball field

Fitness Area: The Master Plan relocates the Fitness Area north of the multi-sport synthetic field near the main parking lot. The area is sized to allow for ample fitness equipment and fitness activities to occur within the dedicated decomposed granite (DG) areas. The area is also located next to an open lawn to allow fitness activities to flow onto the grass area. Further design exploration along with stakeholder involvement shall determine the equipment that occupies the area. Accessible equipment and perimeter seating should be included in the final design as well.



Enlargement of fitness area

Family Plaza and BBQ Area: The family plaza and BBQ area is located near the zoo entrance and is buffered by a pedestrian promenade and the larger open lawn. The family plaza shall provide adequate seating that allows for proper pedestrian flow through the space. The area also includes BBQ areas for family and community event use. The area should 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 shade shelter.

The shade shelter is intended to have an architecturally structured element that may serve as a vertical entry feature to the park. The design may consider adding an angled pitch to the structure that faces the open grass area so that it could serve as an impromptu stage. Additionally, design studies should explore solar orientation and size.



Enlargement of Family Plaza and BBQ Area

Youth Baseball Field: The Master Plan includes a youth baseball infield that allows for City scheduled practice and other community drop-in. The infield is a regulation Pony Mustang field size; however, the design does not include an outfield fence or homerun line. Additionally, the foul lines and fence may end at the first and third bases to allow for the enhanced open grass and activities to occur to the edge of the infield at times that the baseball field is not in use. The field should include a backstop and may include bleachers for spectator seating.



Enlargement of Youth Baseball Area

3.4 INTERNAL PARK & ACTIVE FIELD USES SIZE(S) AND COST PROJECTIONS

The approximate square footages for each area are:

Multi-Sport Synthetic Field: 97,550 Sq. Ft.

Open Grass Areas & Youth Baseball Field: 55,320 Sq. Ft.

Fitness Area: 3,300 Sq. Ft.

Family Plaza and BBQ Area: 1,580 Sq. Ft.

Based on an early study of the area, the approximate cost of the Internal Park & Active Field Improvements at current day value is the in the range of **\$3M – \$4.5M.**

Note: These figures do not include general conditions, bonds, contractor fees, and design contingencies. Refer to figure 29 on page 62.

3.5 AREA C – ALL ABILITIES PLAYGROUND



The Master Plan includes an all abilities playground that is located at the southern edge of the site. It is accessed at the intersection of Por La Mar and Niños Drive, on the northern edge by a walkway that leads to the main parking lot, and on the west by a walkway near the park restroom. The entries feature plazas with inspirational elements; however, the northern entrance, which is the largest and most prominent, may feature a gateway feature, dedication plaque, and entry sign.

The playground is intended to serve the region and include a fully accessible “magical” tree that is multileveled, with experiences and tactile elements throughout. It is intended to have an accessible sensory tunnel that leads up to it with imaginative play features, slides, bridges, and interactive opportunities throughout. The tree is intended to be the center of the playground with various elements that branch off it in a thematic, didactic experience for various users of all ages and accessibility ranges.

The Accessible Playground Uses improvements may include the following amenities:

1. Magical Tree with Connecting Bridge
2. Hill-Slides
3. Sensory Spinner Areas
4. Swing Area
5. Sensory “Kindness” Garden
6. Picnic Areas
7. Friendship Mural

ALL ABILITIES PLAYGROUND DESIGN DESCRIPTION

Magical Tree with Connecting Bridge: At the center of the playground sits a magical tree with a connecting bridge to the Niños Drive and Por La Mar plaza. The bridge spans the hill-slide area and is positioned to be a entry walk into the magical tree play area.

The design may include an accessible sensory tunnel that leads up to the tree with imaginative play features, slides, bridges, and interactive opportunities throughout the playground. The tree should be prominently placed at the center of the playground with various elements that branch off it.



Enlargement of Large Magical Tree with Connecting Bridge



Perspective of Large Magical Tree with Connecting Bridge



Enlargement of Hill-Slide Area

Hill-Slide Area: The all abilities playground shall include a series of hill-slides that radiate down from the slope along Niños Drive and Por La Mar Drive. The hill-slides are intended to be built into an embankment and have multiple climbing features to allow users to get back up to the top of the slope. The slopes are surrounded by accessible pedestrian ramps which also allow access to all-ability visitors through the hill-slide area to the Niños and Por La Mar plaza and elsewhere in the park. The slides may be themed in a series of experiences to encourage users to play throughout the area in an imaginative and experiential way



Figure 27: Example of Hill-Slides

Swing Area: The swing area is located between the eastern and western plazas along the edge of the playground abutting the open grass area. The area may include various sensory swings that allow inclusive play for all-ability users. The swings should be appropriately placed to allow proper circulation and safety. The area should include resilient surfacing and the swings should be placed in a thematic way to enhance the play experience of swing area and playground.



Enlargement of Swing Area



Figure 28: Examples of Accessible Swing Features



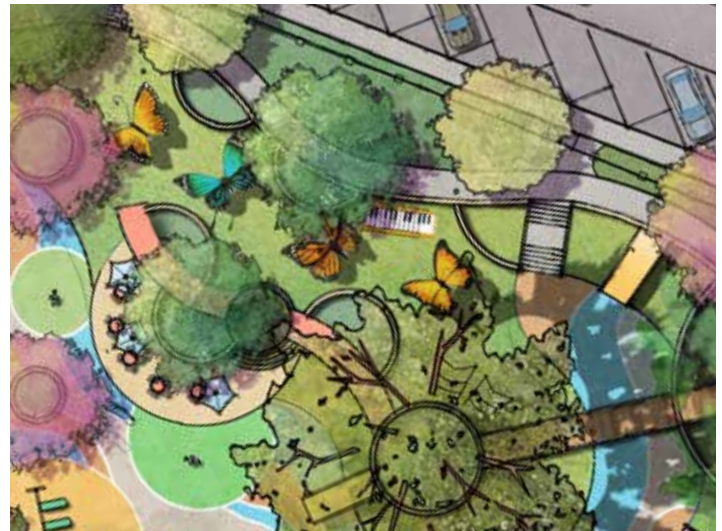
Enlargement of Sensory Spinner Area

Sensory Spinner Area: The sensory spinner area is located at the base of the western hill-slide area near the western plaza. It may include various all-ability sensory spinners that have different themes and uses to them. The spinners should be appropriately placed to allow proper circulation and safety. The area should include resilient surfacing and the spinners should be placed in a thematic way to enhance the play experience and theme of spinner area and playground.



Perspective Rendering of Sensory Spinner Area

Sensory “Kindness” Garden: The design includes a sensory “Kindness” garden on the western edge of the playground. The “Kindness” garden may include planting with sensory elements and scented plants that aid in the sensory experience of the playground. The design may include musical play elements and overhead shade structures with butterflies or other thematic elements. The “Kindness” garden should include small seating areas for refuge and reflection. The small seating areas may include elements that help buffer the users from surrounding noises and allow shelter from nearby activities.



Enlargement of Sensory “Kindness” Garden



Perspective Rendering of Sensory “Kindness Garden”

Family Picnic Areas: The playground includes two family picnic areas that allow families to gather and eat or simply relax while family members are enjoying the various amenities. The picnic areas should include ample tables that accommodate wheel chairs and all-ability visitors and should include shade to increase the comfort of the space. The paving of these areas may be enhanced with themed images and patterns that work with the overall experience of the playground. The picnic areas may include additional sheltered seating and should consider the needs for all members of the community.



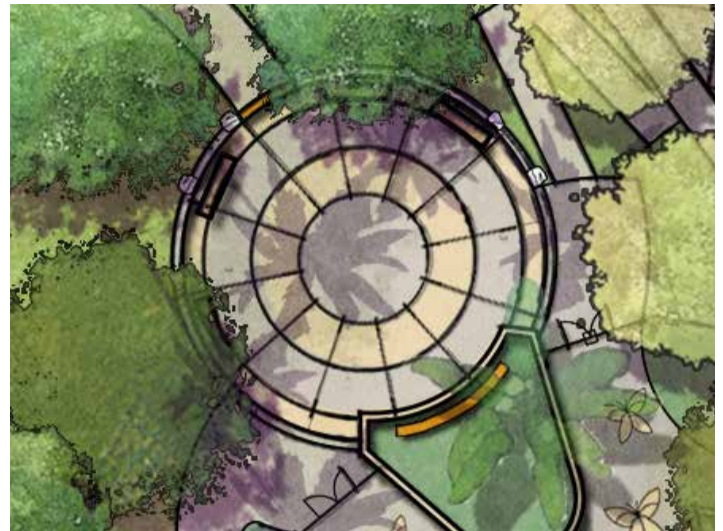
Enlargement of Eastern Family Picnic Area



Enlargement of Western Family Picnic Area

Friendship Mural & Sensory Entry Gate: The friendship mural and sensory entry gate is located at the main entry plaza of the playground. The mural should include inspirational quotes and have thematic images and art throughout. It may be included in the site walls, vertical entry sign, in various other elements in the entry plaza or as a standalone art feature itself.

The sensory gate may include auditory and visual elements that help enhance the entry experience and aid in the theming of the playground. It should be appropriately placed to signify the key entry walk into the plaza space.



Enlargement of Western Entry Plaza



Perspective Rendering of Sensory Entry Gate

Entry Plazas: There are three main entry plazas that lead into the playground. The plazas should play a role at highlighting the entries and setting the theme. The plazas should include signage and may include inspirational quotes and elements that support the theme and design essence of the playground.

The southern plaza is located at the intersection of Por La Mar and Niños Drive. This entrance connects to two pedestrian ramps and the bridge that connects to the magical tree in the center of the playground. The plaza should help provide a transition to pedestrians entering the park from the street. As such, the plaza should include appropriate furnishings and on the northern edge by a walkway that leads to the main parking lot, and on the west by a walkway near the park restroom.

The northern plaza may function as the main gateway into the park as it is placed along the key pathway from the main parking lot. It may include elements such as an entry sign, dedication plaque, dedication pavers or other dedication elements, a friendship mural, sensory gate, and other site furnishings and plantings.



Perspective Rendering Southern Entry Plaza



Perspective Rendering Western Entry Plaza

ALL ABILITIES PLAYGROUND USES SIZE(S) AND COST PROJECTIONS

The approximate square footages for the playground is:

All abilities playground: 35,000 Sq. Ft.

Based on an early study of the area, the approximate cost of the Internal Park & Improvements at current day value is the in the range of **\$4M – \$5M.**

Note: These figures do not include general conditions, bonds, contractor fees, and design contingencies. Refer to figure 29 on page 62.

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4. PHASING AND IMPLEMENTATION

The Dwight Murphy Field 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.

4.1 PLANNING AREAS

Within the 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:



GENERAL PARK INFRASTRUCTURE, PARKING LOTS, FITNESS AREA, AND SMALL LAWN



MULTI-SPORT FIELD AREA, SPORT FIELD PROMENADE AND PEDESTRIAN CONNECTIONS



BASEBALL FIELD, RESTROOMS, OPEN GRASS AREA, AND FAMILY PICNIC AREA



ENTRY PLAZAS AND ALL ABILITIES PLAYGROUND



NOT TO SCALE



NOT TO SCALE

4.2 PHASING & PRIORITIES

Development of any one project area may be done as a single phase 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 volunteering 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 lot areas and surrounding park infrastructure makes sense as a first or early phase as it provides the needed parking and circulation infrastructure and can be used for future phase construction staging and access into the park. Another option is mass grading the entire site concurrently with phase one improvements.

The Multi-Sport Field Area (Area B) makes sense as a following phase as it allows the perimeter uses of the park to still function such as the existing fitness area and open lawn and baseball field.

The Baseball Field, Restroom, Open Grass Area, and Family Picnic Area (Area C) makes sense to follow Area B, however, Area C also can happen before Area B or later as determined by City staff and the community.

Construction of the Entry Plaza and Accessible Playground (Area D) could happen independently; however, thought should be placed on the infrastructure needs to re-channelize the existing stormwater inlet, provide access into the park, and relocation of the fitness area. The playground could be constructed as an early phase provided provisions for accessible parking are included.

Overall, construction phasing should consider the existing park uses and how they might function while other areas are being constructed. Furthermore, additional planning and protective measures should be deployed should the need to stage construction equipment in order to prevent any closures or damages to phases that will have been completed.

4.3 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 projects and bids from contractors in the greater Santa Barbara area as well as other regions in California. 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 design contingency was included in the overall estimate, assuming the project was designed in one phase. This contingency is intended and necessary 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 **14 million to 19 million** dollars at current day value.

Dwight Murphy Field Master Plan Preliminary Cost Estimate - 2018 (Single Phase Option)		
Category Item	Approximate Cost Range	
	Low	High
1.0 Site Prep and Demolition	\$1,000,000	\$1,450,000
2.0 Multi-Sport Synthetic Field	\$2,250,000	\$3,000,000
3.0 Play and Picnic / BBQ Area	\$250,000	\$500,000
4.0 Accessible Play Area	\$4,000,000	\$5,000,000
5.0 Youth Baseball Field, Informal Act. & Fitness Area	\$500,000	\$800,000
6.0 General Park Improvements	\$1,800,000	\$2,400,000
7.0 Landscape Improvements	\$500,000	\$800,000
8.0 Irrigation Improvements	\$150,000	\$250,000
Improvements Subtotal	\$10,450,000	\$14,200,000
General Conditions	\$600,000	\$800,000
Bonds	\$250,000	\$300,000
Contractor Fees	\$1,000,000	\$1,500,000
Design Contingency	\$1,700,000	\$2,200,000
Approximate Grand Total Range	\$14,000,000	\$19,000,000

Figure 29: 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 sub-grade conditions) or other conditions unknown or determined at this time.

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APPENDIX

5.1 LIST OF FIGURES

Figure 1: Aerial Image dated 1943 of Dwight Murphy Field and Context

Figure 2: Site Context

Figure 3: Site Vicinity

Figure 4: Restroom Building

Figure 5: Playground Area

Figure 6: Fitness Area

Figure 7: Parking Area Near Playground

Figure 8: Soccer Field

Figure 9: Softball/ Baseball Outfield

Figure 10: Playground and Picnic Area

Figure 11: Softball / Baseball Infield

Figure 12: Path & Soccer Field

Figure 13: Soccer Field

Figure 14: Eroded Foot Path to On-street Parking

Figure 15: Community Input

Figure 16: Community Dialog

Figure 17: Community Input Exercise

Figure 18: Community Workshop and Results

Figure 19: Concept Boards on Display

Figure 20: Workshop Exercise

Figure 21: Presentation of Concepts

Figure 22: Existing Parking Lot

Figure 23: Existing Parking Lot

Figure 24: Example of Pedestrian Paving

Figure 25: Decorative Paving Example

Figure 26: Example of Planting Area

Figure 27: Example of Hill-Slides

Figure 28: Examples of Accessible Swing Features

Figure 29: Summary Cost Table

