

SITE CRITERIA ANALYSIS

INTRODUCTION

This preliminary evaluation is intended to document initial steps in the identification and narrowing of sites considered to accommodate the construction of a new police station, which includes the potential for reconstruction in place and development at an alternate site. The objectives of the proposed project are critical in the site identification process, and in evaluating the feasibility of project implementation at a given site.

The site selection effort began with aligning the project objectives with site selection criteria. Criteria included: placement in the Downtown corridor, site size and configuration, proximity to the flood zone, sea level rise hazards, and other factors.

Public Works staff initially assembled a list of twenty potential sites that each could conceivably meet some of the above objectives. A site criteria analysis was performed for each of the twenty sites (see Figure 1). The site criteria sheet for each of the twenty sites is available on the project webpage at: SantaBarbaraCA.Gov/PoliceStation. Of the twenty potential sites, five were brought forward for additional preliminary environmental review (see Figure 2). These sites are: the Louise Lowry Davis Center/Spencer Adams Park, the Cota Commuter Parking Lot; the Cota Commuter Parking Lot with the addition of parking from the adjacent Employment Development Department (EDD) Parking Lot; the Earl Warren Showgrounds, and the former Sears property at La Cumbre.

PROJECT OBJECTIVES

Objectives include consolidating the police working groups into a single seismically fit building, supporting the delivery of 24/7/365 services from a sustainable building, and allowing for public and in-service training opportunities, among others. The objectives of the project include the following:

- 1) Enable major police working groups to be housed in a single, secure, and seismically resilient building;
- 2) Streamline coordination/communications between key policing services (i.e., Investigations and Patrol in the same building);
- 3) Support the delivery of 24/7/365 services from a highly sustainable building;
- 4) Maintain existing efficiencies with proximity to court buildings and concentration of service demands via a Downtown corridor location;
- 5) Provide a modern, barrier-free environment, which will promote additional opportunities for staff recruitment/retention;
- 6) Allow new public and in-service training opportunities (CPR classes, neighborhood watch formation meetings, etc.); and
- 7) Allow expansions and enhancements to SBPD's citizen volunteer programs.

The above objectives translate into primary selection criteria, as explained below.

PRIMARY SELECTION CRITERIA

Downtown Corridor

The existing Police Station was established in the Downtown area, within the population center for the City and walking distance from the courthouses fronting both sides of Figueroa Street. A Downtown location is key in maintaining the following efficiencies for the Department:

- 1) Most of the calls for police service are in the Downtown area, and while response time is not directly correlated to the station's location, there is efficiency of patrol shift changes and proximity to the areas of patrol;
- 2) Officers are needed at the Santa Barbara County Courthouse as part of their duties, so proximity is important for efficiency and time; and
- 3) The Police Station should be available to all members of the public as a community resource; therefore, it should be centrally located to serve all areas equally.

For the purposes of this study, the Downtown corridor was defined as the Central Business District.

Site Size and Configuration

The site must be large enough to accommodate up to 72,000 square foot building and a parking structure that can park up to 252 cars (Cearnal, McClaren 2018). Both facilities must be secure. Some parking for the public, outside the secured parking area for the Department, would be desirable on-site as well. However, the availability of public parking nearby could be an acceptable approach to support public access to the new Police station, as well as activities to be hosted by the new Police Station. Sites with inadequate space, or an irregular configuration that would not provide sufficient developable space were determined to not meet one of the primary objectives of the proposed expansion. In addition, sites that require split operations were not considered feasible, as multiple stations are not considered operationally or financially efficient for a city servicing the population size of Santa Barbara.

Flood Zone and Sea Level Rise

A new Police Station is a critical service that must be available during all emergency situations and natural disaster events to deliver emergency response, particularly with respect to the 911 service center to be co-located in the Police Station. Because of the emergency response functions, the Police Station cannot be located within any Federal Emergency Management Agency designated flood zone, including both the 100-year and 500-year flooding event boundaries. The Police Station must not be located within an area that has been preliminarily identified as vulnerable to sea level rise. Identified sites within flood zones or potential for Sea Level Rise impacts were determined to not meet one of the primary objectives.

Suitability of Existing Structures for Police Station Use (Re-use)

Considering both financial constraints and direct environmental effects associated with building demolition, relocating the Police Station to another existing structure would not be feasible if the destination structure could not accommodate the space and functional requirements of the Police Department. Alternative sites with an existing structure that would need to be demolished, instead of being re-used in some way were considered infeasible from a cost, logistics, and schedule perspective.

City Ownership

Where the City already owns the property, land costs for purchase can be avoided; thus making development of the project more feasible within the available budget. Existing ownership of the property also removes risk that the City may not be able to obtain the property from a potential seller, based on cost or other requirements of the seller.

City Charter Limitations

Certain properties owned by the City have existing land use restrictions related to their use, which correspond to provisions in the City Charter Section 520. The Charter states that: “...*no land acquired by the City for or dedicated to public park or recreation purposes and no beach property or public utility now or hereafter owned or operated by the City shall be sold, leased or otherwise transferred, encumbered or disposed of unless authorized by the affirmative votes of at least a majority of the total membership of the City Council and by the affirmative votes of at least a majority of the electors voting on such proposition at a general or special election at which such proposition is submitted...*”. In addition to the required electoral proposition, the in-kind replacement of a park use presents a challenging circumstance in a built-out City, such as Santa Barbara, thus reducing the feasibility. Additionally, the California Environmental Quality Act would necessitate an evaluation of the environmental impacts that would result from the amendment to the charter.

Annexation.

One of the properties under consideration is under ownership by the state of California and is not located within City jurisdiction. Annexation would be necessary to utilize Measure C funding for property lease and construction costs.

SITES INITIALLY IDENTIFIED FOR CONSIDERATION

Public Works staff initially assembled a list of twenty potential sites that each would apparently meet at least some of the above objectives. Ownership of the initial identified properties includes some City-owned, some owned by other government agencies, and some under private ownership. Structures are present on some of the sites, and existing land uses vary among the sites. The initial list is considered to represent a reasonable and representative range of sites as a starting point from which to select the ultimate site

for the project implementation. The initial sites are listed on the following pages, in conjunction with Table 1 (*Results of Selection Criteria Applied to Initial Twenty Candidate Sites*) below.

RESULTS OF INITIAL SELECTION CRITERIA APPLICATION

Each of the initial sites was examined through the application of the six primary selection criteria. Table 1 below summarizes the characteristics of each site against the project selection criteria. A discussion regarding each of the sites is provided following Table 1. More specifics on each site criteria analysis are available for review in Appendix 1: Site Criteria Sheets for the Twenty Sites Considered. Appendix 1 to Attachment 1, is available at the Project webpage, the Council reading file, and Clerk’s office.

TABLE 1
Primary Selection Criteria Applied to Initial Twenty Candidate Sites

	Downtown	Minimum Size	Flood Hazard	Re-Use Structure	City Owned	Charter Limitation/Annexation
1. Existing Police Department Site (No Rebuild)	Yes	No	No	No	Yes	No
2. Existing Police Department Site – Rebuild on Site	Yes	No	No	No	Yes	No
3. Louise Lowry Davis Center	Yes	Yes	No	N/A	Yes	Yes/No
4. Earl Warren Showgrounds	No	Yes	No	No	No	No/Yes
5. Cota Commuter Parking Lot	Yes	Yes	No	N/A	Yes	No
6. Cota Commuter Parking Lot with EDD	Yes	Yes	No	N/A	Yes/No	No
7. Carrillo Commuter Parking Lot	Yes	No	Yes	N/A	Yes	No
8. Laguna Street Parks & Recreation Building	Yes	No	Yes	No	Yes	No
9. US Post Office Anacapa Street	Yes	No	No	No	No	No
10. Santa Barbara News-Press	Yes	No	No	No	No	No
11. Alameda Park (East Block)	Yes	Yes	No	N/A	Yes	Yes/No
12. Santa Barbara Golf Club	No	Yes	No	No	Yes	Yes/No
13. City Parking Lot 3 (Figueroa Street)	Yes	No	No	N/A	Yes	No
14. City Parking Lot 11 (Anacapa Street)	Yes	No	No	N/A	Yes	No
15. Sears Property (La Cumbre Plaza)	No	Yes	No	No	No	No
16. Macy’s Downtown (Paseo Nuevo)	Yes	No	No	No	No	No

	Downtown	Minimum Size	Flood Hazard	Re-Use Structure	City Owned	Charter Limitation/Annexation
17. Verizon Building (Canon Perdido)	Yes	Yes	No	Yes	No	No
18. US Land – Las Positas/State	No	Yes	No	No	No	No
19. School District Property – The Armory	Yes	Yes	Yes	No	No	No
20. School District Property (Santa Barbara and Ortega Streets)	Yes	Yes	No	No	No	No

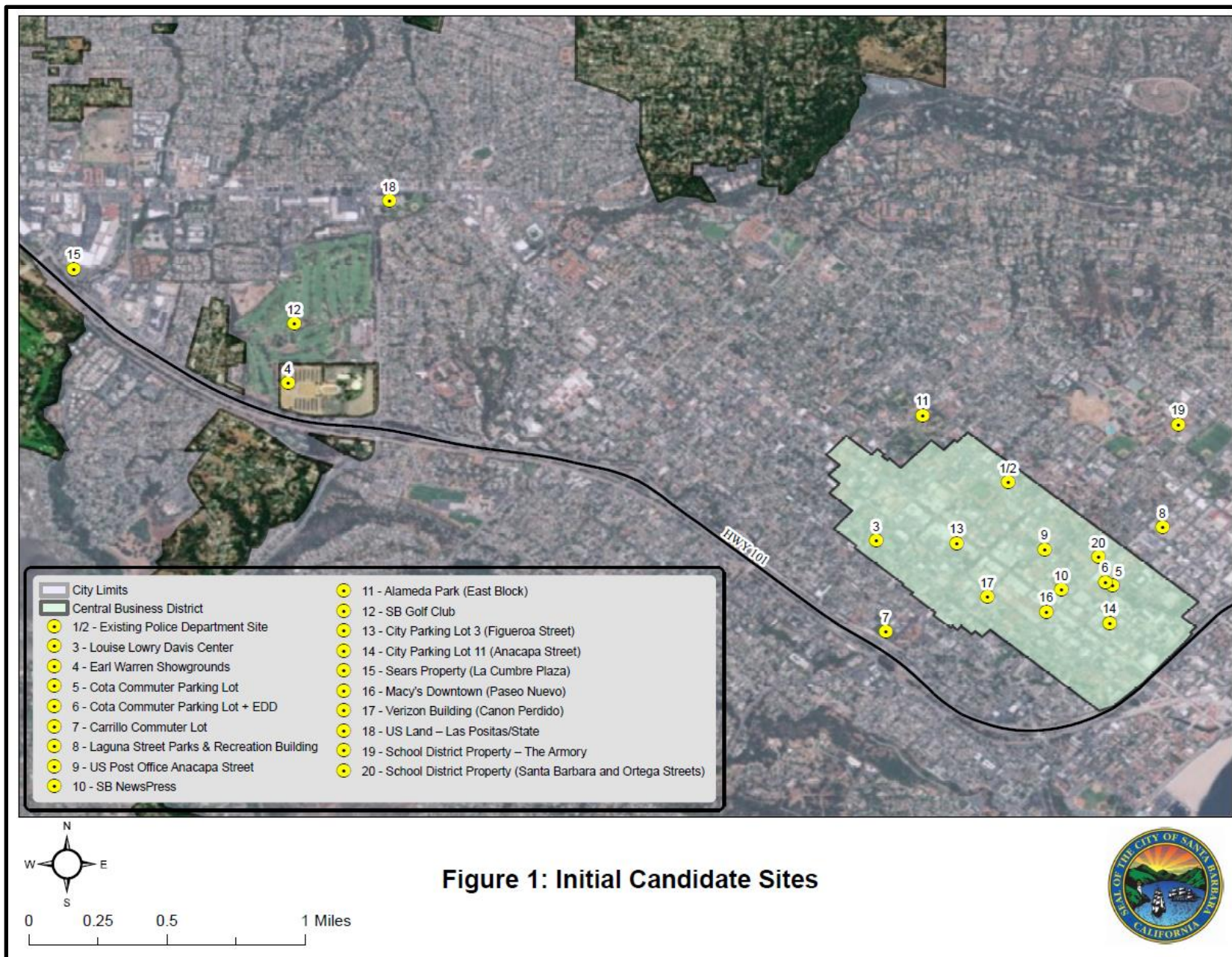


Figure 1: Initial Candidate Sites

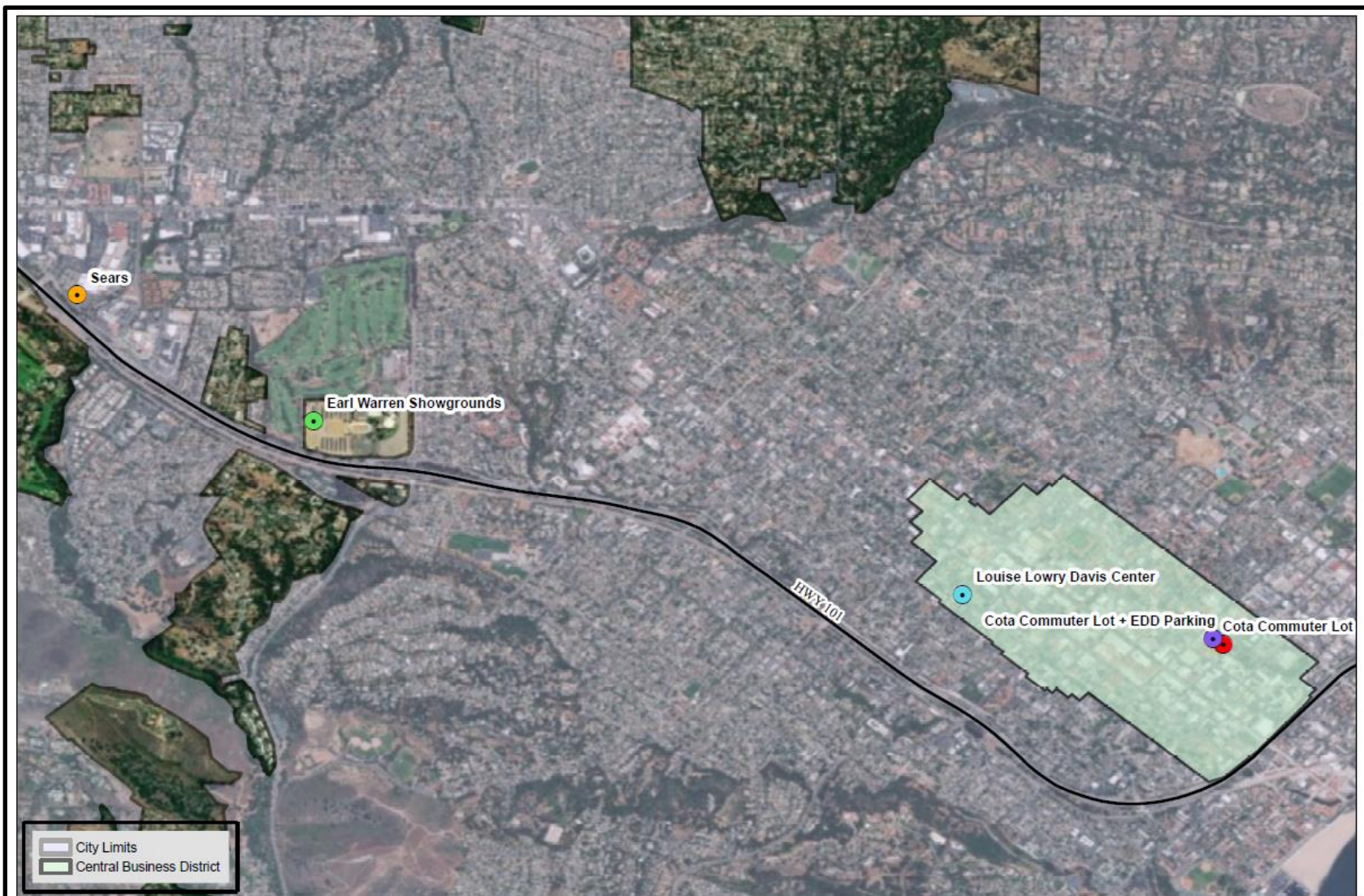


Figure 2: Final Sites for Evaluation



1. Existing Police Department Site - No Rebuild

Address: 215 East Figueroa Street, 214 East Anapamu and 216 East Anapamu

APN: 029-162-037, 003 & 004

The existing Police Department site is within the Downtown corridor, is not located within a flood hazard zone, is City-owned and does not have City Charter limitations. However, the site size (1.1 acres) is not adequate to accommodate all of the Police Department programming objectives, and the existing building cannot be re-used (expanded) due to current regulations regarding seismic engineering requirements. The existing building is not feasible from an operational or safety standpoint, which was concluded in the City of Santa Barbara Police Station Needs Assessment Study (Leach Mounce Architects, 2012).

2. Existing Police Department Site – Rebuild on Site

Address: 215 E Figueroa Street, 214 E. Anapamu & 216 E. Anapamu

APN: 029-162-037, 003 & 004

In addition to the limitations stated above in number 1, the existing building cannot be re-used due to current regulations regarding seismic engineering requirements. The 2012 Police Station Needs Assessment Study concluded that a replacement facility on the existing site would not be feasible, as the site is not large enough to include all of the necessary programming (Leach Mounce Architects, 2012). In addition, the study concluded that the challenge of constructing a temporary facility would create many logistical and financial obstacles. Therefore, a potential rebuild on-site was not carried forward for further review.

3. Louise Lowry Davis Center/Spencer Adams Park

Address: 1232 De La Vina Street, Santa Barbara, CA 93101

APN: 039-172-004/005/006

The Louise Lowry Davis Center/Spencer Adams Park (LLD) site is within the Downtown corridor, is not located within a flood hazard zone, is City-owned, and does not have structures that could be reused to accommodate the Police Station. However, the property does have City Charter limitations; therefore a ballot measure and successful majority vote of registered Santa Barbara voters would be required. Review under the California Environmental Quality Act would also be triggered by the Charter Amendment change of land uses from park to governmental. This option presents possible Land Use policy inconsistencies with the General Plan, as it would replace a park use with a non-park use, for a net loss of park facilities. Though, since the Charter limitation is the only criteria not met for this site, further consideration of this property was deemed appropriate for the next level of evaluation (second round).

4. Earl Warren Showgrounds

Address: 3400 Calle Real, Santa Barbara, CA 93105

APN: 051-230-017

The Earl Warren Showgrounds site would provide adequate area (size) for the Police Station and is not located within a flood hazard zone. While the site is not in the Downtown corridor and is not City owned, this site was considered for the next level of evaluation as a 4.16 acre portion of the 33.9 acre property is recently available for lease-based

development from the State of California. Because the property is not located within the City jurisdiction, annexation would be a necessary to utilize Measure C funding. For purposes of preliminary review, consent to annexation has been assumed. Any further consideration of this site will require resolution of this issue.

This site presents challenges for community access based on distance from the City center and potential operational issues associated with reliance on U.S. Highway 101 for access. The efficiency of a Downtown location for the reasons stated above, make this site challenging. Since the site meets some of the criteria and could be available in the future, this site was brought forward for further consideration (second round).

5. Cota Commuter Parking Lot

Address: 119 East Cota Street, Santa Barbara, CA 93101

APN: 031-151-018

The Cota Commuter Lot is located in the Downtown corridor, would provide an adequate area (size) for the Police Station, and is not located within a flood hazard zone. In addition, there are no structures on-site conflicting with the area needed for the Police Station development, the site is City-owned, and there are no City Charter limitations. Existing land uses at this site are factors and include a commuter parking lot and the location for the Saturday Farmers' Market. This site meets all of the selection criteria, and it was deemed appropriate for the next level of evaluation (second round).

6. Cota Commuter Parking Lot with addition of a portion of the EDD Lot

Address: 119 East Cota Street, Santa Barbara, CA 93101

APN: 031-151-018

The Cota Commuter Lot is located in the Downtown corridor, and this option would include the addition of 5,440 square feet of space from the Southern end of the EDD) located adjacent to the Cota Lot to the North. The 5,440 square feet is currently used as the closest row of parking in the EDD parking lot to the Cota Commuter lot and equates to 23 parking spaces. The addition of this space allows for vehicular access to the site in a different configuration and allows the proposed footprint of the Police Station building to increase in size. The Cota Lot site is City-owned, but the portion of the EDD lot would need to be acquired via a mutually beneficial arrangement with the State of California, which is currently under consideration. This site is not located within a flood hazard zone. In addition, there are no structures on-site conflicting with the area needed for the Police Station development and there are no City Charter limitations. Existing land uses at this site are considerations and include a commuter parking lot and the location for the Saturday Farmers Market. This site meets all of the selection criteria and it was deemed appropriate for the next level of evaluation (second round).

7. Carrillo Commuter Parking Lot

Address: 400 West Carrillo Street, Santa Barbara, CA 93101

APN: 039-261-009

The Carrillo Commuter Parking Lot site is within the Downtown corridor, is City-owned, and does not have City Charter limitations. However, the site size is not adequate to accommodate all of the Police Department programming objectives, and it is within a 500-

year flood zone associated with Mission Creek. Vehicular access is also highly constrained for this site, with a one-way street along the De La Vina Street frontage and a center-divider constricting the northbound entry/exit along the Carrillo Street frontage. Inadequate size and flood hazard are sufficient findings to remove the site from further consideration. This site was not considered for further evaluation.

8. Laguna Street Parks & Recreation Building

Address: 620 Laguna Street, Santa Barbara, CA 93101

APN: 031-160-016

The Laguna Street Parks & Recreation Building site is within the Downtown corridor, is City-owned, and does not have City Charter limitations. However, the site size is not adequate to accommodate all of the Police Department programming objectives, would require demolition of existing buildings (no re-use of such structures), and is within the 100-year flood boundary. Inadequate size and flood hazard are sufficient findings to remove the site from further consideration. This site was not considered for further evaluation.

9. US Post Office Anacapa Street

Address: 836 Anacapa Street, Santa Barbara, CA 93102

APN: 031-011-001

The US Post Office Building site is within the Downtown corridor, is not within a flood hazard zone, and does not have City Charter limitations. However, the site size is not adequate to accommodate all of the Police Department programming objectives, project location would require demolition of an existing historic structure, and the site is not City-owned. Inadequate size and inability to re-use existing structures are adequate circumstances to remove the site from further consideration. This site was not considered for further evaluation.

10. Santa Barbara Newspress Building

Address: 715 Anacapa Street, Santa Barbara, CA 93101

APN: 037-092-036

The Newspress Building site is within the Downtown corridor, is not within a flood hazard zone, and does not have City Charter limitations. However, the site size is not adequate to accommodate all of the Police Department programming objectives, the project location would require demolition of an existing building, and the site is not City-owned. A portion of the Newspress building is also considered historically important, which could require preservation of those elements as part of any reconstruction proposal. Inadequate size and inability to re-use existing structures are adequate circumstances to remove the site from further consideration. This site was not considered for further evaluation.

11. Alameda Park (East Block)

Address: 1400 Santa Barbara Street, Santa Barbara, CA 93101

APN: 029-012-001

The Alameda Park (East Block) site is within the Downtown corridor, is not located within a flood hazard zone, is City-owned, and does not have structures within a sufficient area necessary to accommodate the Police Station. However, the property does have City

Charter limitations; a ballot measure and successful majority vote of registered Santa Barbara residents would be required. The Alameda Park east block is also part of a 14-acre, contiguous 3-block park system containing Alice Keck Park Memorial Gardens, the extensive exotic tree collection in Alameda Park's west block, and the Kid's World playground. These amenities draw very heavy use from a cross-section of the entire City population. Alameda Park (east block) is also bordered by residences across Garden Street and Sola Street. Alameda Park is classified and listed as a major community park / open space in the City's General Plan. It is one of the open spaces listed that create a sense of openness within the City and provide an unobstructed view of the mountains. It is also referenced as part of the important public viewing locations within the City where developments around the park are required to respect the most significant mountain or hillside views available from such locations. In addition to introducing an impact in conflict with these parameters, physical division of this three park system with the introduction of a Police Station at this location would result in impacts upon recreational resources, and conflict with the Land Use policies in the General Plan. This site utilized daily as a park and public gathering area. This site was not considered for further evaluation.

12. Santa Barbara Golf Club Building

Address: 3500 McCaw Avenue, Santa Barbara, CA 93105

APN: 051-230-005

The Santa Barbara Golf Club Building site would provide adequate area (size) for the Police Station, is not located within a flood hazard zone, and is City-owned. However, the site is outside of the Downtown corridor, and existing structures would not accommodate the programming needs of the Police Station, nor meet seismic safety codes. In order to maintain the functionality of the golf course, the remainder of the property outside of the space dedicated for the Police Station at this site would need to be reconfigured, damaging the layout of the golf course and adding an additional expense. The property is a Parks' property zoned P-R and would require a public ballot initiative in order to change the use, which may be difficult and would likely include impacts upon recreational resources. The location of the site outside the Downtown corridor and additional costs from building demolition have been deemed sufficient to remove this site from further consideration. This site was not considered for further evaluation.

13. City Parking Lot 3 (Figueroa Street)

Address: 9 West Figueroa Street, Santa Barbara, CA 93101

APN: 039-281-041

City Parking Lot 3 is within the Downtown corridor, is not within a flood hazard zone, is City-owned, and does not have City Charter limitations. However, the site size is not adequate to accommodate all of the Police Department programming objectives. Additionally, the existing parking structure would require demolition. Inadequate size is sufficient to remove the site from further consideration. This site was not considered for further evaluation.

14. City Parking Lot 11 (Anacapa Street)

Address: 523 Anacapa Street, Santa Barbara, CA 93101

APN: 037-173-050

City Parking Lot 11 is within the Downtown corridor, is not within a flood hazard zone, is City-owned, and does not have City Charter limitations. However, the site size and configuration would not be adequate to accommodate all of the Police Department programming objectives. Existing commercial buildings are located along the State Street and Ortega Street frontage of the parking lot, as well as along approximately 50 percent of the Haley Street frontage, resulting in an awkward configuration of available space that would not be suitable for development of the Police Station at this site. This site was not considered for further evaluation.

15. Sears Property (La Cumbre Plaza)

Address: 3845 State Street, Santa Barbara, CA 93105

APN: 051-010-008

The Sears property within the La Cumbre Plaza shopping center, would provide ample space for the Police Station (9.45 acres); it is not located in a flood zone, and the site could accommodate all of the Police Department Building programming and parking objectives. The site is primarily paved, with two buildings, ornamental trees and landscaping. The existing land use is retail, part of La Cumbre Plaza, formerly Sears. Surrounding land uses in the area include medium to high density residences and businesses. While the site is not in the Downtown corridor, is not currently commercially available, and is not City owned, this site was considered for the next level of evaluation (second round). This site still presents challenges for community access based on distance from the City center and potential operational issues associated with reliance on Highway 101 for access.

16. Macy's Downtown (Paseo Nuevo Mall)

Address: 701 State Street, Santa Barbara, CA 93101

APN: 037-400-003

This site is part of the Paseo Nuevo Mall in the Central Business District. Security for an essential services building is both a requirement and extensive. In order for this location to be considered, it would need to be extricated from the mall in its entirety – both building and parking. Parking for a Police Station is needed for fleet vehicles, motorcycles, specialty vehicles, as well as personal vehicles. These vehicles need to be secure and parking for the Police Station cannot be shared with the public for security reasons. Additionally, the building cannot provide the public access other than through specific points of entry for security reasons. The building itself is too large for what is needed for the Police Department, and it is not built to the standards for an essential services building. There would be substantial added cost to this location for the parking resolution, the building improvements required, and the work associated with making the building and parking secure. This site was not considered for further review.

17. Verizon Building (Chapala and Canon Perdido)

Address: 101 W. Canon Perdido St., Santa Barbara, CA 93101

APN: 037-042-037 & 38

This building was built in 1899 and was expanded in the mid-1980s. It is a four story building with a basement in the Downtown area and is owned and operated by Verizon. This building has served for many years as Verizon's telephone switch center for this

region, and while much of the building is vacant, approximately 20 percent of the building is still occupied by analog radio and telephone equipment that provides service to this area for those phones not using digital technology. Duplication of this technology and service in another building would be extremely costly. The building, however, has been reinforced by Verizon, as this technology is deemed an essential service, but the building is not reinforced to meet current seismic needs for today's essential services buildings. The location and size of the building meet the police department's programming needs, if the building were vacant. This site was not considered for further evaluation.

18. US Land (Las Positas and State St.)

Address: 3237 State Street, Santa Barbara, CA 93105

APN: 051-112-019

This property is owned by the Federal Government and sits on a 2.5 acre parcel adjacent to McKenzie Park. The property would satisfy the building and parking programming needs; however, this property has inadequate access. Additionally, the site is outside of the Downtown corridor and would not be easily accessible to either staff or the public. Access to and from this site would prove overly challenging, as this site is not located near U.S. Highway 101 or an efficient thoroughfare to gain access to other parts of town in a timely manner. This site was not considered for further evaluation.

19. School District Property (the Armory) (East Canon Perdido St., North Quarantina St., East De la Guerra St. and North Nopal St)

Address: 730 E. Canon Perdido Street, Santa Barbara, CA 93103

APN: 031-041-001

The School District Property, known also as the Armory, is appropriately sized to meet programming objectives, and does not have City Charter limitations. However, the site is located in an area that is outside the Downtown corridor, the site would require demolition of existing buildings (no re-use of such structures), the property has environmental concerns extending from the previous use, and is located within the 100-year flood hazard boundary. Location within a flood hazard area is a sufficient finding to remove the site from further consideration. This site was not considered for further evaluation.

20. School District Property (Santa Barbara and Ortega Streets)

Address: 209 East De La Guerra Street, Santa Barbara, CA 93105

APN: 031-082-019

This property is owned by the Santa Barbara High School District and sits on a 2.32 acre parcel. This property would satisfy the building and parking programming needs, has excellent natural topography that would benefit design, is not in a flood hazard zone, and is located in the Downtown area of Santa Barbara. This site is centrally located allowing for easier access from all parts of the City. The buildings on site would not accommodate the needs of a new Police Station and would be replaced. At this time the School District is not interested in selling the property, nor does it have plans at this time to relocate the current uses on-site elsewhere. Until such time as the Santa Barbara School District is interested in relocating, the site is not considered for further evaluation.

SITES IDENTIFIED AS SUITABLE FOR FURTHER EVALUATION

As a result of applying the selection criteria to the candidate sites, five sites were deemed suitable for further evaluation:

- Louise Lowry Davis Center (LLD)
- Cota Commuter Lot
- Cota Commuter Lot With EDD (Parking Area Only)
- Earl Warren Showgrounds (4.16 of the 33.9 acres)
- Former Sears Property (La Cumbre Plaza)

Preliminary environmental review was performed on these five sites (Figure 2). The preliminary environmental review summary appears in Attachment 2 of the September 17, 2019 Santa Barbara Police Department Site Selection Council Agenda Report. The preliminary environmental review is available in its entirety on the Project webpage and at the City Clerk's Office.

APPENDICES

APPENDIX 1: Site Criteria Sheets for the Twenty Sites Considered

LIST OF FIGURES

FIGURE 1: Twenty Sites Selected for Preliminary Evaluation

FIGURE 2: Five Sites Evaluated Further

LIST OF TABLES

TABLE 1: SITE CRITERIA APPLIED TO TWENTY CANDIDATE SITES

REFERENCES

City of Santa Barbara Police Station needs Assessment Study (Leach Mounce Architects, 2012)

Santa Barbara Municipal Code Chapter 15.24 Preservation of Trees (City of Santa Barbara)

Needs Assessment Validation for the New Santa Barbara Police Department. Santa Barbara, California (Cearnal, McClaren 2018).

Charter of the City of Santa Barbara (Santa Barbara City Council, 1967)

Request for Proposal, Notice to Prospective Bidders for a Ground Lease at Earl Warren Showgrounds. (California Department of General Services, 2019)