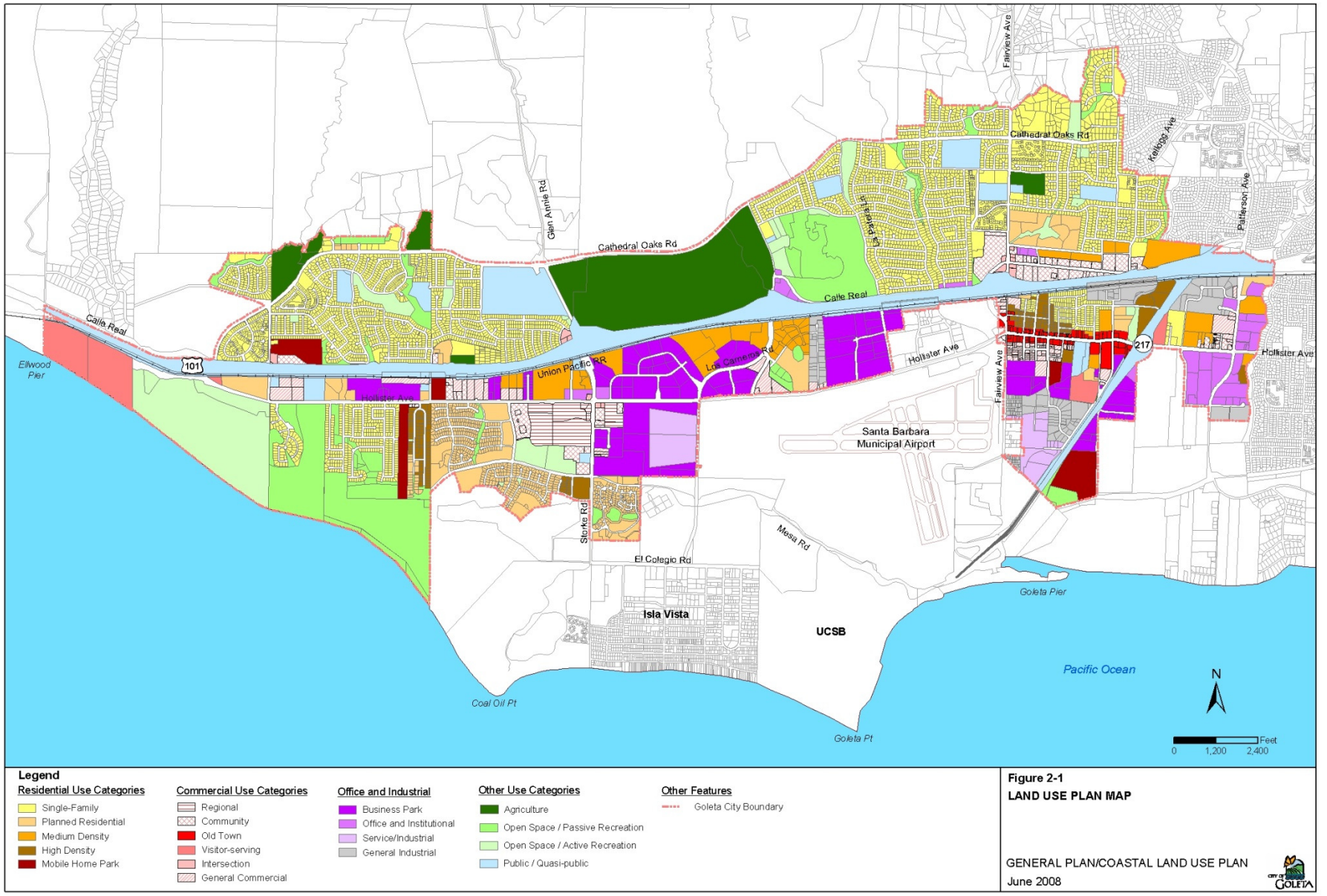
INTERSECTION OF PRIVATE DEVELOPMENT & CAPITAL IMPROVEMENT PROJECTS IN GOLETA

2014 State of the City

CONTEXT OF DEVELOPMENT - Based on General Plan Land Use Plan Map



CONTEXT OF DEVELOPMENT

DEVELOPMENT WE CONTROL

City projects

- Capital Improvements
- Parks/City Hall

Private projects proposed within City

- New Development
- Renovations/Expansions

CONTEXT OF DEVELOPMENT

DEVELOPMENT OUTSIDE OF OUR CONTROL

- UCSB
- County of Santa Barbara
- Santa Barbara Municipal Airport

GENERAL PLAN
COMPLETED PROJECTS:

- Cathedral Oaks/Hollister Interchange
- Overpass Road extension to Hollister Avenue
- Los Carneros Road Capacity Improvements

PARTIALLY COMPLETED/IN PROGRESS:

- Street frontage improvements
- Intersection improvements at key locations

GENERAL PLAN
PROJECTS IN PROCESS:

- Replace the Los Carneros Overhead
- Ekwill–Fowler Roads Extension Project
- Hollister Avenue / Old Town Redesign Improvements
- New 101 Overcrossing at Ellwood Station Road
- Storke Road Capacity Improvements - from Hollister Avenue to US–101
- Storke Road Capacity Improvements - south of Whittier Drive to the southern city limit

GENERAL PLAN
PLANNED PROJECTS:

- New crossing at US–101 and La Patera Road
- Phelps Road Connector
- Add lane in each direction on US–101 west of Fairview Avenue

HOW DEVELOPMENT PROJECTS RELATE TO TRAFFIC IMPACTS

AB1600 Requirements

- Development projects are required to mitigate their own traffic impacts
- Nexus between traffic impacts and required mitigation
- Mitigation must be proportionate to impact
- Development projects can only be required to mitigate/pay for their fair share

TIMING OF IMPROVEMENTS REQUIRED BY DEVELOPMENT PROJECTS

- Prioritized to correlate to impacts caused by new development to mitigate future changes in congestion and/or level of service
- Timing affected by availability of funds
- Must be in place at the time of development or a financial commitment must be in place to complete the improvements

EAST CITY LIMITS TO FAIRVIEW

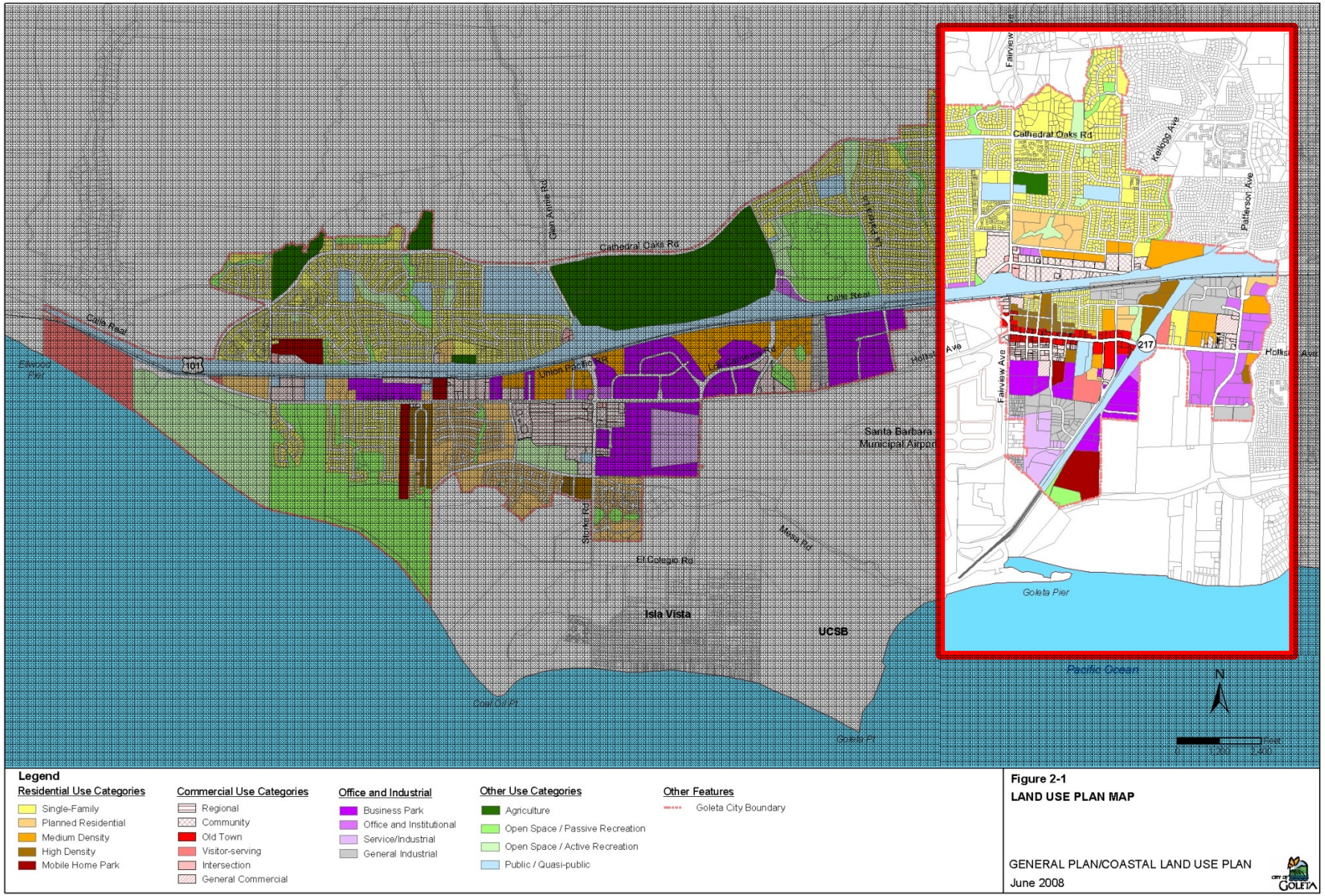


Figure 2-1
LAND USE PLAN MAP

GENERAL PLAN/COASTAL LAND USE PLAN
June 2008

GOLETA VALLEY COTTAGE HOSPITAL EXPANSION

Under Construction

- 153,000 sq. ft. new hospital
- Replaces existing 93,000 sq. ft. hospital

SOMERA MEDICAL BUILDING

Approved 2/24/14

- Across from Goleta Valley Cottage Hospital – 454 S. Patterson
- 20,000 sq. ft. new medical/dental office building

HARVEST HILL

Approved 5/6/14

- 7 lot residential subdivision at 880 Cambridge Drive

OLD TOWN VILLAGE

Anticipated

34 shopkeeper units
28 live-work units
113 townhomes on 12.3 acres

Pocket Park Playground Perspective View

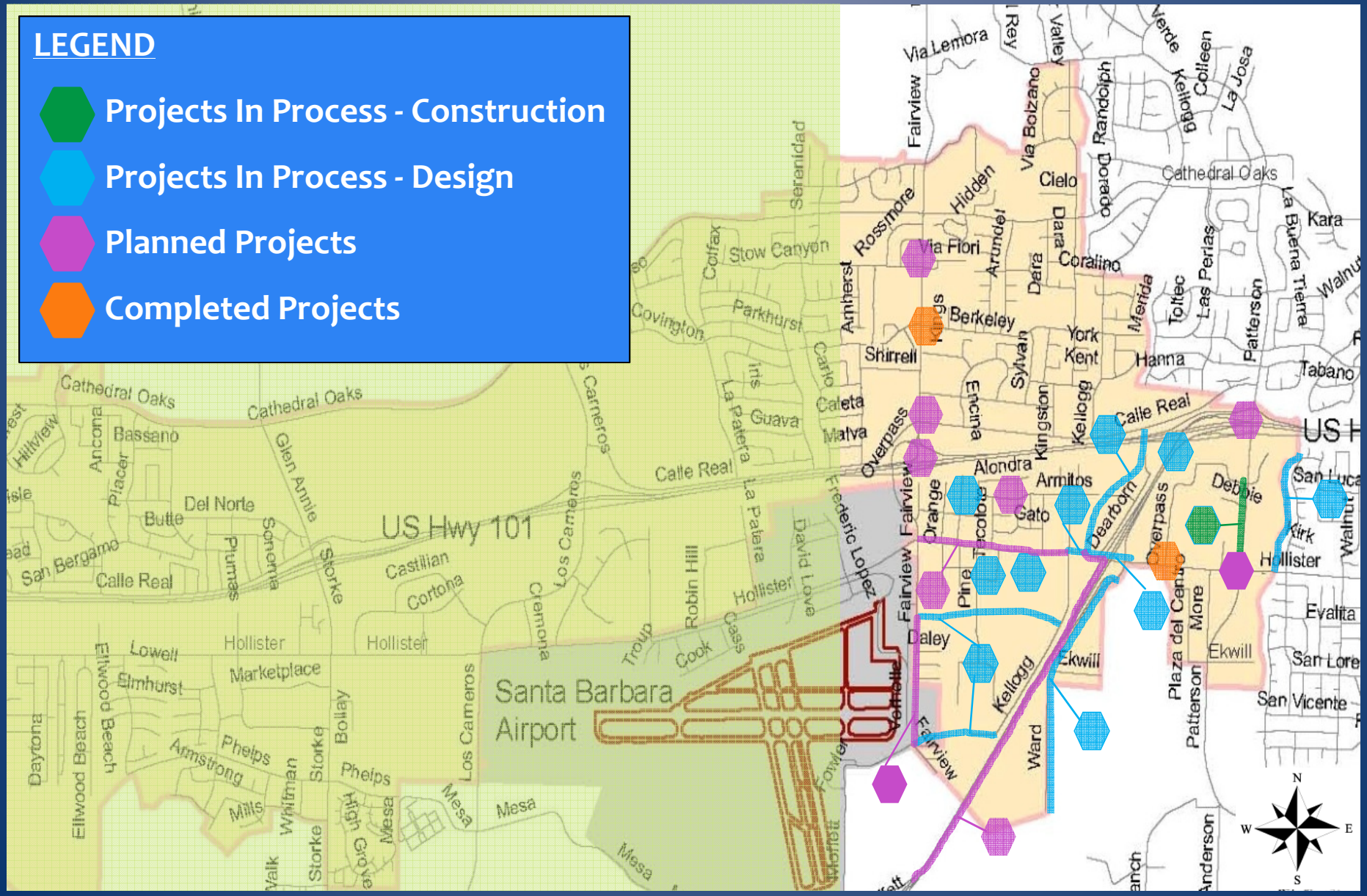
OLD TOWN INDUSTRIAL CENTER

Anticipated

- 14 Light Industrial Buildings
- Total 186,770 SF
- 19.76 acre site

CAPITAL IMPROVEMENT PROGRAM

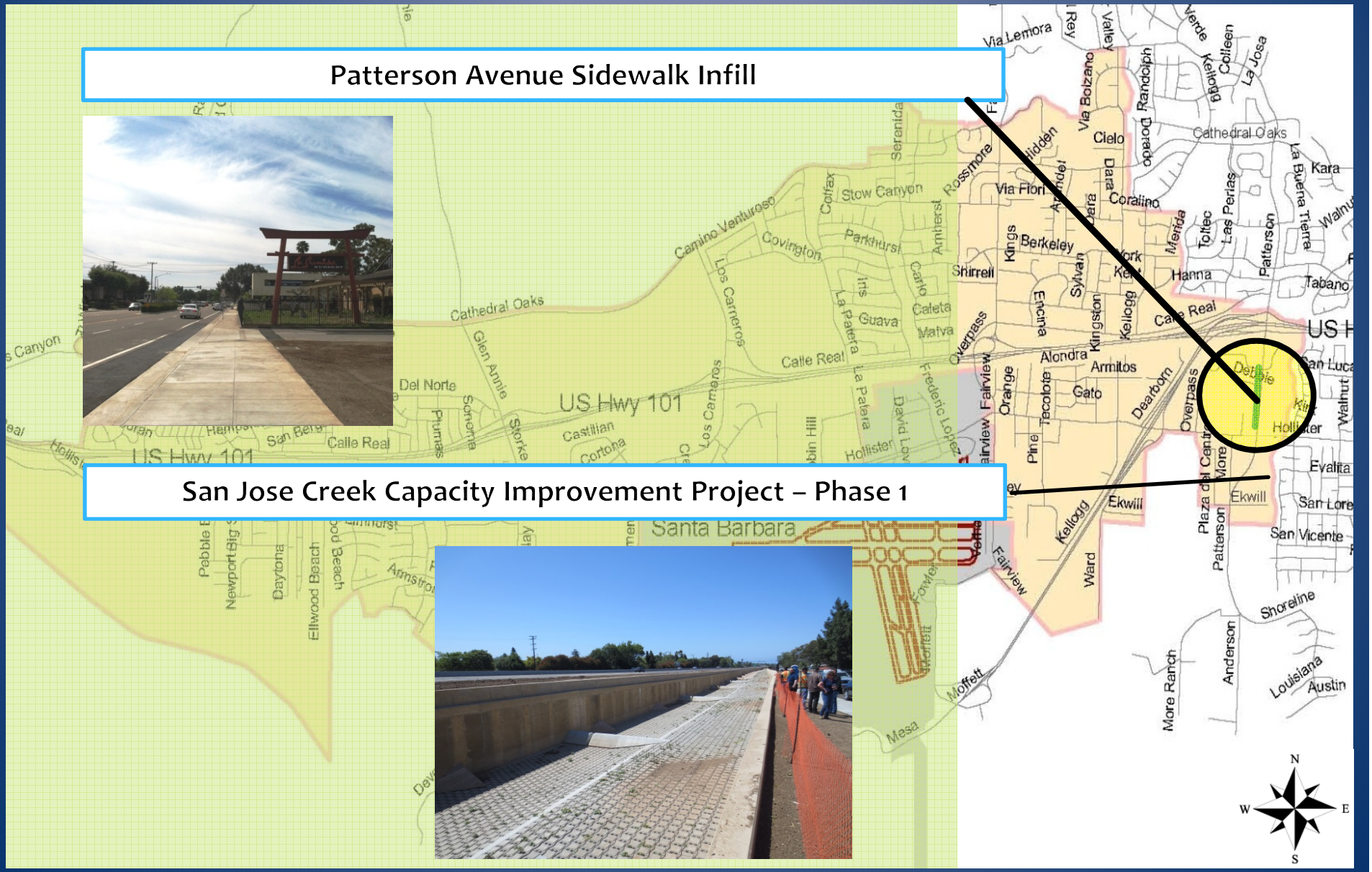
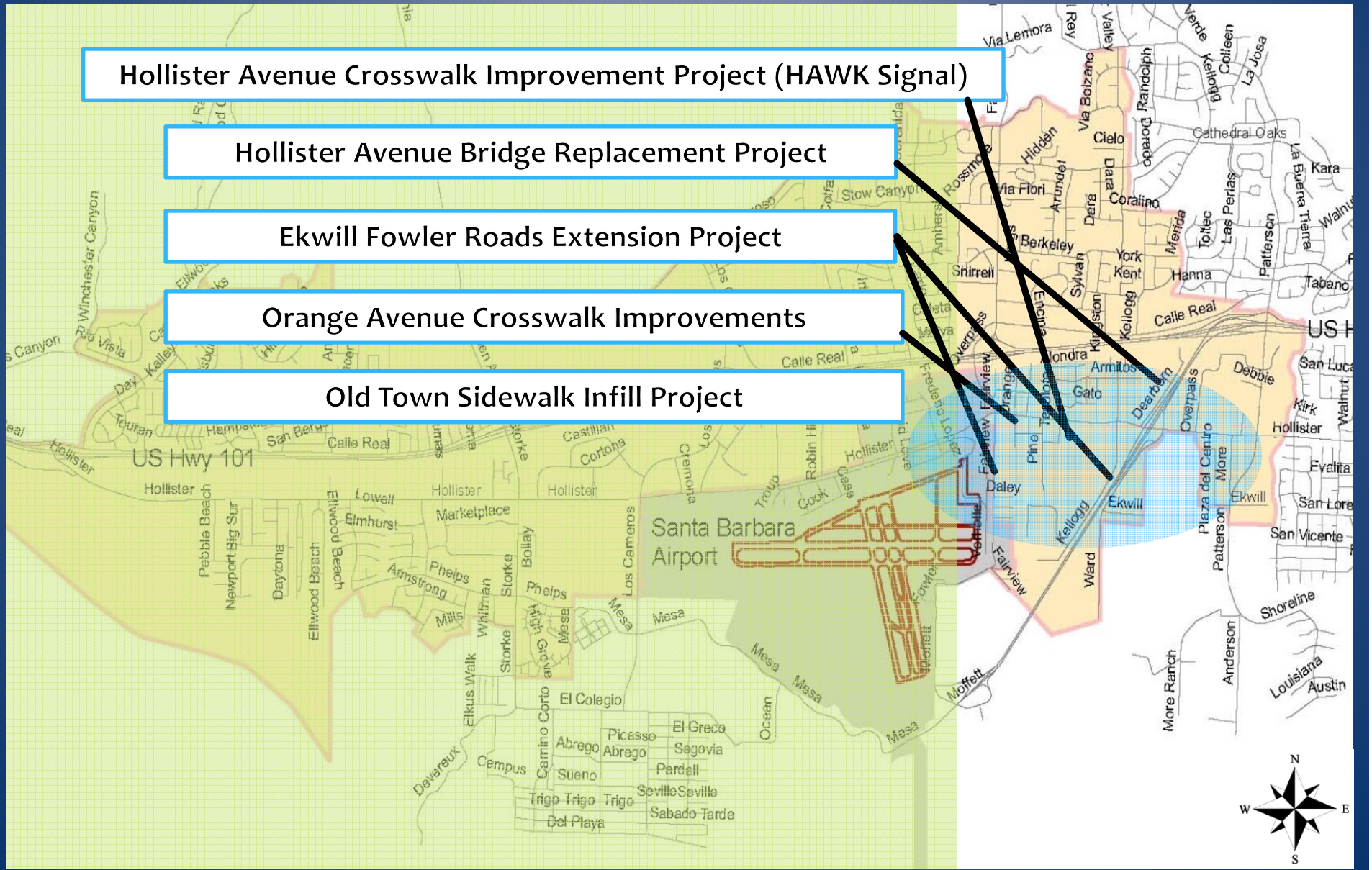
PROJECTS EAST CITY LIMITS TO FAIRVIEW AVE



CAPITAL IMPROVEMENT PROGRAM
COMPLETED PROJECTS

Patterson Avenue Sidewalk Infill

San Jose Creek Capacity Improvement Project – Phase 1



CAPITAL IMPROVEMENT PROGRAM
PROJECTS IN DESIGN