



**Agenda Item A.1
PRESENTATION
Meeting Date: April 7, 2009**

TO: Mayor and Councilmembers

FROM: Daniel Singer, City Manager

SUBJECT: Presentation of the Proposed Expansion for Goleta Valley Community Center Project

RECOMMENDATION:

Receive a presentation from the Goleta Valley Community Center on potential expansion and new project plans.

BACKGROUND:

The Goleta Valley Community Center is proposing to expand its facilities. Randy Rosness, Goleta Valley Community Center Executive Director, requested the opportunity to provide Council with a presentation on recent site expansion plans and concepts for the proposed project. Attached to this memorandum are further details and a project site map outlining expansion projects for the Community Center property and adjoining Goleta Union School District maintenance and bus yard site.

This presentation is intended to provide Council with an opportunity to provide initial comments on the proposed expansion plans and to use this time to ask questions and explore ways in which the City might support the Community Center's proposal.

Submitted By:

Daniel Singer
City Manager

Attachments:

1. GVCC Project Proposal
2. Project Site Map

ATTACHMENT 1

GVCC Project Proposal

GVCC PROJECT PROPOSAL/PARTICIPANTS

GOALS:

- *INSTALL **SYNTHETIC TURF** IN BACK FIELD AREA WITH CITY APPROVAL
- *ACQUIRE **3 ACRES** ADJACENT TO CENTER FROM SCHOOL DISTRICT
- *INCREASE **PARKING**
- *BUILD **JUNIOR OLYMPIC SWIMMING POOL**
- *BUILD **PICNIC GROUND W/ NATURAL THEATRE SEATING** FACING FIELD

POTENTIAL PARTICIPANTS:

- *GOLETA VALLEY COMMUNITY CENTER: R.ROSNESS/BOARD
- *CITY OF GOLETA: DAN SINGER/MATTIE GATSBY/COUNCIL
- *GOLETA UNION SCHOOL DISTRICT: KATHY BOOMER
- *MTD: SHERRIE FISHER
- *HAMPTON INN:
- *COASTAL CONSERVANCY:
- *COUNTY: BOARD OF SUPERVISORS (REVENUE NEUTRALITY AGREEMENT)

PLAN:

Phase I. The Goleta Valley Community Center would like to introduce a plan to launch a “parks and recreation department” *EXTREME MAKEOVER* at the Center’s 7.5 acre leased property. The facility would include the renovation of the back field area to a new ¾ length synthetic turf athletic field which could be used everyday throughout the year, require no water, maintenance, or pest control. The GVCC has some seed-funding to start the project. We would seek additional funding from local foundations and private donors. *Lighting is not included at this time, but would be explored for future plans.

Total cost for the field: \$350-\$375K

Phase II. The Center would also like to work with the City of Goleta and the GU School District to acquire the adjacent 3 acre property. This would involve finding a suitable alternative location for the District’s maintenance lot, and then being able to exchange, purchase, or somehow acquire the land from the School Dist. The use of the land, after clearing the property, would include the following:

1. **Community swimming pool:** concrete deck area, pool equipment, restrooms/showers/lifeguard stand
2. **Picnic grounds:** built in tables/benches, circular sidewalks, trees, landscaping, concrete pavilion seating facing field
3. **Parking:** an additional 50-75 spots depending on requirements

Total cost for pool, picnic, parking: \$1.5M-\$1.75M

Plan of action is to enlist *every potential and/or available participant*, explain the direct benefit for their organization, and then show the cumulative added benefit for the community as a whole:

1. **GVCC:** Gains a new high-tech sports field, community pool, picnic ground, and added parking to complete a full-service Center with the Boys and Girls Club.
2. **City of Goleta:** Increases the value of a city property and moves closer to establishing a "Parks and Recreation Department" for the people of Goleta.
3. **Goleta Union School District:** Vacates an eyesore property in a poor location for bus traffic and their maintenance staff, and moves to an efficiently designed facility, possibly the MTD bus property or a vacant undeveloped City property.
4. **MTD:** May either sell or lease land to the GUSD that remains vacant at this time.
5. **Hampton Inn:** Could become a player in determining what is built next to them.
6. **Coastal Conservancy:** Could continue support for a Center they helped create through a grant in 1978.
7. ***Added factor/agency: Santa Barbara County...** If the City and the County can work out the ***Revenue Neutrality issue***, Goleta benefits financially and the County could play a significant benefactor role toward this project for the City.

**All of these agencies working together could complete a facility that will generally benefit the residents of Old Town Goleta and the Goleta Valley overall. It will take at least 3 of these agencies participating together to work through a plan. Having all 6 of them in co-operation would be a deal-maker.*

***Note:** *The Maintenance Department of the G.U. School District's requirements might be far less than anticipated; 2-3 acres of land, above ground fuel storage, staff parking, metal buildings for maintenance and offices, and utilities to an accessible parcel. If the City of Goleta has the land to exchange, it becomes an industrial building project of moderate proportions.*

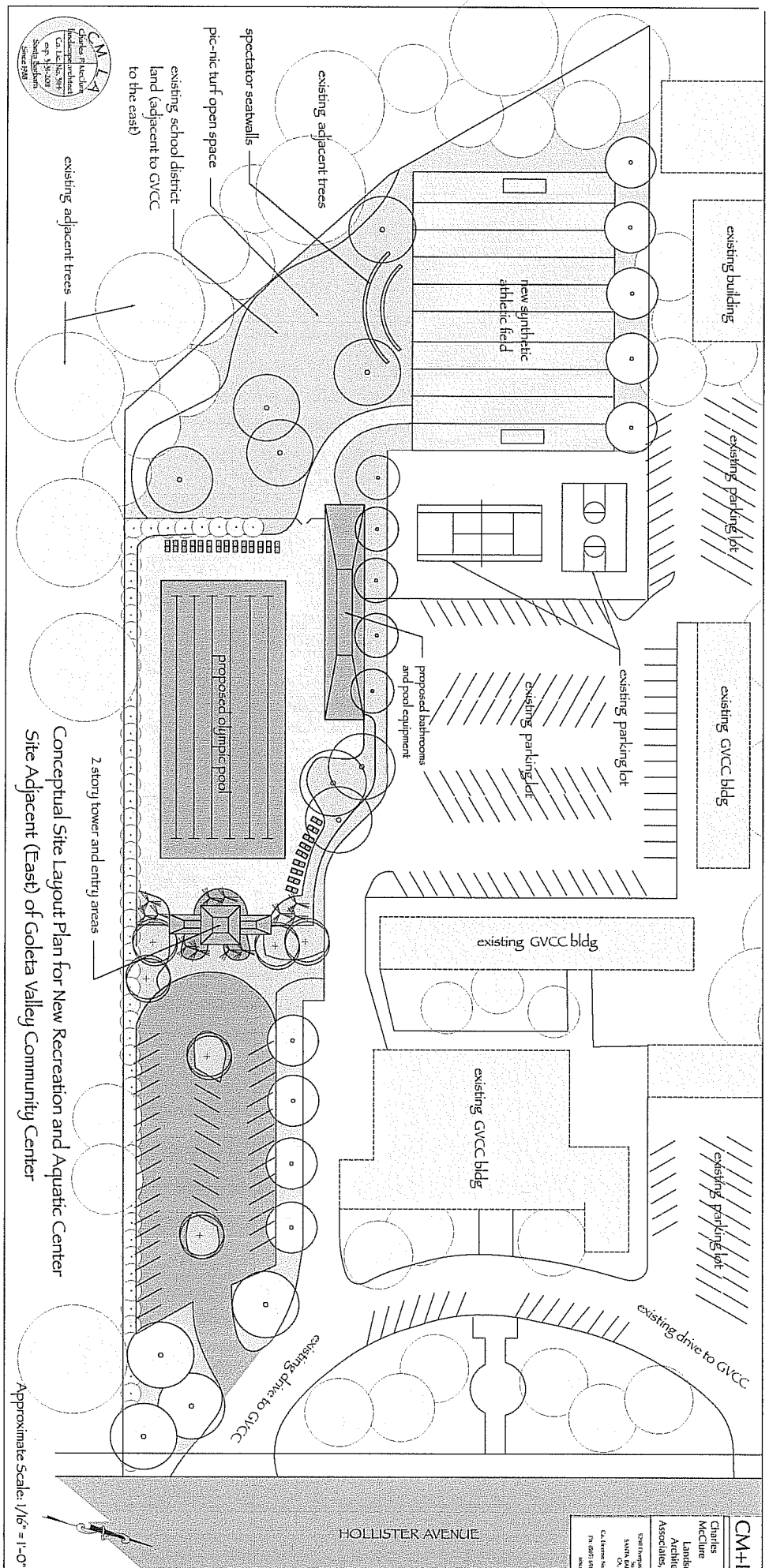
PROS: Numerous: *Listed in "Goals" and "Plan" above....

CHALLENGES: Realistically this project could approach \$2M by the time it breaks ground. Money is tight at the State, County, and City levels as well as among foundations and individual donors. BUT, funds are still available for the right projects. According to the City, Goleta is in line for Community Development Block Grant funds.

MORE CHALLENGES: The expanded facilities would require more GVCC Staffing, maintenance, chemicals, and insurance requirements by the Center with limited potential for recovering the costs. (\$? annually: staff, pool, insurance, custodial/maintenance. Currently under study)

ATTACHMENT 2

Project Site Map



existing adjacent trees
 existing school district land (adjacent to GVCC to the east)
 pic-nic turf open space
 spectator seawalls
 existing adjacent trees

existing building
 new synthetic athletic field
 existing parking lot
 existing GVCC bldg
 existing parking lot
 existing parking lot
 existing GVCC bldg
 existing parking lot
 existing GVCC bldg
 existing parking lot
 existing drive to GVCC

proposed olympic pool
 proposed bathrooms and pool equipment
 2 story tower and entry areas

existing drive to GVCC
 existing drive to GVCC
 existing drive to GVCC

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 Since 1989

Approximate Scale: 1/16" = 1'-0"

