Chapter 5: Implementation

Overview

The Isla Vista Master Plan contains a variety of actions and programs that will require substantial funding. Many projects are specified to improve infrastructure in the community and will be publicly funded. Some projects, such as improvements to private buildings and properties, will be funded with private capital, and other planned catalyst projects will be developed through public - private partnerships.

The Implementation Matrix outlines the basic issues for making the Plan a reality. For example, basic questions, such as what will be done, who will do it, when will it be completed, etc., are identified and related to the overall Plan goals and community priorities.

Inclusion of projects into the matrix does not constitute project approval for purposes of the California Environmental Quality Act and is intended to demonstrate intent regarding timing and priorities and does not commit the Board of Supervisors or Redevelopment Agency to particular projects or project sequencing.

Project / Program Implementation

Catalyst Projects	Priority	Entity Responsible for Initiating Action	Program/ Project	Impact on Goal Achiev.	Cost	Revenue Benefit/ Cost to RDA	Funding Source	Comments
I. Transportation								
Linked Action Group: Immediate Parking Improvements								
Parking & Transportation Adminstrative Entity	High	RDA/PW/ Parking Adminstitration Entity	Program	High		Neutral	Self- Financing	
Downtown parking meters			Project/Program			Indirect Benefit	Self- Financing	Will provide revenue that can pay for other parking improvements
New downtown on-street parking spaces			Project			Indirect Benefit	RDA/PW	
Residential parking permit			Program			Neutral	Self- Financing	
Daily parking permits			Program		$0	Neutral	Self- Financing	Will provide revenues that can pay for other parking improvments
Linked Action Group 2: Additional Downtown Parking								
Create In-lieu Parking Fee to for specific downtown parcels	High	RDA, P&D	Project/Program	High	$0	Benefit	RDA (staff time only)	The parking fees combined with other parking revenues can pay for land acquisition to create a shared surface parking lot.
Acquire land for new public Parking Lot	High	RDA	Project	High	$900,000	Benefit	RDA/ In Lieu fees/other parking revenues/ user fees	
Parking structure (225 spaces - $20,000 per space)	High	RDA	Project	Medium	$4,500,000	Indirect Benefit	RDA/ In Lieu fees/other parking revenues/ user fees	Could be built on surface lot or in other places in the downtown
Reconfigure Existing Privately Owned Parking Lots	High	RDA	Project	High	$75,000	Benefit	RDA	Staff will work with existing property owners to make these lots more efficeint
Other Actions								
MTD service improvements	High	RDA, MTD	Project/Program	High	Varies	Neutral	MTD	
Goleta train station	High	RDA, SB Co. Assoc. of Governments	Project/Program	Low		Neutral	To be identified	
Car-sharing	High	Car-sharing non-profit	Program	High	$300,000	Neutral	Initial RDA or grant subsidy	Will become self funding
II. Downtown								
Linked Action Group 1: Streetscape and Pedestrian Improvements								
Rotaries at the Embarcadero Del Mar and Del Norte/ Pardall Road intersections	High	RDA, PW	Project	High	$1,200,000	Indirect Benefit	RDA/PW	Mid-block crossing for pedestrian saftey only, not part of Paseo project
Pardall Streetscape improvements								
Linked Action Group 2: Development Projects								
Pardall Paseo	High	Property Owners/ RDA	Project	High: dedevelopment of south side	$150,000	Benefit	RDA/Property Owner	Timing depends on redevelopment of private parcels
Redevelopment of Pardall properties to mixed-use buildings	High	Property Owners	Project	Medium		Benefit	Property Owner	May require assistance from RDA

Project / Program Implementation

Catalyst Projects	Priority	Entity Responsible for Initiating Action	Program/ Project	Impact on Goal Achiev.	Cost	Revenue Benefit/ Cost to RDA	Funding Source	Comments
Downtown Low-interest Loans for Developers	High	RDA	Program	Medium	Varies	Benefit	RDA will get money back from loan as TI	
Other Actions								
Ongoing faciliated communication between UCSB and Downtown Businesses	High	RDA, UCSB, Business and Property Owners	Program	High		Neutral	RDA	RDA staff can faciliate ongoing dialog between UCSB and Downtown businesses on issues of mutal concern
III. Public Space-Parks								
Linked Action Group Anisq'Oyo' Park								
Improve northern side of park including connection to Pardall Road and businesses	High	RDA, IVRPD	Project	Medium	$500,000	Indirect	RDA/IVRPD	
Relocate amphitheater								
Restore and realign wetland								
IV. Public Space-Streets								
Abrego Road	High	PW/RDA	Project	High	$184,702 ($47,360)	Indirect	PW/RDA	See following spreadsheet
*Sabado Tarde Road	High	PW/RDA	Project	High	$29,4791 ($174,880)	Indirect	PW/RDA	See following spreadsheet
Camino Pescadero	High	PW/RDA	Project	High	$15,8425 ($38,080)	Indirect	PW/RDA	See following spreadsheet
Sueno Road	High	PW/RDA	Project	High	$428,250 ($109,280)	Indirect	PW/RDA	See following spreadsheet
Camino Corto	Medium	PW/RDA	Project	Medium	$324,186 ($150,400)	Indirect	PW/RDA	See following spreadsheet
Camino del Sur	Medium	PW/RDA	Project	Medium	$247,041 ($141,440)	Indirect	PW/RDA	See following spreadsheet
Cervantes Road	Medium	PW/RDA	Project	Medium	$ 1,058,702	Indirect	PW/RDA	See following spreadsheet
Cordoba Road	Medium	PW/RDA	Project	Medium	$ 1,058,702	Indirect	PW/RDA	See following spreadsheet
Del Playa Road	High	PW/RDA	Project	Medium	$1,418,316/ $219,109	Indirect	PW/RDA	See following spreadsheet
El Embarcadero	Medium	PW/RDA	Project	Medium	$ 547,934	Indirect	PW/RDA	See following spreadsheet
El Greco Road	Medium	PW/RDA	Project	Medium	$ 1,058,702	Indirect	PW/RDA	See following spreadsheet
Madrid Road	Medium	PW/RDA	Project	Medium	$ 695,428	Indirect	PW/RDA	See following spreadsheet
Picasso Road	High	PW/RDA	Project	Medium	$ 1,058,702	Indirect	PW/RDA	See following spreadsheet
Segovia Road	Medium	PW/RDA	Project	Medium	$ 1,058,702	Indirect	PW/RDA	See following spreadsheet
Seville Road	Medium	PW/RDA	Project	Medium	$ 695,428	Indirect	PW/RDA	See following spreadsheet
Pasado Road	Low	PW/RDA	Project	Low	$ 25,500	Indirect	PW/RDA	See following spreadsheet
Streets West of Camino Corto	Low	PW/RDA	Project	Low	$ 80,615	Indirect	PW/RDA	See following spreadsheet
Trigo Road	Low	PW/RDA	Project	Low	$ 25,500	Indirect	PW/RDA	See following spreadsheet

Project / Program Implementation

Catalyst Projects	Priority	Entity Responsible for Initiating Action	Program/ Project	Impact on Goal Achiev.	Cost	Revenue Benefit/ Cost to RDA	Funding Source	Comments
V. Isla Vista / UCSB Interface								
Ocean Road Faculty & Staff Housing with pedestrian oriented access facing Ocean Road	High	UCSB	Project	High		Indirect benefit	UCSB	
Similar landscape, street furniture, and building design on western UCSB Main Campus	High	UCSB	Project	Medium		Neutral	UCSB	
Pardall Road bike and pedestrian tunnel	High	UCSB	Project	High		Indirect benefit	UCSB	
El Colegio Road reconstruction	High	PW, UCSB	Project			Neutral	UCSB / PW	Overal impact on goals depends on final project design. Funding not yet finalized
VI. Housing								
1. Lot at El Colegio and Embarcadero del Mar	High	RDA	Project	High		Benefit or Neutral depending on developer	RDA Housing Set Aside Money	Other non-RDA funding sources are also available to help fund affordable housing
2. Lot at El Colegio Road and Camino Pescadero (Potential public parking also)	High	RDA	Project	High		Benefit or Neutral depending on developer	RDA Housing Set Aside Money	Other non-RDA funding sources are also available to help fund affordable housing
3. Lot at Camino Pescadero and Cervantes Road	High	RDA	Project	High		Benefit or Neutral depending on developer	RDA Housing Set Aside Money	Other non-RDA funding sources are also available to help fund affordable housing
4. Lot at El Colegio Road and Stadium Road (Potential public parking also)	High	RDA	Project	High		Benefit or Neutral depending on developer	RDA Housing Set Aside Money	Other non-RDA funding sources are also available to help fund affordable housing
Catalyst Projects	**Priority**	**Entity Responsible for Initiating Action**	**Program/ Project**	**Impact on Goal Achiev.**	**Cost**	**Revenue Benefit/ Cost to RDA**	**Funding Source**	**Comments**

Project / Program Implementation

5. Inner-block lot at Picasso Road and Camino Pescadero (Potential public parking also)	High	RDA	Project	High		Benefit or Neutral depending on developer	RDA Housing Set Aside Money	Other non-RDA funding sources are also available to help fund affordable housing
6. Partnership to create affordable housing project and playfields at Camino del Sur and Sueno Road, near Estero Park	High	RDA, Korean Methodist Church	Project	High		Benefit or Neutral depending on developer	RDA Housing Set Aside Money	Other non-RDA funding sources are also available to help fund affordable housing
7. Pardall Gardens - Mixed use, affordable housing	High	RDA, IVRPD	Project	High		Benefit or Neutral depending on developer	RDA Housing Set Aside Money	Other non-RDA funding sources are also available to help fund affordable housing
8. Cervantes and Embarcadero del Mar	High	RDA	Project	High		Benefit or Neutral depending on developer	RDA Housing Set Aside Money	Other non-RDA funding sources are also available to help fund affordable housing
9. Segovia Road and Embarcadero del Mar	High	RDA	Project	High			RDA Housing Set Aside Money	Other non-RDA funding sources are also available to help fund affordable housing
10. Union 76 Site	High	RDA	Project	High			RDA Housing Set Aside Money	Other non-RDA funding sources are also available to help fund affordable housing
Residential Façade Improvement Program	High	RDA	Program	Medium	Varies	Benefit	RDA	Will help enhance the overall visual charater of IV
VII. Estero Neighborhood								
Linked Action Group: Create a Community Center								
Isla Vista Community Center Building	High	RDA, IVRPD	Project	High	PAC/GPAC recommendation	Indirect	RDA/IVRPD/ Outside Grants	$2.5 million RDA
Isla Vista Skate Park								
Playing Fields on former Isla Vist Youth Projects site (with housing)								
Sueno Orchard connection & improvements, community garden								

Streets Summary

Priority	Street	Street Type	Width (ft.)*	Narrowing	Bump Outs at Red Curbs	Speed Tables	Sidewalk Priority	Street Trees	Special Notes
1**	Abrego Road	Sidewalk Street	40		Yes	Yes	High	Yes	Improve Camino Corto intersection
1	Camino Pescadero	Sidewalk Street - Community Entry	40	No	No	Yes	High	Yes	Small rotary at Trigo
1	Embarcadero Loop	Sidewalk Street - Community Entry	40	No	No	Yes	High	Yes	Large rotaries at intersections w/ Pardall
1	Pardall Road	Special Street: Business District	40	Yes	One	No	High	Yes	Two rotaries, slightly elevated, mid-block crossing, remove street barrier, widen sidewalks
1	Sueno Road	Special Street: Bike Blvd	34	No	Yes	Yes		Yes	Sign and paint for bike blvd.
2	Camino Corto	Sidewalk Street - Community Entry	40	No	No	Yes	High	Yes	Improve Abrego intersection, Three small rotaries
2	Camino del Sur	Sidewalk Street - Community Entry	40	No	No	Yes	High	Yes	Small rotaries at Trigo and Sueno
2	Cervantes Road	Traffic-Calmed Street	40	Yes	Yes	Yes	Medium	Yes	
2	Cordoba Road	Traffic-Calmed Street	40	Yes	No	Yes	Medium	Yes	Sidewalks between Pescadaro and Embarcadero Del Mar high priority
2	Del Playa Road	Special Street	34	No	No	Yes	High	Yes	Remove barrier at Camino Pescadero, wall to hide trash receptacles
2	El Embarcadero	Special Street - Coastal Access	40	Yes	Yes	Yes	Low	Yes	Special surface see p 2-20, on-street parking, build sidewalk in street to narrow street?
2	El Greco Road	Traffic-Calmed Street	40	Yes	Yes	Yes	Medium	Yes	
2	Madrid Road	Traffic-Calmed Street	40	Yes	No	Yes	Medium	Yes	Sidewalks between Pescadaro and Embarcadero Del Mar high priority
2	Picasso Road	Traffic-Calmed Street	40	Yes	Yes	Yes	Medium	Yes	
2	Segovia Road	Traffic-Calmed Street	40	Yes	Yes	Yes	Medium	Yes	
2	Seville Road	Traffic-Calmed Street	40	Yes	No	Yes	Medium	Yes	Sidewalks between Pescadaro and Embarcadero Del Mar high priority
3	Pasado Road	Traffic-Calmed Street	34	No	No	Yes	Low	Yes	
3	Streets West of Camino Corto	Sidewalk Street - Community Entry	33 - 40	No	No	No	Low	Yes	Yield streets, rotaries at key intersections, locations dependent on traffic counts
3	Trigo Road	Traffic-Calmed Street	34 - 40	No	No	Yes	Low	Yes	Two rotaries, Sidewalks between Pescadaro and Embarcadero Del Mar high priority

* In no cases will streets be narrowed beyond 34' - streets would be narrowed by building new sidewalk in street on one side

** Suggested interim projects

Impacts to parking will be evaluated on a street by street basis

Conflicts with PAC recommendation

Phasing of High Priority Projects

Catalyst Projects	Responsible Entity	Program/Project	Cost	Funding Source
Pre-adoption Phase				
Downtown parking meters	RDA/Public Works/ Parking Entity	Project		Self Financing
New downtown on-street parking spaces		Project		
Downtown street trees	RDA, PW	Project		PW <$20K RDA
Test traffic calming project (excludes speed bumps & parking loss is minimized)	RDA, PW	Project		PW < $10K RDA
Establish Parking & Transportation Administrative Entity	RDA/PW/ Parking Entity	Program	Staff Time	
Residential parking permit		Program		
Daily parking permits		Program		
Phase I: 0 - 5 Years after adoption				
Highest Priority Phase I Projects				
Pardall Streetscape improvements and rotaries at the Embarcadero Del Mar and Del Norte/Pardall Road intersections	RDA, Public Works, HCD	Project	$1,200,000	RDA
Redevelopment of Pardall properties to mixed-use buildings	Property Owners	Project	Varies	Property Owner
Improve northern side of AO park including connection to Pardall Road and businesses	RDA, IVRPD	Project	$500,000	RDA/IVRPD
Relocate amphitheater				
Enhance and realign wetland				
Complete sidewalks on Sabado Tarde, Abrego, Camino Pescadaro, Picasso, and Embarcadero Del Mar. Also on Pardall, Madrid, Seville and Trigo between Camino Pescadaro and Embarcadero Del Mar			_____	PW/RDA
Isla Vista Community Center Building	RDA, IVRPD	Project		IVRPD/Outside/ $2.5Mil RDA
Change Zoning Ordinance to require CUP for alcohol-related projects	RDA	Program	Staff Time	RDA
Create In-lieu parking fee for specific downtown parcels	RDA, P&D	Project/Prog	Staff Time	RDA
MTD service improvements	RDA, MTD	Project/Prog	Varies	MTD/Others?
Downtown Low-interest Loans for Developers	RDA/HCD	Program	Varies	RDA will get money back from loan as TI
Ongoing facilitated communication between UCSB and Downtown Businesses	RDA, UCSB, Business and Property Owners	Program	Staff Time	RDA
Residential Façade Improvement Program	RDA/HCD	Program	Varies	RDA
Additional Phase I Projects				
Reconfigure existing privately owned parking lots	RDA	Project	$75,000	RDA
Acquire land for new public parking lot	RDA	Project	$900,000	RDA/ In Lieu fees/other parking revenues/user fees
Similar landscape, street furniture, and building design on western UCSB Main Campus	UCSB	Project		UCSB
Implement traffic calming on Sabado Tarde, Abrego, Camino Pescadaro	PW, RDA		$80,000	PW/RDA
Isla Vista Skate Park				Grants
Playing Fields on former Isla Vista Youth Projects site (with housing)				
Sueno Orchard connection & improvements, community garden				
Car-sharing	Car-sharing non-profit	Program	$300,000	Initial RDA or grant subsidy
Street trees	RDA, PW	Project		PW/RDA
Phase II: 6 - 10 Years after adoption				
Pardall Paseo	Property Owners/ RDA	Project	$150,000	RDA/Property Owner
Ocean Road Faculty & Staff Housing with pedestrian oriented access facing Ocean Road	UCSB	Project		UCSB
AO Park acquisitions	RDA/IVRPD	Project	$2,500,000	RDA/Grants
Pardall Road bike and pedestrian tunnel	UCSB	Project		UCSB
Implement traffic calming on Camino Corto and Camino Del Sur				
Implement El Embarcadero improvements			$550,000	
Complete sidewalks on Del Playa, Sueno, Camion Corto, Camino Del Sur, El Greco, Segovia, Cordoba, Cervantes				
Parking structure (225 spaces - $20,000 per space)	RDA	Project	4500000	RDA/in lieu fees/parking revenues/user fees
Street Trees	RDA, PW	Project		PW/RDA
Phase III: 11 - 20 Years after adoption				
Complete remaining sidewalks	RDA/PW			
Street trees	RDA, PW	Project		PW/RDA