

COMMUNITY FACILITIES STRATEGIC PLAN

City of Manhattan Beach, CA



Executive Summary

January 2008

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City of Manhattan Beach
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Developed by:

The People of the City of Manhattan Beach

And

The City of Manhattan Beach

City Council

Planning, Parks & Recreation, Parking & Public improvements and Library Commissions

City Manager's Office

And

The City of Manhattan Beach Departments of:

Community Development

Parks & Recreation

Facilities Maintenance & Operations

Fire & Police

With:

MDA Johnson Favaro

The City of Manhattan Beach Community Facilities Strategic Plan

In June of 2006 the City of Manhattan Beach initiated a year long community-driven planning process that was to create a comprehensive master plan and long term vision for community and recreation facilities on, adjacent to and/or near various parks throughout the City. This report summarizes the results of that effort.

Of the approximately dozen or so community recreation facilities totaling about 70,000 SF in Manhattan Beach about half were built before 1970 and in a seriously deteriorated physical condition. It is no longer economically efficient to maintain them and they are at or nearing the end of their useful lives. The other half were built or renovated after 1970 and while in a better state of repair are so inadequate in size and configuration as to prevent the proper delivery of community programs and services that are typically provided in communities such as Manhattan Beach regionally, state and nation wide. For several years the community has expressed an interest in having high quality facilities that serve the broadest array of constituent needs of the community. These include a new library, swimming pools, a community center with a properly sized and configured main hall, a senior center, multi-purpose, intergenerational indoor recreation facilities such as a gymnasium, fitness center and aerobics/exercise studios, a boys and girls scouts meeting place, teen center, skate park, community theater and visual arts center with exhibition space.

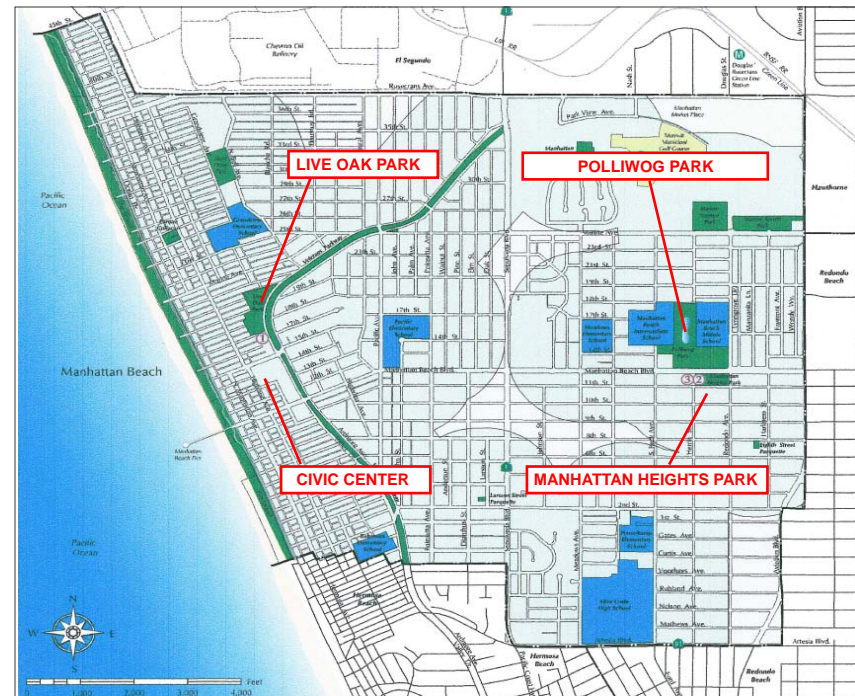
This strategic plan provides sites, footprints and an outline of a building program for the replacement of deteriorating and inadequate existing facilities and new high quality facilities. The plan includes a strategy to provide a new library, senior social/activity center, multi-purpose community center and expanded park open space in Live Oak park and multi-purpose intergenerational indoor recreation and outdoor pools, a teen center, skate park and new ball fields in and adjacent to Polliwog Park. Should the community decide to implement the plan, engage in the planning and design of them and begin construction in January of 2011 the total project costs (including construction, planning , design and permit fees, interior equipment and furniture, etc., but not including the cost of land) for each of the major components are as follows:

- Library, Community Center, Senior Social/Activity Center, Park Support Programs, Expanded Park Open Space & Parking in Live Oak Park \$75M
- Library Only at the Civic Center \$45M
- Indoor Recreation, Indoor & Outdoor Pools, Expanded Park Open Space, new Ball fields and Parking at Polliwog Park \$80M
- Skate Park and Teen Center in Polliwog Park \$10M

The costs of the facilities increases 10% every year or slightly less than 1% every month beyond January 2011.



The Joslyn Hall. Built in the 1960s Joslyn Hall is an example of the state of community and recreation facilities in Manhattan Beach. Its structural, mechanical, electrical and plumbing systems have deteriorated, it violates building codes in almost every way and its size and configuration are inadequate for the delivery of programs and services the City provides.

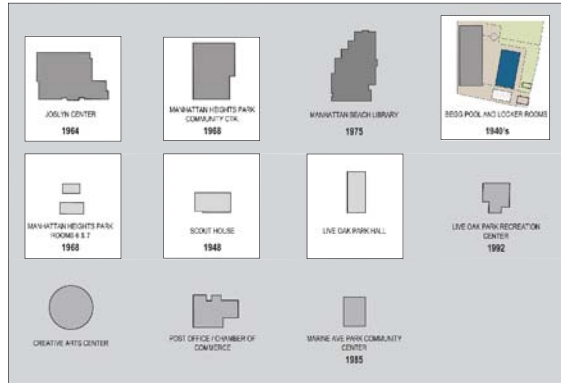


Existing Community Facilities. The array of a dozen or so existing community facilities are concentrated in two main areas of town. These are the Civic Center and Live Oak Park in the downtown area and Polliwog Park and Manhattan Heights Park in the area of town that is east of Sepulveda.

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EXECUTIVE SUMMARY COMMUNITY FACILITIES STRATEGIC PLAN - *Final Report*
 Manhattan Beach, CA



Facilities at the End of Their Useful Lives

Approximately half of the facilities within the city’s portfolio were built before 1970. They have received little to no upgrade since then and suffer systems degradation, widespread code violations, water intrusion, structural disrepair and other serious defects. These defects call into question not only their use to the community but also their safety; and, because of constant upkeep and routine repairs required to keep them minimally operational they have become uneconomical to maintain. Furthermore, most of them are severely inadequate in size and inefficiently configured so as to prohibit the effective delivery of comprehensive programs and services to the community of Manhattan Beach that are commensurate with standards of best practices nationally, regionally and locally.

- Joslyn Hall
- Manhattan Heights Community Center
- Manhattan Heights Teen Center
- Scout House
- Live Oak Hall
- Begg Pool



Joslyn Hall North Side Facing the Park



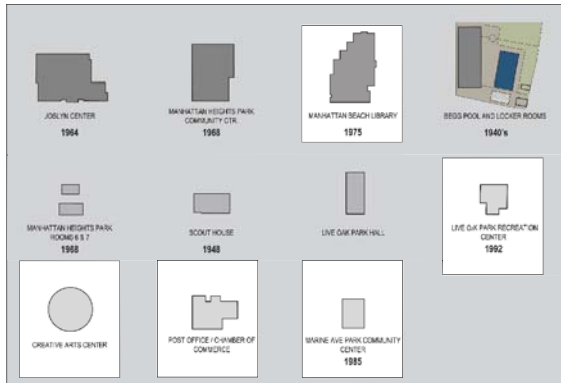
Joslyn Hall Floor Plan The main hall has a ceiling that is too low, finishes that are falling apart, it lacks natural light, it has an inadequate stage and it is served by a severely undersized kitchen. The kitchen is buried at the heart of the building and inaccessible to loading facilities. Seniors are restricted to a 1,500 SF corner of the building and the community classrooms are undersized. The building sits on 10 to 12 feet of uncertified, uncompacted land fill and all of its systems--structural, mechanical, electrical and plumbing--are original to the 1960s era construction, in an unsafe state of disrepair and in violation of current building codes.



Begg Pool.



Begg Pool Site Plan The pool is unsafe in several ways: it is too shallow, the plaster has failed, the concrete deck has buckled and cracked, the pool equipment is failing, the locker rooms lack adequate ventilation and daylight. The facility is remote in location, inaccessible, fenced in with chain link fence and an imposition on Pollivog park. It is served by parking on old basketball courts that were part of the former Manhattan Beach Intermediate School campus accessed via a substandard and dangerously steep driveway.



Facilities Inadequate in Size & Configuration

Approximately half of the facilities within the city’s portfolio were built or renovated after 1970 and are in a moderately stable state of repair. These facilities are structurally sound, with systems that are reasonably intact and they could expect to last another ten or fifteen years without having to incur severe emergency maintenance and repair costs. However, all of them are inadequate in size and inefficiently configured so as to prohibit the effective delivery of comprehensive programs and services to the community of Manhattan Beach that are commensurate with standards of best practices nationally regionally and locally. The library especially suffers from a lack of space, acoustical conflicts and an inability to provide programming that is routinely a part of the life of a typical contemporary community library in communities within the Los Angeles County library system.

- Library
- Annex
- Creative Arts Center
- Tennis/Ceramics
- Marine Avenue Community Center



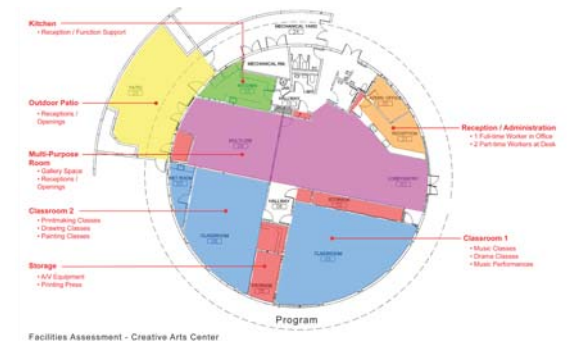
The Library as Seen From Highland Avenue.



The Creative Arts Center and Its Parking Lot.



Library Floor Plan Both the adult and children’s libraries are undersized and inadequately separated so that there are constant conflicts in the daily operations of these two key components of a fully functioning community library. The library lacks space and the ability to provide programming that is standard practice in the contemporary community library and as such is dramatically under utilized. A library is typically a galvanizer of a community while this one by virtue of its limitations is somewhat marginalized in the daily life of Manhattan Beach .



Creative Arts Center Floor Plan Originally a second branch of the library located east of Sepulveda (Manhattan Heights Park) this 1960s era building was renovated in 2001 to become a visual arts center. The renovation expertly transformed a building with difficult geometry into a series of exhibition spaces, studios, work spaces and meeting rooms. The building minimally serves its function but suffers from many problems inherent in the original building such as awkward room configuration and weak acoustics.

Priorities of the Community

Over a period of more than a year of community outreach a clear hierarchy of facilities priorities has emerged. At the top of the list are a library and a swimming facility. Multi-purpose community meeting space and indoor recreation as well as meeting and activity space for seniors, teens and boys and girls scouts round out the middle of the list. And while a community theater, visual arts center and skate park did not fall high on the list of priorities they have nevertheless been registered as priorities of the community and it is clear that they are to be addressed in the long term community facilities strategic plan. Other priorities of the community emerged as well. These are:

- Right size facilities for the community of Manhattan Beach
- Maximize accessibility and minimize impacts on the neighbors
- Congregate uses for maximum efficiency & community
- Maintain inventory of outdoor courts and fields
- Expand open space wherever feasible.
- Exercise restraint and fiscal responsibility
- Provide transparency, clear plan of action & accountability

Geographic Suitability and the Logic of Location

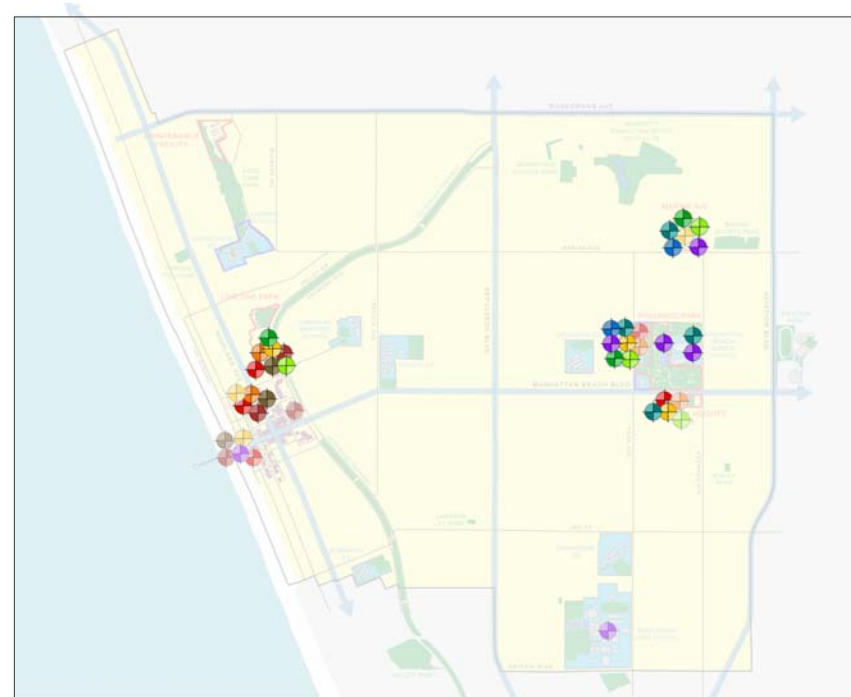
The strategic plan provides that cultural and multi-use community meeting and activity facilities be located in the vicinity of downtown in or adjacent Live Oak Park and/or the Civic Center and that recreational facilities be located east of Sepulveda in or adjacent to Polliwog Park, Manhattan Heights Park and/or Marine Avenue Park.

Facilities most appropriately located downtown are:

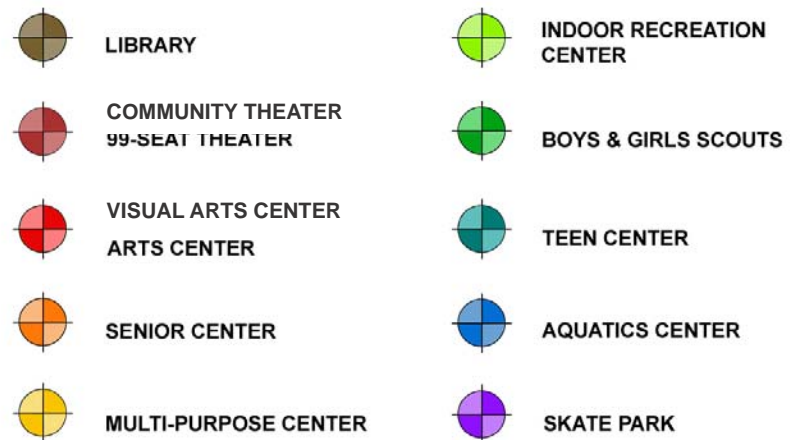
- Library
- Community Theater
- Community Center
- Visual Arts
- Seniors

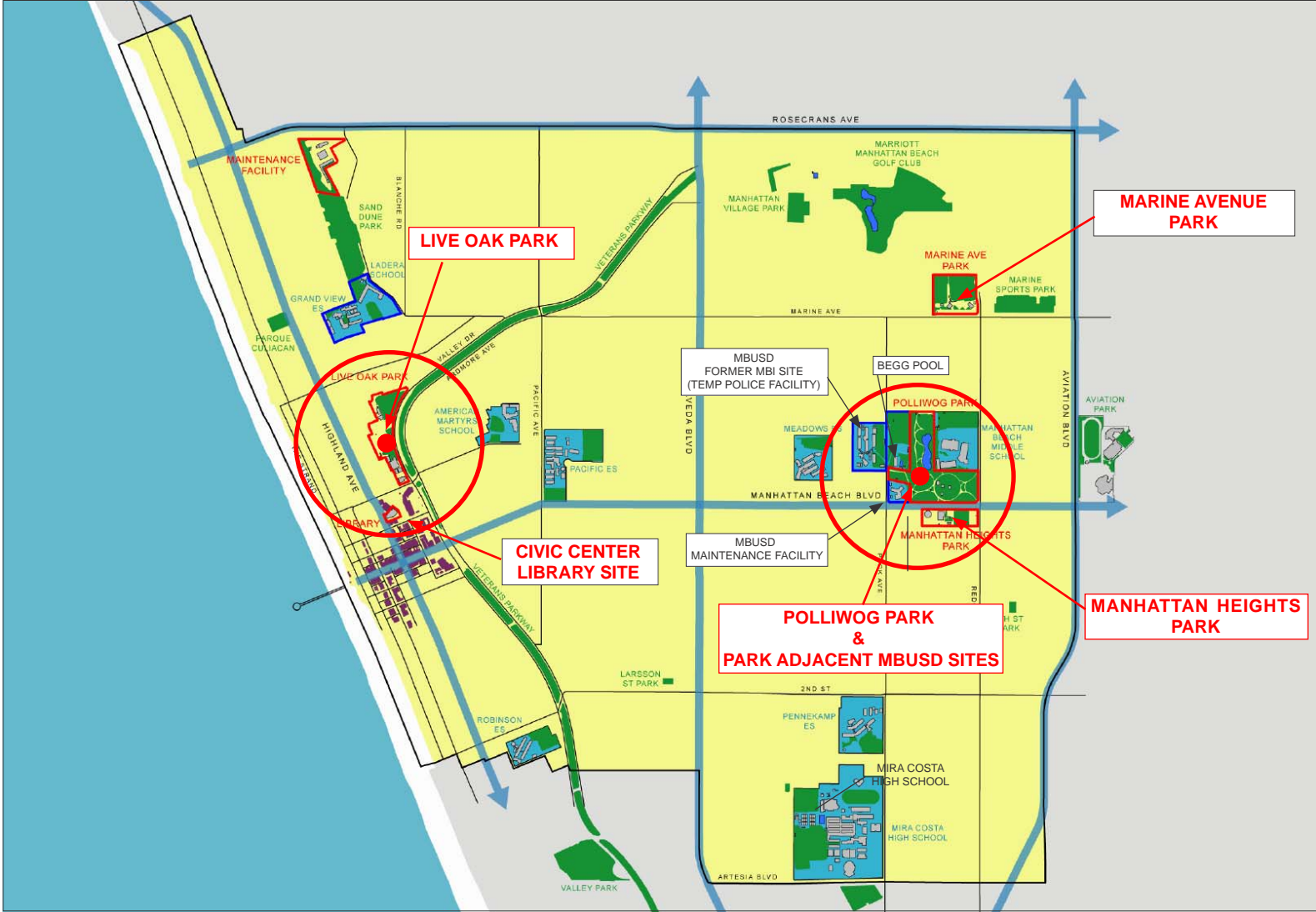
Facilities most appropriately located east of Sepulveda Boulevard are:

- Aquatics
- Boys & Girls Scouts
- Indoor Recreation
- Skate Park
- Teens



Geographic Suitability Cultural and community meeting and activity facilities are most appropriately located downtown. Indoor and outdoor recreation facilities are most appropriately located east of Sepulveda.





The Major Candidate Sites The existing library site in the Civic Center, the “south panhandle” of Live Oak Park, Polliwog Park and MBUSD owned sites adjacent to Polliwog Park, portions of Manhattan Heights Park and Marine Avenue Park are candidate sites for the location of new community recreation facilities.

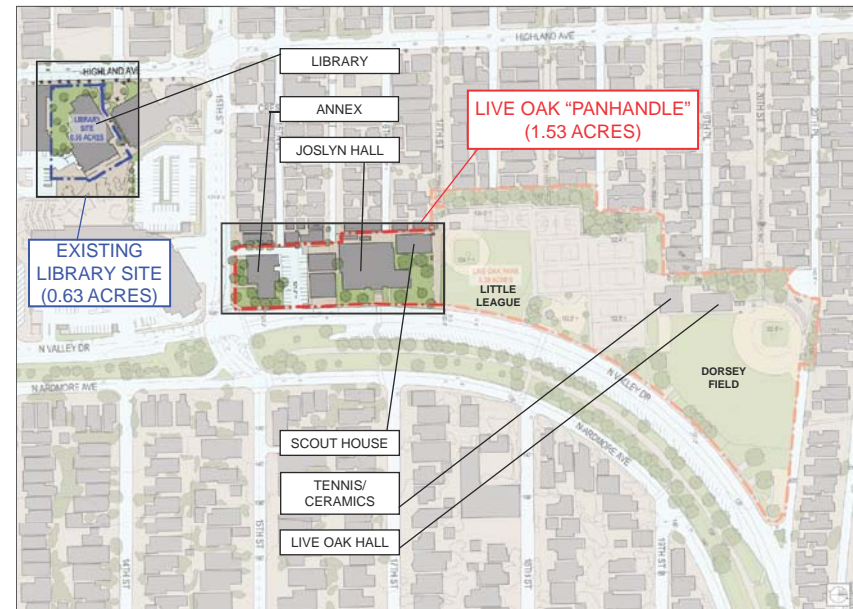
Candidate Sites

Live Oak Park is an approximately 8 1/2 acre site owned outright by the City of Manhattan Beach. Existing facilities within the park are Joslyn Hall, the Scout House, the Tennis/Ceramics Building, Live Oak Hall and the Annex (home to the post office, chamber of commerce, dial-a-ride and the park ranger). This park is also home to Dorsey Field, a little league field, six tennis courts and two basketball courts, a tot lot, childrens playground and dog run. The area most appropriately accommodating of new facilities is “south panhandle” where currently are located the Scout House, Joslyn Hall and the Annex. The site is approximately 1.53 acres in area. The existing library site within the Civic Center is about 2/3 acre and owned by the County of Los Angeles. Parking at Live Oak Park includes 56 spaces in the post office parking lot, 34 curb side parallel spaces along the west side of Valley Drive and 80 diagonal spaces along the east side of Valley Drive for a total of 170 spaces. National standards and best practices require that 254 spaces be provided at peak demand. History has shown and best practices in shared use and alternate modes of transportation assumptions have verified that the ratio of what is provided to what is required at 67% (170/254) works.

Polliwog Park is almost 18 acres in overall area, owned by the Manhattan Beach Unified School District and maintained by the City of Manhattan Beach. The park itself is not a candidate site for new facilities except outdoor recreational facilities. However several properties currently owned by the Manhattan Beach Unified School District are. These include the site of the existing Begg Pool, the MBUSD Maintenance facility and the “lower MBI” or “Peck Corridor” property, approximately 2.75 acres just west of Peck Avenue previously occupied by the Manhattan Beach Intermediate School and most recently as a temporary facility by the Manhattan Beach Police Department. Parking at Polliwog Park is limited to a little more than 100 spaces approximately 70 on the basketball courts adjacent to Begg Pool, 28 at the Premier Field lot, and a few more along Peck Avenue.

Manhattan Heights Park is currently home to the Manhattan Heights Community Center and Teen Center, the Creative Arts Center, a few annex buildings, a ball field and basketball, tennis and paddle tennis courts. It is a candidate site for low intensity community and recreation uses.

The area of Marine Avenue Park north of Marine Avenue south of the soccer and ball field at 2.2 acres is an additional candidate site for indoor and outdoor recreation facilities.



Live Oak Park Existing Conditions. Over the years this park has been filled up with buildings, ball fields and outdoor courts, lighting, fencing, equipment, storage sheds and other paraphernalia--to the extent that there is no what one traditionally thinks of a park open space (grass and trees) left. Parking for the park is provided mostly off site on the adjacent Valley Drive, and most of that on the east side of Valley Drive across the street from the park. All of the buildings in this park are in a serious state of disrepair and/or inadequate in size and configuration to serve the needs of the Manhattan Beach community. The existing library site within the civic center is owned by the County of Los Angeles.

The Regulating Plans

The regulating plans depict the basic parameters that guide future development of any of the sites that are a part of the strategic plan. Build-to lines indicate the outside boundaries of building sites. The regulating plan also designates areas for outdoor recreational use (ball fields and courts), unprogrammed park open space and vehicular circulation and major access points. Nothing in the regulating plan requires the building of anything; it merely governs where buildings will be built should the community decide to build and where open space is to be created and/or preserved. Areas designated as building sites and recreational use can become open space but areas designated as open space can never become sites for buildings or outdoor recreation facilities.

Live Oak Park and the Civic Center

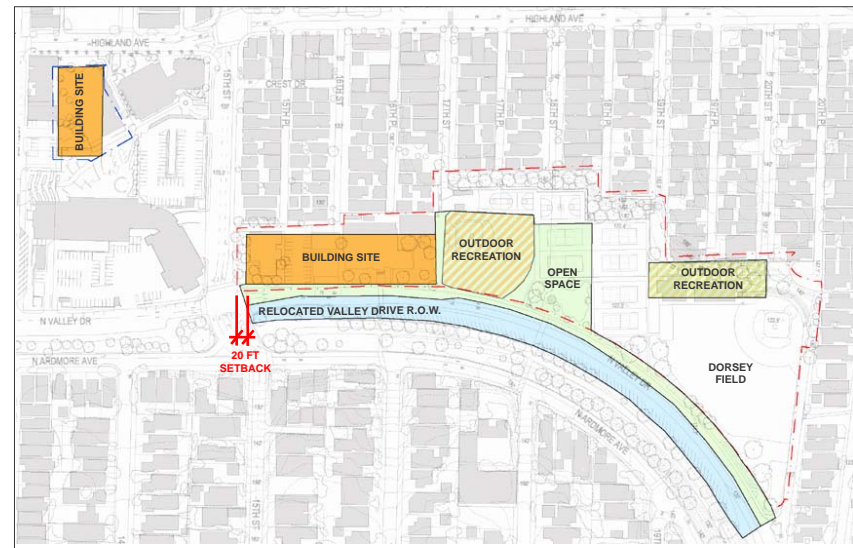
Building sites are limited to the area of the “south panhandle” south of the little league field and the existing library site within the civic center. The build-to lines of the Live Oak building site provide for generous setbacks along Valley Drive and 15th street. The area vacated with the removal of Live Oak Hall and the Tennis/Ceramics building and the area of the existing little league field are designated for use as outdoor recreation. The regulating plan indicates the narrowing and relocation of the Valley Drive right of way toward the east, parking and vehicular drop-off and pick-up along Valley Drive, and vehicular access to below grade parking at 15th Street.

Polliwog Park and Park Adjacent.

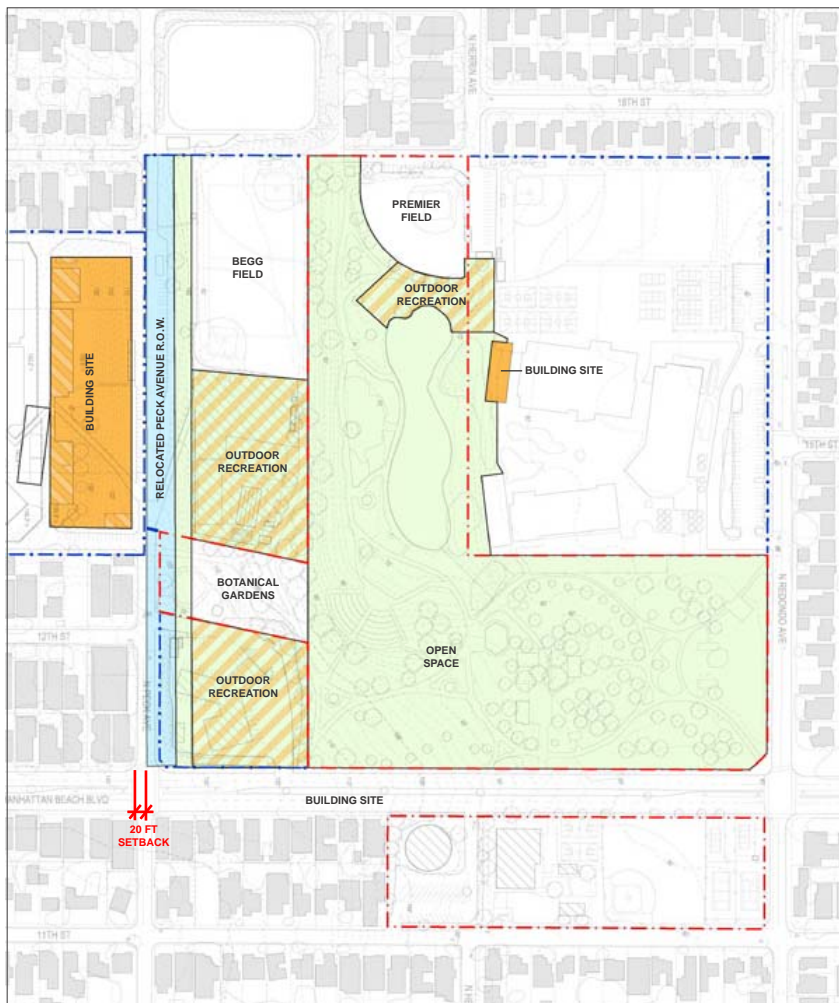
Building sites are limited to the “Peck Corridor” site (the lower half of the former Manhattan Beach Intermediate School property) and an area of MBUSD owned property on the middle school campus. The area between Polliwog pond and Premier field in the northeast corner of the park, the site of the existing Begg Field and the site of the MBUSD maintenance facility are designated for use as outdoor recreation. The botanical gardens are to remain in place. The regulating plan indicates the relocation of Peck Avenue to the east, the establishment of the 20 foot setback along the west side of Peck Avenue, access to the Peck Corridor site from Manhattan Beach Boulevard and controlled access at 12th Street and Peck Avenue and 18th Street and Peck Avenue. The strategic plan includes no regulating plan for Manhattan Heights Park.

Marine Avenue Park.

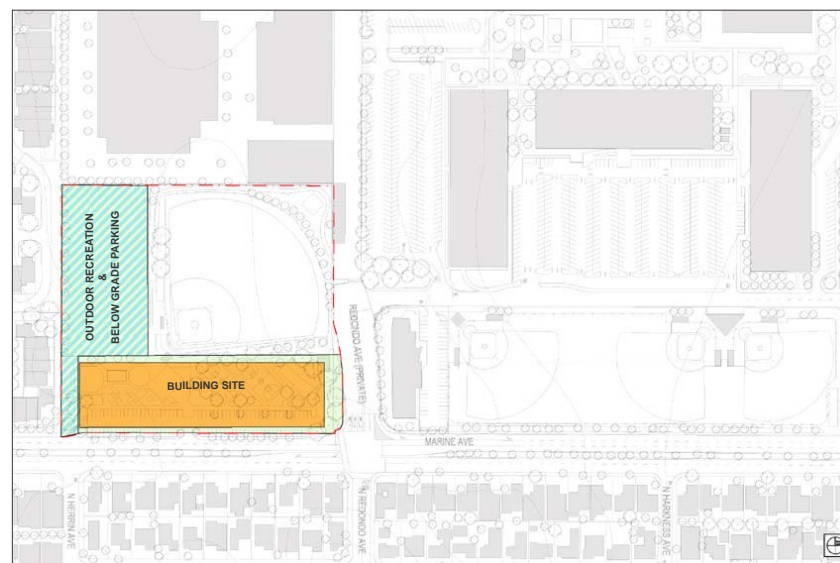
A building site is designated for the area of the park south of the existing soccer and ball fields. The option of below grade parking serving the park and possible future recreation facilities is indicated in the area of the site beneath the existing soccer field.



Live Oak Park and Existing Library Site Regulating Plan . Building sites are limited to the area within Live Oak park south of the little league field and the site of the existing library within the civic center. The little league field and the area within the park vacated by the removal of Live Oak Hall and the Tennis/Ceramics buildings are designated for use as outdoor recreation. The right-of-way of Valley Drive is narrowed and relocated toward the east to expand park open space along Valley Drive.



Polliwog Park and Park Adjacent MBUSD Sites Regulating Plan. Areas designated as building sites are limited to the lower half of the MBUSD Intermediate School Site (“Peck Corridor”) and a small portion of the middle school property just west of the gymnasium wing of the middle school. Areas designated for outdoor recreation include the area of the park between Polliwog pond and Premier field, the site of existing Begg pool and the MBUSD maintenance facility. The right-of-way of Peck Avenue is shown as shifting to the east to create a generous setback along its west side. The strategic plan includes no regulating plan for Manhattan Heights Park.



Marine Avenue Park Regulating Plan. The area of the park between Marine Avenue and the southern boundary of the existing soccer and ball fields is designated as a building site. The area of the soccer field is designated for outdoor recreational use and for potential future below grade parking .

The Illustrative Plans

The illustrative plans depict ways to interpret the governing framework of the regulating plans. Based on a year of community outreach and analysis and planning work the strategic plan recommends a preferred scenario for the development of facilities, outdoor recreation, park open space, parking, roadways and vehicular access at each of the major sites. These recommendations are represented graphically in the illustrative plans included here.

Live Oak Park and the Civic Center

The library, senior social and activity center and multi-purpose community center are co-located in a courtyard configuration within Live Oak park south of the little league field. In the short term, the post office and chamber of commerce are moved to the existing library facility. In the long term this site is reserved for the community theater, visual arts center and/or other community uses. The plan allows that the little league field be removed from the park (and replaced elsewhere) and that Valley Drive is narrowed and shifted east to create more open space within the park and a buffer between the street and the tot lot, children's playground and dog run. Unprogrammed open space within the park increases from less than an acre to over 2 1/2 acres. Parking is located at grade on the west side of Valley Drive and below grade beneath the facilities.

Polliwog Park and Park Adjacent.

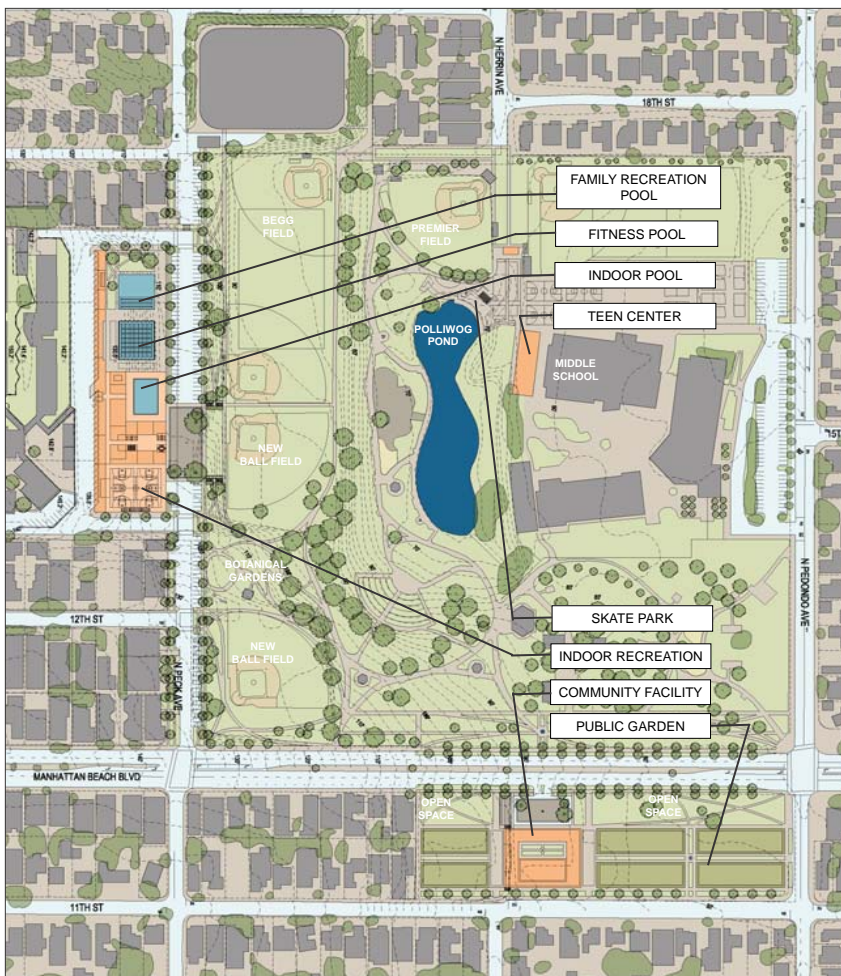
A teen center and skate park are located adjacent to Premier field, the middle school and Polliwog pond at the northeast corner of the park. Multi-purpose indoor recreation facilities, including a gymnasium, indoor pool, intergenerational fitness center and community event rooms are located in a consolidated facility on the lower half of the former Manhattan Beach Intermediate School (the "Peck Corridor") site. An outdoor fitness pool and family recreation pool are located adjacent to this facility. Peck Avenue is shifted east by twenty (20) feet to provide a landscaped setback between it and the residential neighbors to the west. Ball fields are proposed for the site of the existing Begg Pool and the MBUSD maintenance facility. The botanical gardens remain in their current location and are preserved. Parking is provided at grade along Peck Avenue and in a structure below the indoor recreation facilities. A modest as yet undetermined community facility and a public garden are depicted as one possible long term scenario for Manhattan Heights Park.

Marine Avenue Park

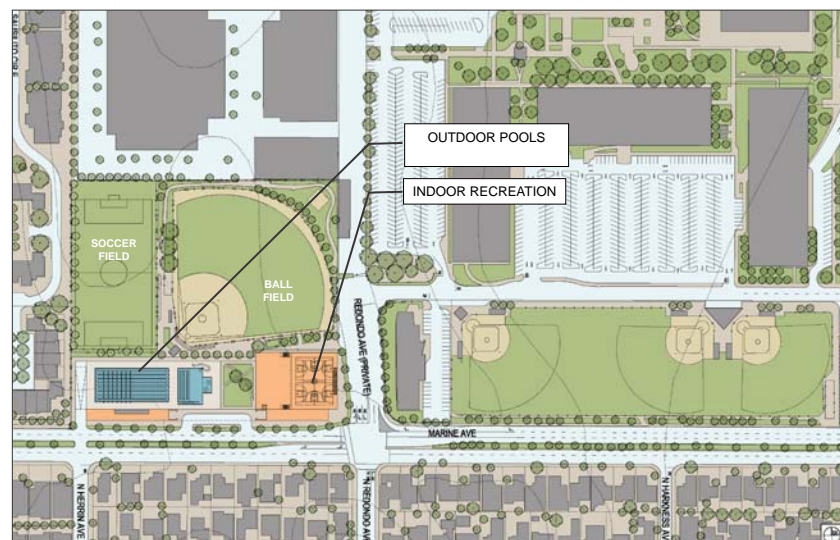
This site is an alternate location for indoor and outdoor recreation facilities should the MBUSD owned properties adjacent to Polliwog Park not become available.



Live Oak Park Illustrative Plan. A co-located library and community center with a senior social/activity center are shown on the site of the existing Joslyn Hall and Annex building in the "south panhandle" of Live Oak park. The little league field is removed (and replaced elsewhere) and Valley Drive shifted east in order to create more unprogrammed open space within the park. Parking is located at street level on the west side of Valley Drive and below grade beneath the facilities. The library site is home to the post office and chamber of commerce in the short term and the community theater, visual arts center and/or other community uses in the long term.



Polliwog Park and Park Adjacent MBUSD Sites Illustrative Plan. Multi-purpose indoor and outdoor recreation facilities are located on the lower half of the former Manhattan Beach Intermediate School (“Peck Corridor”) site. A teen center and skate park are shown in the northeast corner of the park adjacent to the middle school, Polliwog pond and Premier field. Ball fields are proposed for the sites of the existing Beggs pool and MBUSD maintenance facility. The botanical gardens remain in place. Additional community facilities and a public garden are shown as on long term scenario for Manhattan Heights Park.



Marine Avenue Park Illustrative Plan. The area of Marine Avenue between Marine Avenue and the soccer and ball fields will accommodate multi-purpose indoor and outdoor recreation facilities recommended for the MBUSD owned Polliwog Park adjacent properties should those properties not become available. In this illustration parking is provided below grade beneath the existing soccer field.

Below Grade Parking in the Illustrative Plans

The illustrative plans rely on a mixture of at grade and below grade parking. The below grade component of the parking is key in order to maximize opportunities for open space within the parks and to minimize adverse impacts on the parks and their neighbors. The costs of below grade spaces are balanced with the provision of at grade spaces that also provide for convenient, accessible parking adjacent to the parks.

Live Oak Park and the Civic Center

Approximately one hundred and thirty (130) spaces are provided in a single level below grade structure that lies beneath the library and community center shown in the illustrative plan. These spaces are accessed via a ramp on 15th Street approximately 120 feet west of Valley Drive. Additional parking can be provided by adding an additional level. This same structure will accommodate vehicles accessing the service, deliveries and loading facilities that serve the library and the community center.

Polliwog Park and Park Adjacent.

A single level structure built into the hillside and accessed at grade from Peck Avenue sits below the indoor recreation facility and accommodates one hundred and ten (110) spaces. Additional parking can be provided by adding an additional level. This same structure will accommodate vehicles accessing the service, deliveries and loading facilities that serve the indoor recreation and pool.

Marine Avenue Park

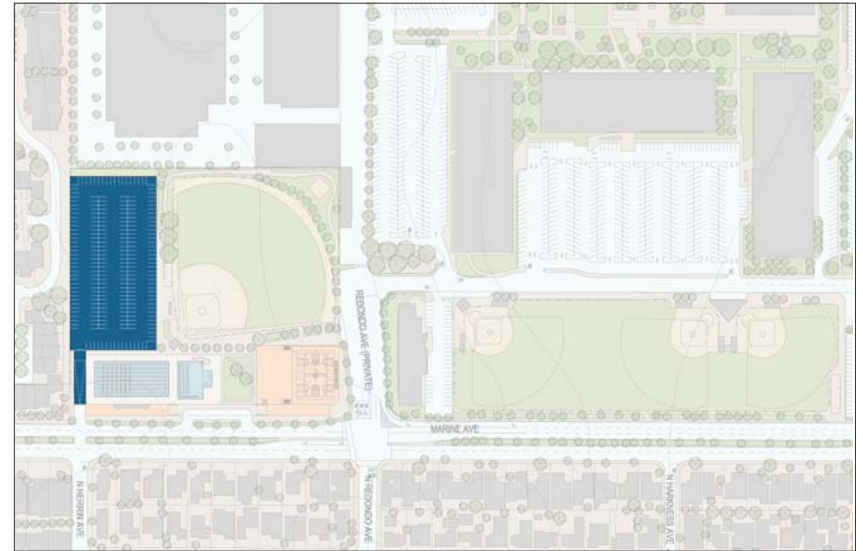
Should this site be employed for the location of recreation facilities envisioned for the Polliwog adjacent site opportunities for parking are provided in the regulating plan for either at grade or below grade configurations on the building site that lies north of Marine Avenue south of the soccer and ball fields, and/or below grade beneath the existing soccer field.



Live Oak Park Below Grade Parking in the Illustrative Plan. One hundred and thirty spaces are provided in a single level beneath the library and community center. The structure is accessed via a ramp at 15th street.



Polliwog Park and Park Adjacent MBUSD Sites Below Grade Parking in the Illustrative Plan. One hundred and ten (110) spaces are provided in a single level structure built into the hillside of the lower half of the former Manhattan Beach Intermediate School site beneath the indoor recreation facility and access at grade from Peck Avenue.



Marine Avenue Park Illustrative Plan. The regulating plan provides for the option of incorporating below grade parking underneath the existing soccer field should Marine Avenue become the site for indoor and recreation facilities.

Vehicular Circulation and Parking

The strategic plan has provided for a range of parking capacities at each of the major sites in order to allow for maximum flexibility in determining the proper quantities, locations and configurations of parking in later planning and design phases.

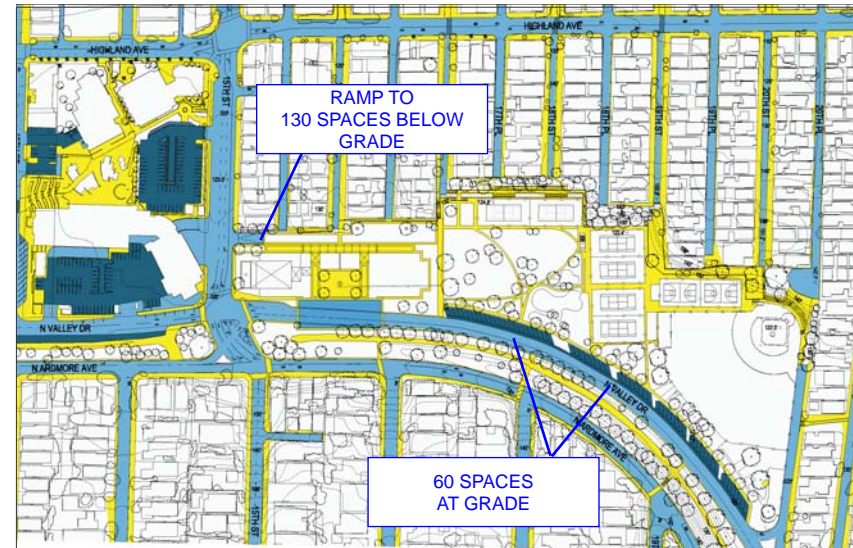
Live Oak Park and the Civic Center

The illustrative plan generates a parking need of two hundred and seventy-six (276) spaces. About sixty (60) diagonal parking spaces are provided on Valley Drive along the west side adjacent to the park. Access to one hundred and thirty (130) below grade parking spaces located below the facilities is given via a ramp at 15th Street about 120 feet west of Valley Drive. At one hundred and ninety (190) spaces the ratio of provided-to-required of 70% (190/276) is slightly higher than the existing condition. The regulating plan allows for the provision of more parking and stipulates that further planning studies include a parking management policy that will control how parking is used including residential overnight and guest uses and use by beach goers. A vehicular drop-off and pick-up pedestrian court is provided on Valley Drive adjacent to the new facilities and all service, deliveries and loading facilities are located below grade.

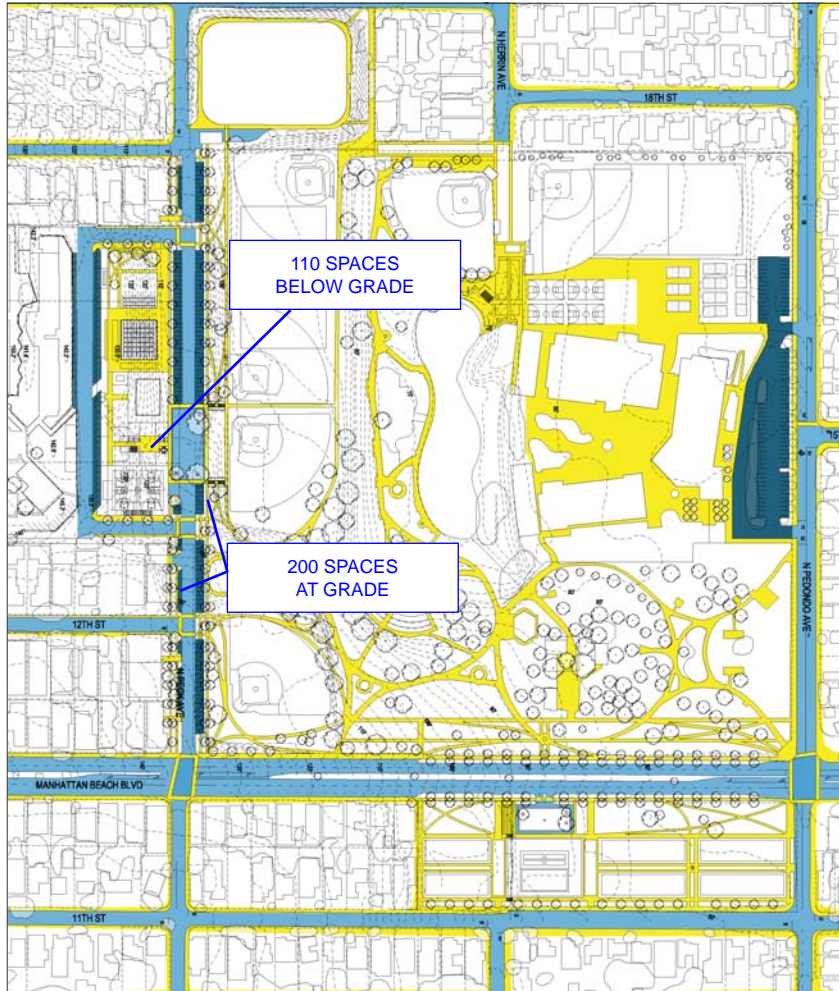
Polliwog Park and Park Adjacent.

The illustrative plan generates a parking need of 435 spaces and provides about two hundred (200) spaces at grade on Peck Avenue and elsewhere on the site and one hundred and ten (110) spaces in a single level structure beneath the indoor recreation facilities. At 310 spaces the ratio of provided-to-required of 70% (310/435) is equivalent to national standards and best practices shared use and alternate modes of transportation assumptions. The recommended plan accommodates parking for not only the two new ball fields but the existing Begg fields and Premier field both of which are currently under served. This will allow the removal of the Premier field lot in order to relieve that impact on the neighbors to the north. Neither the skate park nor the teen center generate parking requirements. Drop-off and pick-up for both facilities are provided adjacent to the indoor recreation facility on Peck Avenue and at the existing middle school parking lot on Redondo. Skaters will reach the skate park via specially designated paths distinct from pedestrian paths within the park and middle school campus.

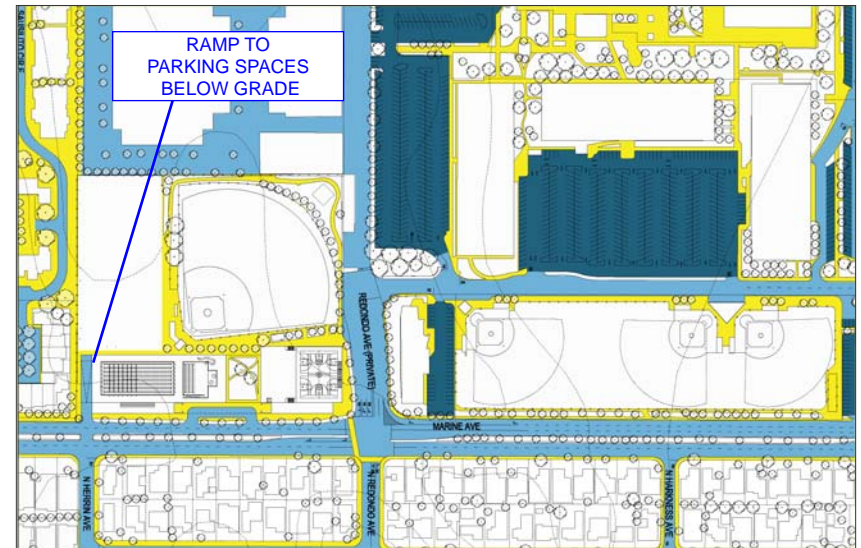
Vehicular access to the parking is afforded via Peck Avenue at Manhattan Beach Boulevard. The plan calls for restricted (or prohibited) access at 12th Street at Peck Avenue and 18th Street at Peck Avenue in order to prevent impacts on the neighbors to the west and north.



Live Oak Park Vehicular Circulation and Parking Illustrative Plan. Parking at Live Oak park is provided in two locations: sixty (60) spaces of at grade diagonal parking along the west side of Valley Drive and one hundred and thirty (130) spaces below grade underneath the library and community center accessed via a ramp at 15th street 120 feet west of Valley Drive. A vehicular drop-off/pick-up pedestrian court is provided on Valley Drive and service, delivering and loading for both the library and the community center in the below grade structure.



Polliwog Park & Park Adjacent Vehicular Circulation & Parking Illustrative Plan. Parking is provided at grade along Peck Avenue and on the perimeter road surrounding the indoor/outdoor recreation facilities. Access to the site is given via Peck Avenue at Manhattan Beach Boulevard. Access to the site is restricted or prohibited at 12th Street and Peck Avenue and 18th Street and Peck Avenue.



Marine Avenue Park Vehicular Circulation & Parking Illustrative Plan. Should the MBUSD sites not become available at Polliwog Park and indoor and outdoor recreation facilities placed here instead parking for these facilities is accommodated either on the building site between Marine Avenue and the existing soccer and ball fields or below grade beneath the soccer field or both.

Open Space

The imperative to create more programmed park open space is a high priority of the community and opportunities to do so are identified in the strategic plan.

Live Oak Park

The regulating plan allows and the illustrative plan shows the removal of the little league field (as long as it is replaced in a location elsewhere of equivalent benefit to the community) and the relocation of Valley Drive to the east, both of which create opportunities for expanded unprogrammed open space within the park. The removal of the little league field opens a significant portion of the park at the heart of the park for uninterrupted, coherent passive park open space with grass and trees. The relocation of Valley Drive provides expanded open space along Valley Drive and a buffer between it and the tot lot, children’s playground and the dog run. In this scenario open space is increased from less than an acre to more than 2 1/2 acres.

Polliwog Park and Park Adjacent.

Existing buildings located on MBUSD owned sites adjacent to Polliwog Park are removed in order to liberate all areas east of Peck Avenue for park open space and recreational fields. Only the teen center is a building proposed east of Peck and it sits on middle school property north of the wooded area. The skate park is modeled on the “plaza” style prototype that is current state-of-the-art in which generous portions of the park are planted with grass, trees and other plant materials. Thus the integrity of Polliwog Park is strengthened effectively extending its boundary to Peck Avenue. The area of impermeable surfaces within and adjacent to the park is significantly reduced.

Manhattan Heights Park.

Should the Begg pool site become available for the location of a new ball field the existing ball field within Manhattan Heights Park can be removed. With the removal of Manhattan Heights Community Center (upon completion of the facilities across the street) and the Creative Arts Center (in the long term with the creation of the new Visual Arts center downtown) the stage is set for the liberation of Manhattan Heights for the incorporation of more open space. The illustrative plan shows unprogrammed open space along Manhattan Beach Boulevard to frame the boulevard and a public garden along 11th Street.



Live Oak Park Open Space Illustrative Plan. Passive park open space with grass and trees is made possible with the removal of the little league field and the relocation of Valley Drive toward the east. Note how Veterans Parkway becomes more integrated with the park with the narrowing of Valley Drive.



Polliwog Park & Park Adjacent Open Space Illustrative Plan. All buildings and pavement are removed from Polliwog park adjacent properties east of Peck Avenue. With the availability of one of the MBUSD owned sites east of Peck for a new ball field the existing ball field within Manhattan heights Park can be removed setting the stage for future expansion of open space there.



Marine Avenue Park Open Space Illustrative Plan. Park open space at Marine Avenue Park is a low priority given the intensity of its role as a recreational facility and low utility as a traditional park.

Facilities Recommended for Live Oak Park

The co-located library and community center at the south end of Live Oak Park in a courtyard configuration offers mutually beneficial relationships among these facilities and with the park. The courtyard facing onto Valley Drive provides gracious auto drop-off and pick-up and pedestrian entry. Valley Drive is narrowed and relocated toward the east effectively expanding the width of the park, creating more open space and buffering the tot lot, children’s playground and dog run from Valley Drive traffic.. Diagonal parking lines the west side of Valley Drive adjacent to the park. Additional parking is provided below grade beneath the library and community center. Service access, deliveries and loading are accommodated below grade. Access to below grade parking, service, deliveries and loading facilities is given via a ramp located on 15th Street 120 feet west of Valley Drive at the southwest corner of the park.

The buildings are within current planning and zoning setbacks and building envelopes, at or below the city-wide height limit of 30 feet and set back generously from Valley Drive, 15th Street and the neighbors to the west.

The illustrative plan shows the basketball courts relocated to the site of the existing Live Oak Hall and Tennis/Ceramics building (whose functions will be replaced in the new facility) and two of the tennis courts relocated to the site of the existing basketball courts. This allows for the creation of a center court with bleachers built into the hillside along the west side of the park; and it liberates key space at the heart of the park for unprogrammed park open space.



Facilities Recommended for Live Oak Park View Looking Southwest. The library, senior social/activity center and community center are co-located in a courtyard configuration at the south end of the Park. Valley Drive is narrowed and moved east to create expanded park open space. The basketball courts are moved to the current location of Live Oak Hall and the Tennis/Ceramics Building adjacent to Dorsey Field and two of the tennis courts to the current location of the basketball courts.

Facilities Recommended for Polliwog Park & Park Adjacent

Indoor and outdoor recreation facilities are consolidated on the site of the lower half of the former Manhattan Beach Intermediate School (“Peck Corridor”) site. A single building holds a two-court gymnasium, and indoor instruction/exercise pool, an intergenerational fitness center, multi-purpose aerobics/exercise studios and community event rooms. Adjacent and directly north of this facility are a 25-35 meter x 25-yard outdoor fitness pool and a 4,000-5,000 SF family recreation pool.

Peck Avenue is widened to accommodate at grade parking (parallel along the west side, perpendicular along the east side) and relocated twenty feet to the east in order to create a significant landscaped setback between it and the residential neighbors to the west. Additional parking is provided in a single level structure beneath the indoor recreation facility.

The placement of these facilities has been such to minimize impacts on the surrounding residential neighborhoods. The tallest portions of the building are at the heart of the site well away from neighbors to the north and south, and the outdoor pools are buffered with a sound barrier and generous stretches of landscaped areas with trees. The pools are one hundred feet away from the back of the nearest residential property.

The skate park is located on an under utilized, sloped area of Polliwog Park adjacent to Polliwog pond two hundred (200) feet from the nearest residential neighbors to the north. The teen center is adjacent to the skate park and the middle school and configured in a low profile one story format. It sits next to the wing of the middle school in which after school programs are delivered. The skate park and teen center are located adjacent to indoor and outdoor athletics and recreation facilities of the middle school; and it is intended that the middle school make use of them during the school day.



Facilities Recommended for Polliwog Park and Park Adjacent View Looking Northwest. Indoor recreation facilities are located in a consolidated facility on the former Manhattan Beach Intermediate School (“Peck Corridor”) site west of Peck Avenue. An outdoor fitness pool and family recreation pool are located just north. Across the park adjacent to Polliwog pond and the middle school are placed the skate park and teen center.

Scale , Height & Massing at Live Oak Park

Envisioned as modestly scaled consolidated buildings around a courtyard the library and community center are planned to minimize impacts on the park and its residential neighbors and maximize beneficial relationships with the park. The buildings sit well below the height of any surrounding residences and are set well back from all surrounding streets and residential neighbors thus assuring that no existing view corridors or sight lines are obstructed. Park open space surrounds the facility on all sides including its west side as a buffer between it and its neighbors to the west.

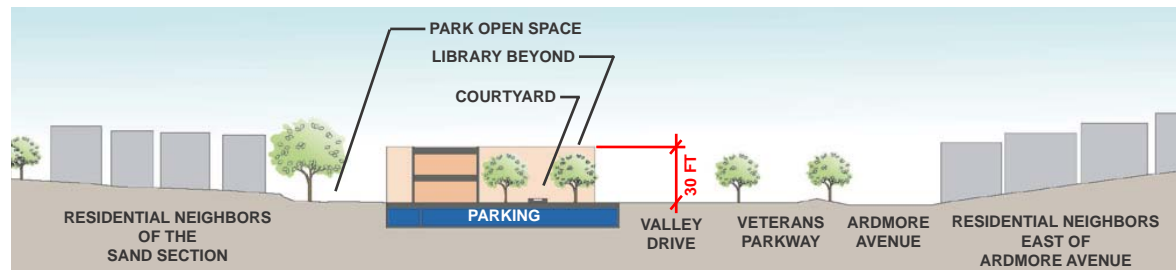
With the removal of the little league field a significantly sized area of meaningful unprogrammed park open space sits just to the north of the library creating a pastoral setting for the library and a peaceful, tranquil area with grass and trees at the heart of the park.

The library will face east and north thus benefiting from ideal sun orientation in providing high quality natural light within the facility throughout the day and year.

The courtyard configuration minimizes the bulk of the building along Valley Drive and serves to unify the composition of the building and the variety of program components. This is essentially an outdoor room and an additional community gathering space that will serve well as pre and post-function space for events at the community center, senior social/activity center and/or the library.



The Library, Community Center and Live Oak Park View Looking Southwest. The library, senior social/activity center and community center are co-located in a courtyard configuration at the south end of the Park facing onto Valley Drive. Passive park open space occupies the heart of the park north of the library on the site where currently is located the little league field. Veterans Parkway is in the foreground.



The Library, Community Center and Live Oak Park Site Section Through the Courtyard Looking North. The proposed facilities fit within height limits and setback established by city wide planning and zoning standards. They are placed well away from the nearest residential neighbors, and all service, deliveries and loading facilities are located below grade.

Scale , Height & Massing at Polliwog Park

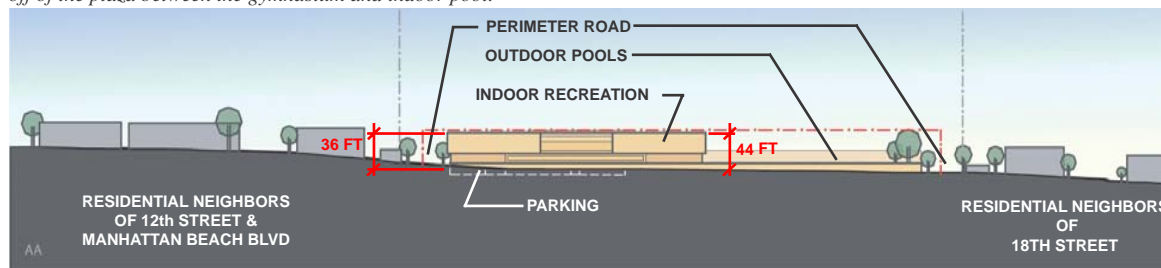
Indoor recreation facilities are arranged on the site of the lower half of the former Manhattan Beach Intermediate School (“Peck Corridor”) just west of Peck Avenue overlooking Polliwog Park.

Because Peck Avenue slopes significantly down from south to north the highest portion of the building sits at the heart of the site well away from residential neighbors to the south and north. The downhill corners (southeast and north east) are 36 feet and 44 feet in height while the uphill corners (southwest and northwest) are 18 feet in height. The average height of the building relative to existing grade is the average of the four corners or 29 feet $((18 + 18 + 36 + 44 = 116) / 4 = 29)$ which is below the 30 feet height limit as calculated for hillside properties in the city’s planning and zoning code. And the height of the facility is below that of the residential neighbors to the south and that of the residential neighbors to the north.

The outdoor pools are arranged with significant distance between them and the nearest residential neighbors, landscaped areas planted with trees and a high wall to buffer any potential acoustical impacts of the pool on surrounding areas of the residential neighborhood and the park.



Indoor and Outdoor Recreation Facilities Adjacent to Polliwog Park Looking Northwest. The facilities look onto Begg field and Polliwog park beyond (foreground). A generously scaled pedestrian plaza links the park and the facilities across Peck Avenue. The gymnasium is on the left, the indoor pool on the right and the outdoor pools beyond to the right. The terrace overlooking the park sits over the entrance off of the plaza between the gymnasium and indoor pool.



Section Through Peck Avenue Looking North. The proposed facilities fit well within height limits and setback established by city wide planning and zoning standards. They are placed well away from the nearest residential neighbors and the tallest part of the building sits at the heart of the site furthest away from residential neighbors. Acoustical impacts of the outdoor pools are mitigated with distance, landscape and a high wall.

Facilities Recommended for Live Oak Park

Facilities recommended for Live Oak park consist of four main components: the library, multi-purpose community center, senior social/activity center and park support functions in a consolidated 50,000 SF building arranged around a shared courtyard that faces Valley Drive.

The Library (28,000 SF)

- Circulation Services
- Reference Services
- Friends of the Library
- Career Center
- Cafe and Coffee Bar
- Young Adult Library
- Public Meeting Room
- Fiction
- Children’s Collections
- Non-fiction
- Children’s Theater
- Periodicals
- Internet Express
- Special Collections
- Browsing/New Books

The Community Center (13,500 SF)

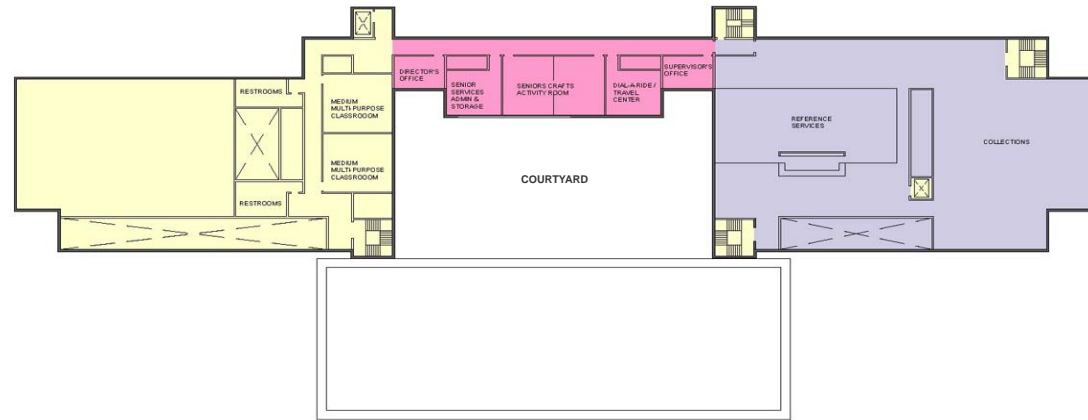
- Lobby and Reception
- Main Hall (300-350)
- Meeting Rooms
- Catering Kitchen
- Stage and Backstage

The Senior Social & Activity Center (5,000 SF)

- Lounge
- Kitchen
- Activity Rooms
- Meeting Rooms
- Travel Office
- Dial-a-Ride

Park Support (3,500 SF)

- Tiny Tots
- Children’s Playground Program
- Park Ranger
- City Staff



Facilities Recommended for Live Oak Park Illustrative Second Floor Plan. The adult and young adult collections of the library, meeting rooms of the community center, meeting and activity rooms, the travel and volunteer offices and staff offices of the senior center share the second floor in this illustration of facilities recommended for Live Oak park.



Facilities Recommended for Live Oak Park Illustrative First Floor Plan. The friends of the library, cafe and coffee shop, public meeting room, circulation services and children’s library of the library, the main hall, kitchen and meeting rooms of the community center the lounge and kitchen of the senior center and the tot lot and children’s playground program share the ground floor in this illustration of facilities recommended for Live Oak park.

Facilities Recommended for Polliwog Park

Facilities recommended for Polliwog Park and sites adjacent to the park include a 60,000 SF indoor recreation center with an indoor pool and two outdoor pools, a 5,000 SF teen center, an 18,000 SF skate park and two new ball fields.

Indoor Recreation Facilities (60,000 SF)

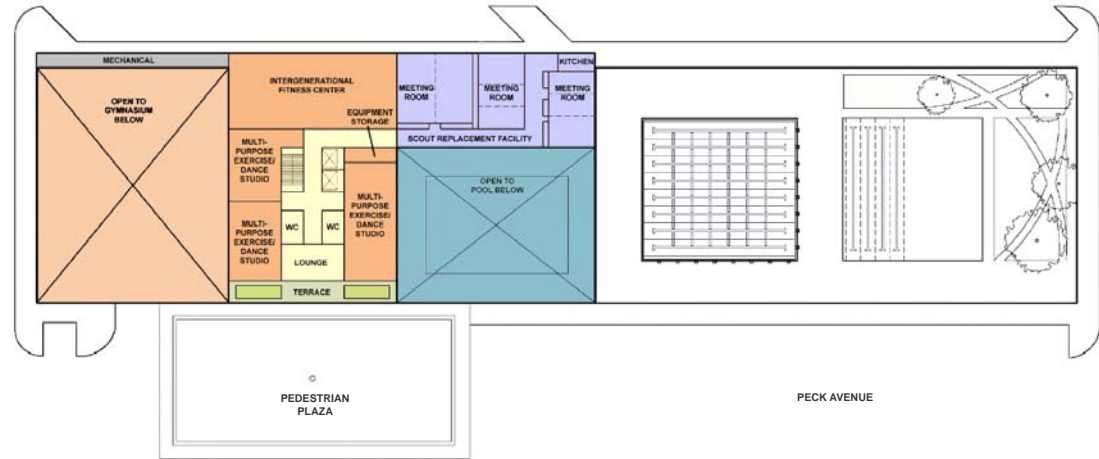
- Two-court gymnasium
- Indoor instruction/recreation pool
- Community classrooms
- Community event rooms
- Cafe and snack bar
- Short term child care
- Family locker rooms
- Community locker rooms
- Boys and girls locker rooms
- MBUSD middle school faculty locker rooms
- Staff training room
- Indoor recreation and aquatics support
- Intergenerational fitness center
- Multi-purpose aerobics/exercise studios
- Scouts and community meeting rooms
- Terrace overlooking the park.

Teen Center (5,000 SF)

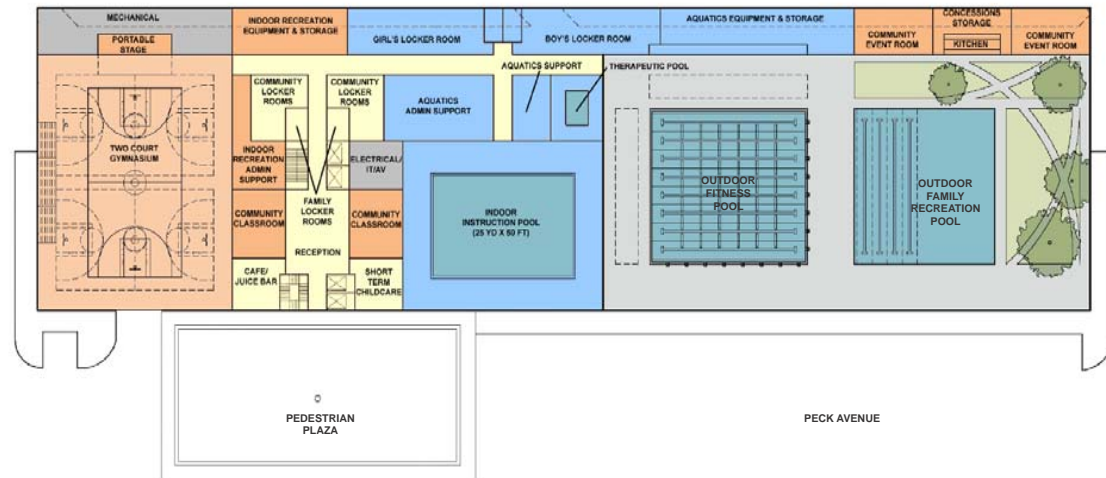
- Club room
- Game room
- Homework center

Outdoor Recreation Facilities

- 25-30 meter x 25 yard fitness pool
- 4,000 - 5,000 SF family recreation pool
- 18,000 SF skate park
- Two ball fields



Facilities Recommended for Polliwog Park Adjacent Illustrative Second Floor Plan. The intergenerational fitness center, multi-purpose aerobics/exercise studios, scout and community meeting rooms and terrace overlooking Polliwog park share the second floor in this illustration of facilities recommended for the MBUSD owned site adjacent to Polliwog park.



Facilities Recommended for Polliwog Park Adjacent Illustrative First Floor Plan. The gymnasium, indoor instruction/exercise pool, outdoor fitness pool, outdoor family recreation pool, community event and classrooms, cafe and snack bar, short term child care and the array of locker rooms share the first floor in this illustration of facilities recommended for the MBUSD owned site adjacent to Polliwog park.

The Library in Live Oak Park

Co-locating the library with the community center and senior social/activity center in Live Oak park creates mutually beneficial relationships among the components of the facility and with the park itself. The courtyard facing onto Valley Drive serves to unify these uses into a coherent, fully integrated facility. The courtyard serves as pre and post-function space for events occurring at the library, community center or senior social/activity center.

The children’s library at the ground floor facing onto the park creates meaningful easy relationships with the park and children’s programming in the park. The adult and young adult areas of the library will face north over the park enjoying the benefits of an ideal orientation for daylight and a wonderful pastoral setting in the heart of downtown Manhattan Beach.

Construction of the new library is facilitated by being able to build it while the existing library remains in operation. Once the new library is complete it can be moved; and the post office and chamber of commerce can be moved to the existing library site.

In the long term with this plan the existing library property is available and an ideal location for a community theater and visual arts center or other community uses appropriate to this key, vital downtown location.



Library Co-located with Community Center in Live Oak Park. The library, senior social/activity center and community center arranged around a common courtyard are an ideal programmatic fit with each other and with the park.

Advantages

- Library, seniors, community center symbiosis
- Park symbiosis
- Pastoral, tranquil & spacious library setting
- East and north light in the library
- Logical library construction staging
- Logical relocation of post office & C of C
- Site for community theater & visual arts

Disadvantages

- More new buildings in the park
- Greater parking requirement in the park
- Perception of greater impacts on neighbors

Library in the Civic Center

An alternative plan is to build a new two story library on the site of the existing library and replace Joslyn Hall with a new two story community center in Live Oak park. This plan reduces intensity of development in Live Oak park, expands opportunities for more open space there and lessens the requirement for below grade parking. And, this scheme requires less change to the status quo and is easier for the community to understand.

Its disadvantages are that the library has to be moved twice once into a temporary location then into the new facility or it has to be put out of operation for the two years that it will take to complete the new facility. This is a tight urban site given that it must accommodate a new library that is 2 1/2 times the size of the existing one and therefore entails more costly and time consuming construction. It is bounded on its two long sides by the city hall on the north and the new commercial development on the south thus restricting opportunities for daylight, air and views from and facing north and south. And, rebuilding the library in place will forever preclude the ability to provide a site on public property in the vicinity of the civic center and downtown for a community theater and visual arts center.

This plan proposes no additional parking for the new library at the civic center beyond what is currently provided. It assumes that employee parking currently accommodated in the city hall garage will be relocated to the Metlox garage in order to liberate parking in the city hall garage for increased library patronage. This is an assumption that will need to be tested in a parking feasibility study as part of any future planning and design phases under this scenario.



Library at the Civic Center and the Community Center in Live Oak Park. A new library built in place of the existing library and a stand alone community center in Live Oak Park has less impacts on the park and requires less change to the status quo.

Advantages

- Less change
- Less building in the park
- Less parking requirement in the park
- Library stays where it is

Disadvantages

- Isolated community center
- Confined library configuration
- Limited opportunities for daylight in the library
- Awkward library construction staging
- Questionable supply of parking at civic center
- No site for post office and chamber of commerce
- No site for community theater and visual arts

ACKNOWLEDGEMENTS COMMUNITY FACILITIES STRATEGIC PLAN - *Final Report*
Manhattan Beach, CA

Manhattan Beach City Council

- Nicholas W. Tell, Jr., Mayor
- Jim Aldinger, Mayor Pro Tem
- Richard Montgomery
- Joyce Fahey
- Mitch Ward

City of Manhattan Beach Senior City Administration

- Geoff Dolan, City Manager
- Lindy Coe-Juell, Deputy City Manager
- Richard Gill, Director of Parks and Recreation Department

Community & Recreation Facilities Strategic Plan Steering Committee

- Nick Tell, Mayor
- Jim Aldinger, City Council Member
- Susan Adams, Aerospace, Hometown Fair, American Martyrs
- Lisa Baronsky, Sandpipers, Girl Scouts, Robinson School
- Ken Deemer, MB Middle School, Mira Costa High School
- Walt Dougher, Seniors, Former City Council Member
- Delpha Flad, Longtime Resident
- Joe Franklin, Youth Sports
- Carol Glover, Longtime Resident, Land Use Issues
- Amy Howorth, MBUSD Board of Trustees
- Sherry Kramer, Resident/Parent MB Chamber of Commerce
- Bruce Kuch, Planning Commission
- Russ Lesser, Former City Council Member, Longtime Resident
- Jim McCaverty, Little League, AYSO, Seniors, American Martyrs
- Ed Stearns, AYSO, Aquatics, Adventureplex, Robinson School
- Miles Turpin, Parent
- Ida VanderPoorte, MBUSD Board of Trustees
- Karol Wahlberg, Manhattan Beach Residents Association, Seniors
- Gary Wayland, MB Athletic Foundation, Mira Costa High School
- Larry Wolf, Rotary, Richstone Family Center, Real Estate Community
- Alison Wright, Arts & Cultural Commission, Young-at-Art Program

Manhattan Beach City Staff

Community Development

- Richard Thompson, Director Community Development
- Laurie Jester, Senior Planner
- Eric Zandvlet, Traffic Engineer

Police and Fire Department

- Ron Uyeda, Police Chief
- Dennis Groat, Fire Chief

Public Works Department

- Neil Miller, Director
- Juan Price, Maintenance Superintendent
- Dana Greenwood, City Engineer
- Clarence Van Corbach, Utilities Superintendent

Parks & Recreation Department

- Idris Al-Oboudi, Recreation Services Manager
- Juanita Purner, Cultural Arts Manager
- Mark Leyman, Sports Manager
- Eve Kelso, Community Programs Supervisor
- Cameron Harding, Recreation Supervisor
- David Ibarra, Senior Recreation Leader
- Shawn Green, Senior Recreation Leader
- Jesse Bobbet, Senior Recreation Leader
- Jesus Sandoval, Senior Recreation Leader, Aquatics

Library

- Donald Gould, Librarian, MB Branch, LA County Library
- Stephen Klein, Regional Administrator, LA County Library

MDA Johnson Favaro, Architecture & Urban Design

- James Favaro
- Steve Johnson
- Michael Schulman
- Cole Garrison
- Priti Sawhney
- Nate Chiappa
- Brian Davis
- Luke Stevenson
- Jodi Christopher
- Ernesto Barron