



**City of Manhattan Beach Facilities Strategic Plan
PARKS & RECREATION COMMISSION HEARING**

December 3, 2007

Outline of the Issues for Review

I. Existing Community and Recreation Facilities

- A. Community and Recreation facilities at the End of Their Useful Lives
- B. Community and Recreation facilities Inadequate in Size & Configuration
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- D. Outdoor Courts and Fields

II. Live Oak Park

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 - 2. Senior activity/social center
 - 3. Tot lot and children's playground program
- B. Outdoor Recreation Facilities
 - 1. Ball fields
 - 2. Tennis and basketball courts
 - 3. Tot lot and children's playground
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III. Polliwog Park

- A. Indoor Recreation & Outdoor Aquatics Facilities West of Peck Avenue
 - 1. Gymnasium and fitness
 - 2. Community event and classrooms
 - 3. Indoor pool and two outdoor pools
- B. Indoor and Outdoor Recreation Facilities East of Peck Avenue
 - 1. Skate park and teen center
 - 2. Ball fields
 - 3. Botanical gardens

IV. Alternatives

- A. The Civic Center existing library site as an alternate site for the location of a new library
- B. Marine Avenue Park as an alternate site for the location of recreation facilities

Narrative Description of the Issues for Review

I. Existing Community and Recreation Facilities

A. Community and Recreation Facilities at the End of Their Useful Lives

Approximately half of the city's of community and recreation facilities 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. Facilities at the end of their useful lives are:

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

B. Community and Recreation facilities That Are Inadequate in Size and Configuration

Approximately half of the city's community and recreation facilities 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 Creative Arts Center is the result of a renovation of the cylindrical former Manhattan Heights Park branch library. While the renovation is expert in many ways the facility suffers from many problems inherent in the original building such as awkward room configuration and weak acoustics. On the other side of town buried within the tennis courts and ball fields of Live Oak park is the ceramics studio combined in a single building with the tennis pro shop and concessions stand. Community recreation facilities that are inadequate in size and configuration are:

- Creative Arts Center
- Tennis/Ceramics

C. Non-existent facilities

The community currently does not have a:

- Multipurpose indoor gymnasium
- Skate park
- Senior Center *(Other than the +/- 1,500 SF "Oasis" within Joslyn Hall)*

D. Outdoor Courts and Fields

While youth and adult sports groups in Manhattan Beach could always use more and better outdoor facilities the current inventory of outdoor courts and fields city wide is for the most part sufficient to adequately serve the needs of baseball, little league, AYSO, and other youth and adult sports groups, as well as tennis and basketball players. The current inventory of outdoor courts and fields city wide is also necessary to adequately serve these needs and should not in any way be reduced in number.

The existing locations of outdoor courts and fields adequately serves the community; however, should the need arise the relocation of an outdoor court or field is acceptable as long as it is replaced in a location and configuration of equal benefit to the community.

II. Live Oak Park

A. Indoor Community and Recreation Facilities

The regulating plan allows and the recommended illustrative plan shows a two story 28,000 SF library and a 22,000 SF multi-purpose community center arranged around a courtyard at the south end of Live Oak Park. Within the community center are approximately 5,000 SF in floor area devoted to social and activity spaces for seniors and 3,500 SF in floor area devoted to the children's playground and tiny tot programs associated with park. The community center includes a main meeting hall divisible into three rooms with a total seating capacity of 300-350 served by a modest catering kitchen, four multi-purpose community classrooms and pre- and post-function lobby space. The senior social activity center includes a senior lounge, a senior kitchen, two craft/activity rooms, a combined Dial-a-ride and travel office and a volunteer services office. All of the programs and services delivered in existing buildings within the park--Joslyn Hall, the Scout House, Live Oak Hall and the Tennis/Ceramics building--are to be consolidated into the new facility allowing for the removal of all of these buildings from the park.

Current research demonstrates that emerging generation of seniors has and will continue to have different needs and desires than past generations with consequences for how facilities should be located, sized and configured to best serve them. Perhaps the most important departure from past practices is the imperative that social and recreational facilities serving seniors be integrated with multi-use and intergenerational community serving facilities. The era of the stand alone senior center has passed. Thus the needs of seniors are addressed in the facilities strategic plan-- accommodated in the regulating plans and recommended in the illustrative plans-- through the programming of multi-purpose community and recreation facilities. Seniors will, for example have use of the main meeting hall of the community center for large lunch events or other events as well as the breakout rooms of this facility for other uses, especially during the week.

Advantages of the co-location of the library, community center, senior social/activity center and the tiny tot/playground programs into a unified configuration centered on the courtyard as shown in the illustrative plan are the mutually beneficial relationships fostered among the various components of the combined facility and between them and the park. Symbiotic relationships of this kind will invest life into the facility as a whole throughout the day and the week. Children and seniors, for example are among the heaviest users of a community library and hence the proximity of the senior social/activity center for seniors and the park for children and their parents is ideal to maximize the convenience and use of the library, the park and all of the other programs in the mix. The proximity of the community center with its array of a variety of kinds of meeting space allows for the expansion of community serving programs of the library by providing a facility through which small and large group programs could be delivered. The proximity of the park will create opportunities for joint programming that combines after school park related programs offered by Parks and Recreation and library related programs in cooperation with the school district. As a kind of "one stop" community serving place where a senior or parent and child could conceivably spend the better part of a day this configuration will maximize use by and benefit to the community and reduce car trips and traffic congestion in the downtown area.

The operations of the library, senior center and tiny tot/playground program facility are, as is standard practice (and current practice), to be subsidized by city funds and a regular part of the Parks and Recreation operating budget. The operations of the community center will be revenue neutral or modestly revenue generating depending on hours of operation, availability of the facility for private rentals and other policy decisions to be taken up by City Council in later stages of planning and design. Other policy related issues the Council must consider in later stages of planning and design are frequency of use, who will use the facilities and when, service requirements and impacts on the neighborhood. Rough-order-of-magnitude financial analysis has shown that if the community center facilities were rented on average at a rate of once a week at a typical market rate for a facility of this kind the cost recovery performance (ratio of revenue to operating costs) would range anywhere from

136% on the low side to 210% on the high side.

B. Outdoor Recreation Facilities

The regulating plan allows and the recommended illustrative plan shows that existing little league field will be removed and replaced with one of the new fields at Polliwog Park and the area of the park vacated by the field will be transformed into passive park open space. With the exception of the little league field all of the outdoor courts, fields and facilities within Live Oak Park remain in the park. The basketball courts are relocated to the site of Live Oak Hall adjacent to Dorsey field and two of the tennis courts are relocated to the current site of the basketball courts. This allows for modest bleacher seating built into the hillside facing onto the two tennis courts. Dorsey Field, the children's playground, the tot lot and the dog run remain in their current location. The regulating plan allows and the recommended illustrative plan shows that for a number of reasons Valley Drive will migrate somewhere between 20 to 30 feet eastward, one advantage of which is that the children's playground and tot lot are further removed from the street, protected from it and situated in a much safer overall environment.

III. Polliwog Park

A. Indoor Recreation and Outdoor Aquatics Facilities West of Peck Avenue

The regulating plan allows and the recommended illustrative plan shows that multipurpose intergenerational community recreation facilities are to be located on the approximately 2.75 acre site adjacent to Polliwog Park owned by the Manhattan Beach Unified School District and known as the "Peck Corridor Site". This steeply sloped property is currently occupied by abandoned one story buildings of the former Manhattan Beach Intermediate School.

The proposed indoor community recreation facilities total approximately 60,000 SF in overall floor area. The new building includes on the first floor a two-court gymnasium, an indoor instruction/exercise pool, community classrooms, community event rooms, short term child care, concessions, and community, family, boys and girls and MBUSD faculty locker rooms, staff offices and equipment storage. On the second floor are an intergenerational fitness center, multipurpose aerobics/fitness studios, scout meeting facility and a terrace overlooking Polliwog Park. Adjacent to the indoor facility are two outdoor pools. One is an all deep fitness pool 25 to 35M in length by 25YD in width, the other a 4,000 to 5,000 SF family recreation pool with zero depth entry, interactive water features and generous surrounding landscaped areas.

The two-court gymnasium allows for simultaneous practice of several teams and will predominantly serve youth and adult basketball and volleyball, currently the two least well served sports constituencies in community facilities in Manhattan Beach. The gym includes a center competition court for tournaments and other events. The room is arranged with a stage and requires minimally performing acoustics suitable for assembly in order to accommodate large community groups such as for example boys and girls scouts. The two classrooms will accommodate events and classrooms associated with the indoor recreation and aquatics components of the complex as well as the botanical gardens within Polliwog Park.

The 25 yard by 6-lane indoor pool is sized and configured to accommodate year round community swimming lessons, year round aquatics oriented physical education classes of the MBUSD middle school, senior exercise classes, adult lap swimming and family recreation especially during the winter months of the year. The boys and girls locker rooms and the MBUSD faculty locker rooms and sized and configured to replace the existing Begg Pool facilities. The 25-32 meter by 25 yard outdoor fitness pool is sized and configured to accommodate year round use by local swimming, water polo and diving teams and clubs, masters swimming, water polo, and diving, adult lap swim and other high intensity, cool temperature fitness oriented programs and activities. The 4,000 to 5,000 SF outdoor family recreation pool features zero depth entry and interactive water features suitable for young children. This pool includes four warm-up lanes in support of the fitness pool and is surrounded on two sides by extensive stretches of landscaped areas with trees to accommodate families. The family recreation pool will function as an outdoor community center during the spring, summer and fall months, attracting especially families with young children and grandparents who will be able to spend the better part of a day together here. The two event rooms associated with the outdoor family recreation pool are

principally for use through private rental for family and children oriented use ; they can be used as well as team rooms and training rooms associated with the outdoor fitness pool.

On the second floor of the facility are located an intergenerational fitness center with age appropriate equipment serving all generations of the community, and three multi-purpose exercise studios for aerobics, dance, yoga and other uses. Programs and services delivered through these facilities will target various age groups throughout the day and week. An array of multi-purpose meeting rooms provides community meeting space on the east-of-Sepulveda side of town and will be used on a regular basis by boys and girls scouts in lieu of the Scout House in Live Oak Park which is to be removed.

Financial analysis has shown that the array of facilities shown in the recommended illustrative plan and described above can generate cost recovery (ratio of revenue to operating costs) in the range of 81% on the low side to 107 % on the high side. Those facilities that recover costs most effectively are the multi-purpose exercise studios, the family recreation pool, special event rooms and community classrooms. Those that recover costs least effectively are the gymnasium, the indoor instruction pool and the outdoor fitness pool. Thus the former facilities are a necessary component of the plan in order to not only serve the fullest array of constituencies of the Manhattan Beach community but also to offset the costs of providing the latter facilities.

B. Indoor and Outdoor Recreation Facilities East of Peck Avenue

A 5,000 SF teen center is proposed for a site to the east and north of the fenced in wooded area of Polliwog Park adjacent to the gymnasium wing of the MBUSD Middle School on MBUSD property. This one story building will house a homework center, game room and club room in a configuration that can be used by the Middle School during the school day and by City Parks and Recreation teen programs after school. This location is a vast improvement over the current location in Manhattan Heights Park where teens in order to get there from the middle school are having to cross a busy vehicular arterial, Manhattan Beach Boulevard.

Near the teen center and the outdoor athletic facilities of the Middle School on a sloping site between Polliwog Pond and Premier Field is an approximately 18,000 SF skate park. Modeled on what is considered current best practice in skate park design--the "plaza" model in which generous landscaped areas link modestly scaled features that replicate street skating such as benches, steps, railings, ramps and low walls--the skate park is planned as an extension of and enhancement of Polliwog Park. This facility will serve what is arguably the least served youth sports constituency in Manhattan Beach.

Adjacent to the east side of Peck Avenue the botanical gardens remain in their current location. One new ball field is proposed for the site of the existing Begg Pool (removed upon completion of the new facilities) and another new ball field on the site of the existing MBUSD maintenance facility (to be relocated elsewhere) at the corner of Peck Avenue and Manhattan Beach Boulevard.

IV. Alternatives

A. Alternate Location for the Library

An alternative location for the library accommodated in the regulating plan and shown in an illustrative plan is the current location within the civic center. This option requires a two story format, probably similar in configuration to that shown in Live Oak Park. Here the library would enjoy proximity to the civic center and downtown and frontage on a major downtown street, Highland Avenue. The community center in Live Oak Park would be a stand alone replacement of Joslyn Hall.

B. Indoor and Outdoor Recreation and Aquatics Facilities at Marine Avenue Park

The strategic plan provides for a site within Marine Avenue Park as an alternate location for indoor and recreation facilities should the MBUSD owned properties adjacent to Polliwog Park not become available. The regulating plan provides and illustrative plan shows indoor and outdoor recreation facilities in the area of the park that lies north of Marine Avenue and south of the existing soccer and baseball fields.

Proposed Findings of the Commission

		<u>Recommended Finding</u>	<u>Response</u>		
I. Existing Community and Recreation Facilities					
1.	Facilities that are end of their useful lives and inadequate in size and configuration in order to effectively deliver programs and services to the Manhattan Beach community are: Joslyn Hall, Manhattan Heights Community Center, Manhattan Heights Teen Center, Scout House, Live Oak Hall and Begg Pool.	<u>Agree</u>	<u>Disagree</u>	<u>Other</u>	
2.	Facilities that are in relatively good physical shape but which are inadequate in size, configuration and location in order to effectively deliver programs and services to the Manhattan Beach community are: Creative Arts Center, the Tennis/Ceramics building.	<u>Agree</u>	<u>Disagree</u>	<u>Other</u>	
3.	The city of Manhattan Beach currently has none of the following facilities and the facilities strategic plan should include accommodations for all three: <ul style="list-style-type: none"> • Indoor gymnasium • Skate park • Community theater 	<u>Agree</u>	<u>Disagree</u>	<u>Other</u>	
4.	The current city wide inventory of outdoor courts and fields is adequate and necessary. No outdoor courts or fields should be removed, but one or more courts or fields could be relocated.	<u>Agree</u>	<u>Disagree</u>	<u>Other</u>	
II. Live Oak Park					
A. Indoor Community and Recreation Facilities					
1.	The co-location of the library, community center, senior social/activity center and the tiny tot/children's playgrounds programs within Live Oak Park creates symbiotic relationships among these components and between them and the park that are of benefit to the community.	<u>Agree</u>	<u>Disagree</u>	<u>Other</u>	
2.	The integration of the senior social/activity center with the community center, the library and the park provides benefit to seniors and the community.	<u>Agree</u>	<u>Disagree</u>	<u>Other</u>	
3.	The rooms of the community center are sized, numbered and configured to adequately serve the needs of the community better than they are currently served by Joslyn Hall or the Manhattan Heights Community Center.	<u>Agree</u>	<u>Disagree</u>	<u>Other</u>	
4.	City Council should consider cost recovery, overall use of the facility and impacts on neighbors in developing policies for how the community center will be used and by whom.	<u>Agree</u>	<u>Disagree</u>	<u>Other</u>	
5.	It is a good idea that the community center component generate a cost recovery of at least 100% and if feasible greater, in order to offset operating costs of other components in the facility.	<u>Agree</u>	<u>Disagree</u>	<u>Other</u>	
B. Outdoor Recreation Facilities					
1	The relocation of the little league field to another location of equal benefit to the community in order to transform the area within the park left behind into passive open space is acceptable.	<u>Agree</u>	<u>Disagree</u>	<u>Other</u>	

2. The relocation of the basketball courts to the area left behind by the vacation of Live Oak Hall and the Tennis/Ceramics building is acceptable. Agree Disagree Other
3. The relocation of the tennis courts to the area left behind by the relocation of the basketball courts in order to create fixed seating and to create more open space at the heart of the park is acceptable. Agree Disagree Other

III. Polliwog Park and Park Adjacent

A. Indoor Recreation and Outdoor Aquatics Facilities West of Peck Avenue

1. The MBUSD owned "Peck Corridor Site" adjacent to Polliwog Park is a good site should it become available for indoor and outdoor recreation and aquatics facilities. Agree Disagree Other
2. The two-court gymnasium will serve currently underserved youth and adult sports constituencies in Manhattan Beach. Agree Disagree Other
3. Each of the three pools of the facility serves a distinct purpose and the combination of pools best serves the full array of water related needs of the Manhattan Beach community. Agree Disagree Other
4. Use of the facility by the Manhattan Beach Middle School throughout the school year is a benefit to both the school district and the community. Agree Disagree Other
5. The mix of program components is fiscally responsible and necessary in order to achieve long term operating cost recovery in the range of 100% Agree Disagree Other

B. Indoor and Outdoor Recreation Facilities West of Peck Avenue

1. The teen center relocated to the NE corner of Polliwog Park adjacent to the middle school is an improvement on its current location and beneficial to the middle school and the community. Agree Disagree Other
2. The skate park located in Polliwog Park in a currently underutilized area of the park adjacent to the outdoor recreation and athletic facilities of the middle school is beneficial to a currently un-served constituency of the community and to the community as a whole. Agree Disagree Other
3. The use of the existing Begg pool site and the MBUSD maintenance facility site for two new ball fields, should these sites become available, is beneficial to the community and appropriate given their location adjacent to Begg field and Polliwog Park. Agree Disagree Other

III. Alternatives

A. Alternate Location for the Library

1. The existing library site within the Civic Center is a reasonable alternate location for a new library. Agree Disagree Other

B. Alternate Location for Indoor and Outdoor Recreation Facilities

1. Marine Avenue Park is a reasonable alternate location for community recreation facilities proposed for Polliwog Park and MBUSD owned properties adjacent to Polliwog Park should these properties not become available. Agree Disagree Other