



**CITY OF MANHATTAN BEACH
PARKS AND RECREATION COMMISSION**
Wednesday, December 21, 2022
4:00 PM

**Location: Manhattan Beach City Hall
City Council Chambers Hybrid
Virtual – Instructions within Agenda**

A G E N D A

- A. CALL TO ORDER**
- B. ROLL CALL**

| | |
|------------------------|-----------------------|
| Commissioner Allen | Commissioner McCarthy |
| Commissioner Greenberg | Commissioner Windes |
| Commissioner Weiner | Commissioner Serota |
| Commissioner Doran | |
- C. APPROVAL OF MINUTES –**
November 28, 2022
- D. CEREMONIAL – none**
- E. AUDIENCE PARTICIPATION (3-Minute Limit) -** The public may address the Commission regarding City business not on the agenda.
- F. GENERAL BUSINESS**
 1. Consideration of Commission Work Plan and Parks Master Plan Project List
 2. Consideration of Park Maintenance Priorities for Fiscal Year 2022-2023
- G. STAFF ITEMS**
City Council Recap and Parks and Recreation Department Updates
- H. COMMISSION ITEMS**
Older Adult Program Update
School District Update
Student Update
- I. ADJOURNMENT**

The December 21st meeting was rescheduled from December 26th in observance of the Christmas Day Holiday.

If unable to attend in person, the Parks and Recreation Commission encourages the public to participate by submitting comments on agenda items or other subject matter within the jurisdiction of the Parks and Recreation Commission via email to both lrobb@manhattanbeach.gov and mleyman@manhattanbeach.gov, no later than 3:00 PM, December 21, 2022 (the day of the meeting).

Zoom Meeting Instructions: There are multiple ways to join the meeting. Please Note - the Parks and Recreation Commissioners and Staff will be visible via video, members of the public may choose to turn on their video during public comment during their turn.

If you plan to speak during the meeting, join via Zoom at 3:45 p.m. in order to request to be on the speakers list.

1. Join Zoom Meeting via the internet (download app if needed): Direct URL: <https://comb.zoom.us/j/93781041645>, Meeting ID: 937 8104 1645
Please name yourself to include the item(s) you wish to speak on, and your First & Last name. Example: G.1 – Jane Smith.
2. Join Zoom Meeting via Phone Application (download app if needed): Download Mobile Apps: <https://zoom.us/download>, Enter Meeting ID: 937 8104 1645
Please name yourself to include the item(s) you wish to speak on, and your First & Last name. Example: G.1 – Jane Smith.
3. Join Zoom Meeting via Phone Conference (Voice Only): Phone Numbers: +1 669-900-6833 or +1 346-248-7799. Meeting ID: 937 8104 1645.
Find your local number: <https://comb.zoom.us/u/aByWMRmYK>. Upon calling in, you will be “muted” until you are prompted by the Host to state which item you wish to comment on. Your mic will be unmuted when it’s your turn to provide Public Comment.

Please Note - All microphones for non-Commissioners or Staff will be muted during the meeting, except during Public Comment periods for which you have requested to speak.

The City strongly advises you of the following:

1. Download the Zoom app to your respective device well ahead of the meeting time. Visit <https://zoom.us/> for the download link. Please make sure you have downloaded the most recent version available.
2. Familiarize yourself with the Zoom application prior to the meeting.
3. Check the condition of all personal electronic equipment, internet and phone connections, and microphone/speaker functionality. The City is unable to support this equipment.
4. Join the meeting prior to the start time. Due to security or technical limitations, admittance to the meeting may not be possible after the meeting begins.
5. Every effort will be made to “rename” participants on Zoom as quickly as possible, so that phone numbers are hidden, however, phone numbers may be partially visible for a brief time.

**CITY OF MANHATTAN BEACH
PARKS AND RECREATION COMMISSION**

Monday, November 28, 2022

4:00 PM

Location: City Hall - City Council Chambers / Virtual

MINUTES

A. CALL TO ORDER - Chair McCarthy called the meeting to order via Zoom at 4:04 pm.

B. ROLL CALL

Present: Allen, Greenberg, Weiner, Windes, Serota, Vice Chairperson Doran, Chairperson McCarthy (all in person)

Others Present: Director Leyman, Sr. Management Analyst (SMA) Robb; Sr. Recreation Manager Melissa McCollum, Rosemary Lackow, Recording Secretary

C. APPROVAL OF MINUTES – October 13, 2022 and October 24, 2022

It was moved and seconded (Windes/Weiner) to approve the minutes of both meetings, with revisions to the October minutes as follows: on page 2, seven lines up from bottom: strike “Manhattan Heights” and replace with “Marine Avenue Park” to read: “Materials can be stored at the ~~Manhattan Heights~~ Marine Avenue Park meeting room...”

D. CEREMONIAL – None.

E. AUDIENCE PARTICIPATION (3-Minute Limit) – Lee Barr from the Zoom audience complimented the staff on the pumpkin race but felt the race kits were expensive and hopes price can come down next year.

F. GENERAL BUSINESS

1. Presentation of Aquatics Survey Results

Director Leyman introduced Jessica Vincent, City Public Information Officer (PIO) who gave a background, detailing council direction in January 2022 during the joint Council/Parks and Recreation Commission work plan meeting. Ms. Vincent introduced Timothy McLarney, PhD from True North, the firm that conducted the survey, present via Zoom.

Mr. McLarney presented, using a PowerPoint that outlined the key findings of the survey and engaged in a detailed discussion with the Commission. The topics covered included: Methodology (stratified random sampling of households); Frequency of Household Activities (adults, children, teens); Types of pools used, Activities at and rating of Begg Pool, Interest in a New Aquatics Center, Priority for Features and Amenities, and Aquatics Center Options for Funding.

There were several findings but a key conclusion was that, while there is high interest in a new aquatics center (greatest for households with children or teenagers) there was not widespread support for a number of identified strategies for funding. The most agreeable strategy was to increase fees paid for users of aquatic or other recreational facilities/programs.

Mr. McLarney responded to questions from the Commission and indicated that the report will be available to the public. Regarding funding options, in discussing, Mr. McLarney indicated that aquatics centers, being a narrower purpose, are difficult to fund with revenue measures (e.g., bonds) compared to fire protection which applies to all. Further discussion ensued regarding the city's history of funding new facilities; Commissioner Greenberg inquired as to whether the Fire Station was funded by a bond measure and PIO Vincent will look into that. Director Leyman indicated that additional discussion is anticipated with the school district regarding this matter.

2. Presentation of Park Maintenance Priorities for Fiscal Year 2022 – 2023

Director Leyman presented the report, using PowerPoint slides, indicating that Sr. Engineer Gil Gamboa, Sean Roberts, Parks Maintenance Manager and Melissa McCollum, Sr. Recreation Manager, were available.

The Director's report covered: a summary of the Parks Master Plan, Priority Projects for FY '22 and '23 (total of 10, various facilities) and next steps (after this Commission discussion, report to be made to City Council).

In discussing, Director Leyman indicated that projects that didn't get listed were essentially those that were deemed too costly at this time; the Director described the process staff used to create the list. Director Leyman provided status for various projects such as the MBAC frieze repair, the National Fitness Court, and the Polliwog playground. Director Leyman made a number of clarifications, e.g., the probable costs are first estimates, the Strand Parcourse Installation includes the Botanical Garden, the public art installations (including the "Egret" and "Dragon Tales" could be paid through the Public Art Trust Fund, but they were not large enough to warrant use of those dollars.

Chair McCarthy invited public comment, there was none.

Director Leyman thanked the Commission for their input and will move forward based on the input provided and in support of the list of propriety projects.

3. Presentation of Polliwog Pavilion Concept

Senior Recreation Manager Melissa McCollum presented the conceptual plan to construct a multi-purpose facility at Polliwog Park, using excess County property tax funding. The project addresses multiple needs: expands eastside library services, improves access to the City's historical archive collection, and increases programming opportunities for the city, County Library, MB Historical Society and community at large.

The Commission asked questions, received answers and provided input: concern for onsite parking (discussing with Community Development and school district), removal of trees (believes can be relocated, no net loss), special needs access - e.g., seniors – (ADA standards will be applied and enforced).

Additional input included: Chair McCarthy = very supportive of programming being discussed; Commissioner Greenberg: noting that the project is being funded entirely from excess County money collected, asked whether a larger project (e.g., performing arts center?) wasn't considered. Manager McCollum noted that, while these are initial conceptual plans, a larger project has not been considered because this project scale is believed to respond to the community wants and needs and will fit well in the existing park. Community Development staff will be looking at and recommending regarding the amount of parking spaces to be provided.

Chair McCarthy invited public comment.

Garry McAuley, former president, Manhattan Beach Historical Society, emphasized that the library funding has provided an opportunity to protect historic resources while expanding library services. In particular the project enables digitization which is a huge step in making the history of the city more accessible.

Manager McCollum closed by stating the next steps are to do community outreach, discuss with the school district and present to the City Council. Director Leyman noted that staff and the County are especially interested in receiving input regarding potential programming for the facility.

Director Leyman thanked the Commission for its input.

4. 2022 Workplan Item updates

- **Sand Dune Park Master Plan (Nature Areas and Trails, Building)** (Greenberg, McCarthy, Windes) Commissioner Greenberg reported: The reopening celebration was successfully held November 12 with about 45 persons in attendance. Much positive input was received; Mayor Napolitano spoke, supporting the survey and park. Commissioner Windes praised staff for attending and providing info; Commissioner Greenberg announced the survey is live and can be accessed online. As next steps the committee will convene and develop a council recommendation for the entire commission to consider and will also a social media campaign to encourage survey participation. Commissioner Windes noted the EZ Reader featured a good article on the celebration and park.
- **Dog Parks and Community Parkettes** (Weiner) Commissioner Weiner reported that by the next (December) meeting he will have an update.
- **Repurposing Pay N Play** – (Windes, Greenberg, Allen) Commissioner Windes deferred to Director Leyman who reported that he has gotten cost estimates from Public Works enabling the project repairs to proceed very soon. Commissioner Windes noted that the committee will meet again once a timeline

for the work is established.

- **Explore Aquatics Facility** – (McCarthy, Weiner, Doran) - Commissioner McCarthy reported: this has still been paused due to the election.
- **Donation Policy and Programs** (Weiner, McCarthy, Allen) – Chair McCarthy reported that she will be getting a meeting with the school board and she and Commissioner Weiner will meet with Gary Wayland again regarding forming a 5013c. Commissioner Weiner reported that it appears that the process itself is fairly simple - the big question is whether this is what the city wants.

G. STAFF ITEMS

Director Leyman reported the following:

- Nov. 26-27 The 2nd Annual Pickleball tournament was well received.
- Dec. 1st: North MB Holiday Stroll
- Dec. 5th: winter registration for classes, programs begin
- Dec. 10th, 11th – Gingerbread Workshop and Santa Craft Workshop (pm)
- City Council updates: Nov. 15th Council voted to place on a future agenda, the renaming of a baseball field for former mayor Walt Dewer
- Dec. 8th: Older Adults - holiday fire safety tips

Discussion proceeded regarding preparing for the January joint council meeting.

Homework: each commissioner to get to Linda by Friday, 12/21 the content for each committee PowerPoint slides. She will format and produce the PP file. At the next meeting this will be reviewed.

To prepare, each Commissioner shall look at the Park Master Plan for ideas of any new initiatives (expect a max of three to be approved by Council; each Commissioner to come up with 5 ideas) and email to Manager Robb in time for her to tally them up for a Wed. December 7th subcommittee meeting.

The list will be discussed and finalized at the December Parks and Rec meeting. Commissioner Greenberg advised he will attend via Zoom. Commissioner Windes and Weiner may not be available. Manager Robb cautioned that the Commission must have four members present to have a quorum.

The January 9th meeting format is not yet finalized but typically each committee will be given 5 minutes to present their plan items.

H. COMMISSION ITEMS

Older Adult Program update - Commissioner McCarthy reported that there was no meeting this month.

School District update (Greenberg) None to report

Student update (Serota) none to report

Commissioner Windes reported the pumpkin race went very well (Parks and Rec pumpkin took second place) and thanked Commissioner Doran for his engineering expertise.

I. ADJOURNMENT

At 7:02 p.m. it was moved and seconded (Windes/Weiner) to adjourn. The motion passed, 7-0 with a hand vote.

TO:

Members of the Parks and Recreation Commission

FROM:

Mark Leyman, Parks and Recreation Director
Melissa McCollum, Sr. Recreation Manager
Linda Robb, Sr. Management Analyst

SUBJECT:

Consideration of Commission Work Plan and Parks Master Plan Project List (Parks and Recreation Director Leyman)

DISCUSS AND MAKE RECOMMENDATION

RECOMMENDATION:

Staff recommends the Commission provide input on each Work Plan item and the Parks Master Plan project list to present at the Joint City Council/Commission Work Plan meeting on January 9, 2023.

FISCAL IMPLICATIONS:

There are no fiscal implications associated with the recommended action at this time. Once the City Council directs staff on this matter, future funding appropriations may be required.

BACKGROUND:

The Work Plan section of the Boards and Commissions Handbook states:

“Prior to the annually scheduled Joint City Council/Commission meeting, the Staff Liaison will develop a list of ideas to discuss with City Council. At the Joint meeting, the commission will receive direction and prioritize ideas from the City Council.

Subsequently, at the next regularly scheduled commission meeting, the commission will further develop a Draft Work Plan based on City Council direction. Ideas will then be filtered to be consistent with City Policies and develop fiscal implications. Following the approved Draft Work Plan, Staff Liaisons shall provide a cover memo indicating whether the Commission’s Draft Work Plan corresponds with the Department’s Work Plan. The process allows staff and commissioners to draft a Commission Work Plan that properly accounts for their priorities and requests funding to meet their goals.”

Work of the Library, Cultural Arts, and Parks and Recreation Commissions is advisory and at the direction of the City Council. The Work Plan was last discussed jointly by the City Council and Commissions on January 11, 2022. In preparation for the 2023 joint meeting, Commissions discussed existing and potential Work Plan items at November and December meetings.

DISCUSSION:

The Work Plan serves as a planning document to provide updates and explore project options based on City Council direction. In preparing the Work Plan for each Commission, staff worked closely with commissioners to develop options, recommendations, and select cost estimates for Council consideration. Each Ad-Hoc Committee submitted detailed program updates that are included in the staff report. Based on City Council direction, staff will work with each Commission to create realistic timelines and return to Council for funding or further direction.

Parks and Recreation Commission Work Plan

The Parks and Recreation Commission completed the Park Master Plan in 2020 and many of the work plan items were added in response to community input. The Park Master Plan is a living document that is updated annually by the Commission, and includes short-term, mid-range and long-term projects. Additionally, the Commission is compiling a deferred park maintenance priority project list for City Council consideration.

In progress Park Master Plan projects include Polliwog Park enhancements, such as the lower playground replacement, National Fitness Court (NFC) installation, and Begg Field upgrades. These projects are not included in the Parks and Recreation Commission's 2022 work plan outlined below.

1. Explore acquiring armory land (remove from work plan)

Item Background

The Commission identified and contacted local armory leadership, and drafted a letter from former Mayor Suzanne Hadley to Major General David S. Baldwin on May 25, 2021. There have been no responses from armory leadership to date.

Project Status

Staff prepared the annual follow up letter for Mayor Steve Napolitano's signature expressing interest in acquiring the land for the benefit of the community.

Recommendation

Staff will continue to proactively explore potential acquisition and draft a letter for the Mayor's signature annually. Staff recommends that the City Council remove this item from the Commission work plan.

2. El Porto Family Park (remove from work plan)

Item Background

Explore development of plot of land on the sand at the north end of El Porto, which is owned by the County and maintained by the City.

Project Status

At the January 11, 2022 meeting, City Council determined that this project could move forward only if funded by LA County. There was no interest by LA County to fund the

project. If there is interest in the future, the City would need to develop a long term agreement, pay for and install the equipment, and indemnify the County. On October 6, 2022, City Council voted to move this item to the unfunded list.

Recommendation

Staff recommends that the City Council remove this item from the Commission work plan.

3. Dog Parks & Community Parkettes

Item Background

City Council directed the Commission to (1) develop a list of parkette and dog run enhancements for consideration during the budget process and (2) continue to explore and identify future sites.

Project Status

In partnership with Public Works and Parks and Recreation staff, a list of specific upgrades was developed to improve the safety and functionality of the dog runs at Live Oak Park and Polliwog Park. Proposed improvements include enhanced fencing and gates, lighting, seating, sun protection, signage, and water supply for dogs and owners.

Additional upgrades are recommended for the City's two parkettes. Improvements include new fencing, enhanced tree trimming, updated signage, and repair or replacement of worn play equipment and drinking fountains.

As no new site opportunities for dog runs or parks were identified after a review, the Commission recommends expanding the existing Polliwog Park Dog Run approximately 1800 square feet by moving the west fence about ten feet into the Begg Parking Lot and removing or relocating the existing storage bins, and removing approximately 4-5 parking spaces. The new area could be an addition to the current space or an "annex" to allow a separate space for small dogs as requested by many community members during site visits. Staff has discussed this idea with the Manhattan Beach School District and they are supportive of the change, if approved.

Recommendation

Approve funding for the dog run and parkette enhancements through the deferred park maintenance budget item previously approved by City Council.

5. Explore repurposing Pay-N-Play Racquetball Land/Building

Item Background

City Council directed the Commission to actively explore options to repurpose the land and/or building for higher-value recreation activities and broader community appeal. The 35-year agreement with the operator expired on December 31, 2021, and the City took over the property in October 2022.

Project Status

Repairs and improvements have been identified, including window replacements, roof repairs, new locking system, railings and lighting.

The four court spaces may be converted for other activity uses. The plan is to create a three to six-month pilot program to determine options for community use beginning in 2023. The program would provide a variety of activity options and collect usage data to determine the best ongoing facility use.

Possible programming:

- Sports (Wallyball, TEQBALL, paddle sports, tot basketball/soccer)
- Group activities (Tai Chi, meditation, line dancing, board games)
- Fitness Classes

Recommendation

Funding for improvements to upgrade the building and launch the pilot program has been identified within the deferred park maintenance budget item previously approved by City Council.

6. Sand Dune Park (Revitalization and Building)

Item Background

City Council directed staff and the Commission to explore how to improve Sand Dune Park and evaluate uses for the future. This item includes assessment of nature areas and trails, park improvements, and a new building.

The Public Works Department was the lead for the recent well-received landscaping revitalization project at Sand Dune Park, but the Commission joined community members in providing input and recommendations regarding the plan. City staff and commissioners gathered additional community input about desires for a new or upgraded building and enhanced park programming.

Project status

Public Works completed a major revitalization project that included cleaning, stabilizing, and beautifying the landscape. Trees were removed, pruned, and planted, irrigation repaired, retaining wall and fencing upgraded, and decomposed granite added in place of turf at the bottom of the Sand Dune.

The Commission initiated and coordinated a Sand Dune Park Revitalization Open House held on November 12, 2022 in addition to launching an online survey. The survey asked for input in what elements the community wants to see in a new facility, park amenities, and programming at Sand Dune Park.

Respondents indicated support for modernized, accessible restrooms and storage space over classroom and office space. The survey showed the greatest support for educational signs with botanical and bird/butterfly habitat information, improved lighting on paths and

stairs, and new playground equipment for park amenities. Respondents indicated support for afterschool outdoor recreation programs for K-5 students and nature-oriented programming, such as bird walks.

City Council identified \$1.2M to establish a new building at Sand Dune Park.

Recommendation

Next steps could include additional public outreach and a Request for Proposals (RFP) for conceptual design of an updated Sand Dune Park facility and/or master plan.

8. Explore feasibility of developing aquatics facility

Item Background

The City Council directed staff and the commission to conduct a statistically valid survey to determine if there is a significant demand for pool recreation programming and to what extent residents are willing to bear costs relating to it.

Project Status

The Commission conducted extensive due-diligence over the past two years, including numerous on-site visits to neighboring community aquatics centers, meetings with operating management of the pools, discussions with financial and fundraising experts, concept meetings with architects, and identification of appropriate aquatics center parameters.

A statistically valid survey was conducted by TrueNorth in October 2022 surveying a total of 574 adult residents with a margin error of 4.1% at a 95% confidence interval. The survey will officially be presented to City Council in February.

Use of a swimming pool for swimming, water programs, or water sports is fairly common among Manhattan Beach households. Survey results indicate more than half of Manhattan Beach households reported one or more members use a swimming pool for these activities at least occasionally. Results identified the need to update Begg Pool due to old age, limited availability of programming, and the overall limited size and depth. A little over 50% of the surveyed families are interested in a new aquatics center with 64% in favor of prioritizing a 35-meter pool for swimming laps, swim competitions, and water sports. If a new aquatics center is built, 64% of respondents will be interested in swimming for exercise, about 44% in recreational water play, and about 38% in therapy, senior classes, and water aerobics. As for funding options, about 70% support increasing fees paid by those who use the City's aquatics facilities and 28% support increasing property or sales taxes.

Recommendations

Receive direction from City Council on site, design and programming preference.

Seek direction on forming a park non-profit/501c3 to develop public/private partnership fundraising for a new aquatics facility.

Continue commission outreach and meetings with potential donors/stakeholders.

9. Donation Policy and Programs

Item Background

The current Donation Policy consists of a park amenity catalog, including tree and bench donations, a paver program to be installed in front of the Post Office at 15th and Valley, and a Military Recognition Wall to complement the existing Veterans Memorial.

At the Joint Commission meeting on January 11, 2022, City Council discussed concerns with the current programs and directed the Commission to explore establishing a park non-profit to potentially replace the existing donation programs.

Project Status

The sub-committee met with City administration, MBX administrators, local and national organizations that specialize in procuring funds for municipal improvements, and professionals who have been involved with private/public fundraising for civic improvements to gain a better understanding of non-profit operations and structure.

Recommendations

The Commission is developing recommendations for Council consideration in April 2023 for establishing a park non-profit in addition to options for the Military Recognition Wall.

New for 2023 Work Plan:

Develop Options for Historical Museum/Library at Polliwog Park

- This is currently a City Council/Parks and Recreation Department Work Plan item. If Council directs staff to look at options for a building, the Parks and Recreation and Library Commissions could assist with developing options for east side library service and historical museum space.

Lighted Beach Volleyball Courts on the south side of the Pier

- This item was identified in the Park Master Plan. The Commission identified this as a priority item in 2022 and would like to explore lighting options for evening beach volleyball use.

ATTACHMENT:

1. Parks Master Plan Projects – Working Document for 2023

| QUICK WINS | STATUS | UPDATE/RECOMMENDATION |
|---|---------------|------------------------------|
| Install a shade structure at Live Oak Park Dog Run | Q1 '23 | |
| Develop nature trails around Sand Dune Park & Live Oak Park (included with Sand Dune Master Plan) | Q4 '23 | |
| Create a community garden on the west side of Begg Field | Inactive | |
| MID-RANGE PROJECTS | | |
| Repurpose the land and/or building currently occupied by the Pay-N-Play at Marine Avenue Park | Q2 '23 | |
| Replace Sand Dune building with prefabricated building | Active | |
| Install prefabricated building for Historical Museum at Polliwog Park | Active | |
| Create a common area for seating at Marine Avenue Park | Active | |
| Increase public art throughout streetscapes and in parks | Ongoing | |
| Design and build a stage with a pavilion (includes lighting & audio) at Polliwog Park | Inactive | |
| Incorporate solar lights on the poles of the beach volleyball courts south of the pier | Inactive | |
| Incorporate skateable art equipment throughout parks | Inactive | |
| Seek to rent vacant spaces in downtown to utilize as pop-up art galleries | Inactive | |
| LONG-TERM PROJECTS | | |
| Design & build an aquatics center | Active | |
| Renovate or replace Joslyn Community Center (includes increasing parking) | Inactive | |
| Renovate or replace Manhattan Heights Community Center | Inactive | |
| Renovate buildings at Live Oak Park used for ceramics, tennis and REC | Inactive | |
| IN-PROGRESS | | |
| Replacement of lower Polliwog Park play equipment | Q1 '23 | |
| Replacement of Polliwog Park Fitness Station equipment | Q2 '23 | |
| Begg Field renovations | Q2 '23 | |
| ON-GOING MAINTENANCE & REPLACEMENT PROJECTS | | |

Replace rubber chips with poured-in-place surfacing at Manhattan Village & Marine Park

Replace lights and bleachers at Manhattan Village, Dorsey and Begg Fields

Set aside funds to replace picnic pads throughout parks

Set aside funds or replace playgrounds on a rotational basis, as needed

Set aside funds or solicit donations to replace fitness equipment on a rotational basis, as needed

Develop turf replacement fund

Relocate Marine Avenue Park ping pong table to Polliwog Park

COMPLETED

Create El Porto Family Park in the triangular lot east of the Bike Path at 45th Street Archive

Expand areas for four-legged friends at 6th Street & Aviation Boulevard or Rowell

Avenue & Voorhees Avenue Archive

Explore opportunities for acquiring the small lot located at 26th Street & Bell

Avenue Archive

Explore opportunities for acquiring the Armory land for use as a recreation facility Ongoing

COMMISSION PRIORITIES/PROPOSALS (12/2022)

Polliwog Park Stage (4 votes) - Mid Range

Lights on Beach Volleyball Courts (3 votes) - Mid Range

Community Garden (2 votes) - Quick Win

Skateable Art (1 vote) - Mid Range

Manhattan Heights Renovation (1 vote) - Long Term

Joslyn Center Renovation (1 vote) - Long Term

New - Manhattan Village Field Parking Garage (2 votes) - Long Term

New - Ping Pong Tables for Pay N Play (1 vote) - Quick Win

New - Pickleball Courts at Bruce's Beach (1 vote) - Mid Range

New - Begg Field Artificial Turf (1 vote) - Long Term

(Note - Commission priorities section does not include active items or items on the deferred park maintenance plan)

Full Parks Master Plan available at
<https://www.manhattanbeach.gov/departments/parks-and-recreation/parks-and-facilities/parks-master-plan>

TO:

Parks and Recreation Commission

THROUGH:

Mark Leyman, Parks and Recreation Director

FROM:

Sean Roberts, Maintenance Manager

Melissa McCollum, Senior Recreation Manager

SUBJECT:

Consideration of Park Maintenance Priorities for Fiscal Year 2022-2023 (Parks and Recreation Director Leyman).

DISCUSS AND MAKE RECOMMENDATION

RECOMMENDATION:

Staff recommends that the Parks and Recreation Commission discuss park maintenance priorities for Fiscal Year 2022-2023 and make a recommendation to City Council.

FISCAL IMPLICATIONS:

There are no fiscal implications associated with the recommended action at this time. Once the City Council directs staff on this matter, future funding appropriations may be required.

BACKGROUND:

The Adopted Annual Budget for Fiscal Year (FY) 2022-2023 includes a \$1,000,000 park maintenance appropriation from the General Fund to help address deferred park maintenance.

The Parks Master Plan provides a practical, comprehensive plan of action for meeting the immediate, short-term, and long-range needs and interests for parks, programs, and facilities in Manhattan Beach, and helps prioritize parks and recreation maintenance and capital projects.

The Parks Master Plan is guided by the following themes:

- Increase and optimize access to open space
- Create a strong sense of community
- Optimize existing park and beach experiences
- Enhance play for all

Three categories of projects are identified in the Parks Master Plan based on estimated cost, complexity, and staff resource requirements. They are summarized as follows:

- Quick Wins – projects estimated to cost up to but not in excess of \$60,000 and

require limited staff resources. These projects will be funded in large part through the General Fund.

- Mid-Range – projects estimated to cost \$60,000-\$1,000,000 and require additional staff resources and time to complete. Funding may come from a variety of sources, including the Capital Improvement Program, Measure A grant allocation, donation program, and small scale sponsorships.
- Long-Term – projects with costs estimated in excess of \$1,000,000. These projects are larger, entail a vision of the future, and are targeted at enhancing the quality of life for residents. They involve significant costs, complexity, and requirements for staff resources. Potential funding could come from a bond issue, community partnerships involving naming rights, the City's General Fund, or local, state, and federal grants.

In process Parks Master Plan projects include:

Quick Wins:

- Install Shade Structure at Live Oak Dog Run (2023 target installation)

Mid-Range:

- Develop Nature Trails and Welcoming Nature Space (Sand Dune Landscaping Revitalization Project completed in 2022)
- Increase Public Art Throughout Parks and Streetscapes (Rainbow Crosswalk, Rainbow Gazebo, and Manhattan Beach Art Center Mural completed in 2022)
- Begg Field Renovations (2023 target completion)
- National Fitness Court Installation in Polliwog Park (2023 target completion)

Long-Term:

- Lower Polliwog Park Playground Renovations (2023 target completion)

Select ongoing maintenance and replacement projects identified in the Parks Master Plan include:

- Set aside funds to replace Picnic Pads throughout parks
- Develop turf replacement fund
- Replace rubber chips with poured-in-place surfacing

DISCUSSION:

Parks and Recreation and Public Works staff members reviewed the Parks Master Plan and pressing park maintenance needs during FY 2022-2023 Quarter 1, and recommended using the \$1,000,000 appropriation for the following priority projects at the Parks and Recreation Commission Meeting on November 28, 2022.

Based on feedback at the Parks and Recreation Commission Meeting, staff will utilize an alternate funding source for the public art installations. In addition, enhanced landscaping and additional painting projects were added to the Live Oak Park, Marine Park, and Polliwog Park plans and estimates for the priority projects, and the

contingency budget was reduced from 25% to 20%. Expanded project summaries are included below.

Original (from 11/28/22 Parks and Recreation Commission Meeting)

| PROJECT | PROBABLE COST |
|---|--|
| Marine Field Turf Replacement | \$250,000 + \$500,000 from User Groups |
| Pay N Play Upgrades | \$200,000 |
| Live Oak Park and Marine Park Basketball Court Resurfacing | \$150,000 |
| Polliwog Park Picnic Pads/Trash Cans/Kiosks Replacement | \$90,000 |
| Polliwog Park Dog Run Expansion | \$30,000 |
| 8 th Street Parkette and Larsson Street Parkette Upgrades | \$25,000 |
| Marine Avenue Park HVAC Installation | \$25,000 |
| Strand Parcourse Installation | \$10,000 |
| Public Art Installations at Manhattan Beach Botanical Garden and Manhattan Beach Art Center | \$10,000 |
| Manhattan Heights Drinking Fountain Upgrade | \$10,000 |
| Projects Subtotal | \$800,000 |
| 25% Contingency | \$200,000 |
| Total | \$1,000,000 |

Revised (for 12/21/22 Parks and Recreation Commission Meeting)

| PROJECT | PROBABLE COST |
|---|--|
| Marine Field Turf Replacement | \$250,000 + \$500,000 from User Groups |
| Pay N Play Upgrades | \$200,000 |
| Live Oak Park and Marine Park Basketball Court Resurfacing and Select Landscaping/Fencing/Painting Upgrades | \$173,000 |
| Polliwog Park Picnic Pads/Trash Cans/Kiosks/Landscaping Upgrades | \$110,000 |
| Polliwog Park Dog Run Expansion | \$30,000 |
| 8 th Street Parkette and Larsson Street Parkette Upgrades | \$25,000 |
| Marine Avenue Park HVAC Installation | \$25,000 |
| Strand Parcourse Installation | \$10,000 |
| Manhattan Heights Drinking Fountain Upgrade | \$10,000 |
| Projects Subtotal | \$833,000 |
| 20% Contingency | \$167,000 |
| Total | \$1,000,000 |

Probable costs are based on scope of work and are not based on approved designs

and construction documents. If actual project costs are less than estimates, remaining funds will be reallocated to additional park maintenance priorities.

Marine Field Turf Replacement

The synthetic turf at Marine Field is in need of replacement after ten years and thousands of hours of play due to loosening and torn inlays and seams, loose turf fibers and infill, and surface discoloration. Similar to the last Marine Field turf project in 2013, staff proposes a collaborative process to fund the improvements and allocate field-use. Related funding and field use agreements with local user groups will be considered by the Parks and Recreation Commission at a future meeting.

Pay N Play Upgrades

The Pay N Play building was closed for repairs on September 6, 2022. During the closure, Public Works will paint the inside and exterior of the building, upgrade lighting, evaluate ventilation systems, and replace doors, windows, and railings. The Parks and Recreation Commission and staff are identifying short term use options and will develop a community survey to gauge interest. Programming options include: wallyball, picklewall (a variation of Pickleball), indoor soccer and basketball, racquetball, yoga and other fitness classes, an indoor golf simulator, and more.

Live Oak Park and Marine Park Basketball Court Resurfacing and Select Landscaping, Fencing, and Painting Upgrades

The basketball courts at Live Oak Park need to be repaired, resurfaced, and restriped. The Marine Avenue Park courts need regrading in addition to repairs. Hoops and fencing will be upgraded at the courts too. Several trees have been removed and new trees have been planted throughout Marine Park. There are still several trees that are in need of removal. Worn and broken fencing will be replaced with new heavier gauge fencing. Landscaping along Marine and within the parking lot will be enhanced with additional lighting added to the parking lot entrance.

Polliwog Park Picnic Pads/Trash Cans/Kiosks/Landscaping Upgrades

Five picnic pads in Polliwog Park were recently replaced. Nine additional picnic pads need to be upgraded. Polliwog Park trash cans and kiosks should be upgraded and standardized to improve the aesthetics and functionality of the park. A separate project to replace Polliwog Park lighting is underway. Painting of the restroom facilities, including Premier Field restrooms, is planned as well.

Polliwog Park Dog Run Expansion

If approved, the Polliwog Park Dog Run will be expanded to the west by removing existing storage containers and concrete and constructing a new area with fencing, entry gates, wood chips, water, trash, and seating.

8th Street Parkette and Larsson Street Parkette Upgrades

Planned improvements include extensive fence work and green screens, enhanced landscaping, and updated signage. The basketball backboard, rim, and net will be replaced at Larsson.

Marine Avenue Park HVAC Installation

Rocketship Hall, used regularly for City programs and private rentals, is past due for an HVAC installation. Work needs to be completed by June 2023 to avoid relocation and/or cancellation of planned youth programming in the facility.

Strand Parcourse Installation

The Manhattan Beach 10K Race Committee recently agreed to purchase replacement Strand Parcourse equipment valued at approximately \$16,000. Public Works will remove the existing structure and replace with new foundations and equipment. Target installation is early 2023.

Manhattan Heights Drinking Fountain Upgrade

Based on ongoing community feedback, a new drinking fountain is needed soon for the Pickleball and tennis players at the Manhattan Heights courts. Public Works will replace the old concrete fountain with a stainless steel model, including a bottle fill feature.

Potential projects for FY 2023-2024 if City Council appropriates additional funding in next year's budget include:

- Poured in place installations at playgrounds (mid-range project)
- Fencing and windscreen replacements at all parks (mid-range project)

The Parks and Recreation Commission will consider updates to the Parks Master Plan at their meeting on December 21, 2022.