



Date: December 3, 2019

To: Thomas B. Modica, Acting City Manager *T.M.*

From: *C.A.B.* Craig A. Beck, Director of Public Works

For: Mayor and Members of the City Council

Subject: Belmont Beach Aquatic Center Update

Over the past several months, City staff has been working diligently to address concerns associated with the Belmont Beach Aquatic Center project (Project). In response to feedback received from the community, the City Council, and the California Coastal Commission (CCC), the design for the Project has been significantly revised, and staff will now seek approval for the modified Project from the Planning Commission, the City Council, and CCC. Staff is confident the redesign effort reflects most of the feedback received and will allow this important 2028 Olympic "8 by 28" facility to take a major step forward.

Background

The Belmont Pool served the aquatic needs of the community until it was closed in 2013. Soon thereafter, the City Council directed staff to design a replacement facility, for which the programmatic design was approved in October 2014, followed by the conceptual design in June 2016. The Environmental Impact Report (EIR) was certified and the entitlements approved in May 2017. In August 2018, the Project was submitted to the CCC, and a Notice of Incomplete Application was received by City staff on September 2018. Over the past year, the Project team has been working to redesign the facility to address the concerns expressed by the City Council and the CCC.

Overview of Concerns

In May 2017, the City Council provided clear direction to address specific concerns and work with the CCC. The CCC expressed concerns about the Project, both in writing and verbally at multiple coordination meetings. A summary of the significant concerns and the efforts made to address those concerns follows:

Increased Recreational Components: To ensure the Project is not exclusively a competitive facility, the Project team reviewed options to enhance the size and features of the recreational area. The modified design includes water components specific for play including: a vortex pool that circulates water similar to a whirlpool, a zip-line, cascading waterfalls, splash pads, fountains, and an open family gathering space. A small concession area has also been included directly adjacent to the family gathering lawn and recreational pools.

Increased Connection to Disadvantaged Communities: To ensure the Project will be enjoyed by the entire community, the Project team implemented a City department task force to identify and quantify programs and amenities providing access to the existing pool, as well as formulate enhanced programs and amenities to maximize citywide and underserved resident access to the facility. The Coastal Development Permit (CDP) Application explains in detail the current pool usage and its expanded program capacity including after-school and weekend programs, summer swim programs, family fun activities, partnership programs, programs for ages 50 and over, water exercise programs, and aquatics day camp. It also identifies the underserved areas of our community and transportation options.

Sea Level Rise: Concerns related to sea level rise have been addressed by adjusting for the most recent sea level rise projections, and, more importantly, by moving all structures northward out of the predicted sea level rise impacted zones. The Project is now out of the area of projected sea level rise.

Height: Concerns related to height have been addressed by removing the high roof enclosed building from the design. This significantly reduces the overall height of the facility. While the height variance was factually supported and consistent with the Local Coastal Program (LCP) CCC staff expressed concerns with the use of a variance. Therefore, the LCP is being amended to fully encompass the modified Project, negating the need for a variance.

Alternatives Analysis: Alternative sites were considered by the City as part of the certified EIR in accordance with the California Environmental Quality Act (CEQA). In addition to the analysis and conclusions presented in the EIR, the City included additional information within the CDP application supporting the determination of the proposed site as superior and preferred when compared to any of the other alternatives.

Parking: An analysis of available parking was conducted to determine if the proposed parking is adequate to serve the facility and the community. The required parking, pursuant to Long Beach Zoning requirements for the modified Project, is 614 spaces, which is 220 fewer spaces than what would have been required for the previous facility using the same requirements. The previous facility had 1,116 spaces. Since the closure of the previous facility, the existing modular pool was constructed, the Ocean Boulevard "complete streets" project was implemented, and the Granada/Belmont parking lot was resurfaced. These efforts, in conjunction with the modified Project, will add a net 36 parking spaces to the area for a total of 1,152 spaces.

Cost: Construction costs have escalated since 2014, increasing the costs of the originally proposed facility to approximately \$145 million. To date, \$61.5 million has been set aside for the Project. A significant change to the scope and design of the Project was required to create an affordable, constructible facility. The Project team first went through a complex process to evaluate all components and costs for each of the facility's elements, then looked at addressing all concerns as outlined above and the requisite impacts to design.

Next, the team explored options for maintaining all bodies of water and the support infrastructure necessary, then finally looked at adding components that increase the usability and architectural significance of the facility. As a result, the Project cost has been reduced to approximately \$85 million.

Stakeholder Collaboration

Prior to completing the redesign, the City sought input from the stakeholder advisory committee. This input ensured the community's needs were discussed, and, where feasible, included as part of the modified Project.

Discussions also continue with the [LA 2028 Olympic](#) organizing committee. No commitments have been made, but committee staff has expressed potential interest in hosting diving at the facility, and potentially other sports.

Modified Design

The Project design has been modified to address the concerns outlined above, as well as accommodate stakeholder needs and desires, while reducing scope and associated costs. Despite the significant changes, the modified design remains consistent with the City Council's direction (Attachment). A summary of design changes, beyond those outlined above, is as follows:

Creation of an Outdoor Facility: Removal of the enclosed building was instrumental in lowering the overall height of the facility. All bodies of water are now outdoors, but the modified Project does include a perimeter wall of glass to provide protection from the wind, while maintaining the impeccable views.

Existing Pool to Remain: Pushing the facility inland, away from the shoreline, required reorienting the dive tower. This, in conjunction with the expanded recreational component, left no room for a 50-meter pool in the new facility. Coupled with the cost concerns of demolishing the existing pool and building new one, the Project team decided to maintain the existing modular pool in its current configuration. Permanent restrooms, showers and check in area have been added to the scope as well as some architectural enhancements to maintain the architectural integrity of the facility.

Beach Café: The stand-alone beach café has been removed in favor of a small concession area near the recreational pool and family open space. This eliminates the need to leave the facility to get a snack. In addition, the existing Granada concession stand at the other end of the parking lot (approximately 1/3 of a mile away) is being renovated as a separate project.

Dive Well: The diving well has been configured to meet Olympic standards. Should the need arise, the configuration can accommodate up to 10,000 temporary seats to host Olympic diving.

Increased Open Space: The modified design provides approximately 141,000 square feet of open space, of which approximately 92,000 square feet is green space. This is

a significant increase in green space from the prior design, which had approximately 47,000 square feet of green space.

Increased Spectator Seating: The modified design allows for an increase in permanent spectator seating from 1,250 to 1,555. This is an enhancement requested by the stakeholder advisory committee that was not an option previously due to cost constraints related to the enclosed facility. As noted above, the modified design no longer includes an enclosed building, which makes the enhancement feasible. An elegant shade sail has been incorporated into the design to provide some respite from the summer sun.

25-Meter vs 25-Yard Pool: The modified design includes the existing 50-meter by 25-meter pool, and a new 50-meter by 25-yard pool. This design was agreed upon in 2014, as it maximizes flexibility and available deck space. While 25 yards is the most commonly used pool width and the standard national distance, some stakeholders have recently requested widening the new pool to 25 meters as well. This modification will add approximately \$1.5 million to the Project cost. Over the next few weeks, the Project team will do additional outreach to determine the most appropriate width of the new pool to meet the majority of recreational and competition needs. The amended Project EIR has analyzed the impacts of the larger 25-meter pool. Thus, the design change can be made if, through community input, the 25-meter wide pool is determined to be the better solution.

Support Building: The support building, including the lockers and shower areas, has been reduced and is now contained to a single level. A unique roofing reminiscent of the original design provides an iconic touch. Once inside, interior wood detailing will make for a robust architectural statement.

Next Steps

While substantial progress has been made, some major upcoming milestones remain, briefly described below:

Planning Commission: The Project team is targeting Planning Commission action in December 2019 on the modified design, as well as the local coastal plan (LCP) amendment to address the CCC concerns.

City Council: Pending a positive recommendation be made by the Planning Commission in December 2019, the resolution and second reading of the LCP amendment will be presented to the City Council in January 2020.

California Coastal Commission: Should a positive recommendation be made by City Council in January 2020, the item will be ready to be heard by the CCC at the February 2020 hearing. The City has requested that CCC staff prepare a staff report in order the Project can be heard at the February CCC hearing, which will be held in Long Beach.

Project Schedule: As soon as the Project is approved by the CCC, the Project team will continue moving forward towards completion of design. Assuming the target schedule

for approvals as outlined above is fulfilled, the tentative design and construction schedule will be as follows:

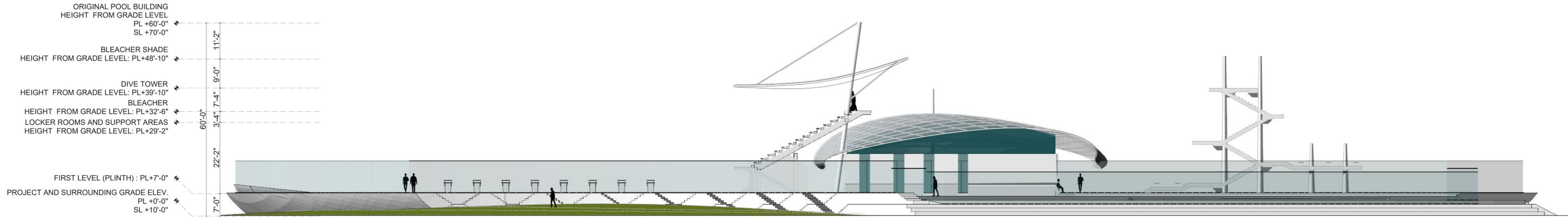
- Design complete Early 2021
- Construction contract bid and award Spring 2021
- Construction start Summer 2021
- Facility open to the public Early 2023

Identify Funding: As noted above, the modified design has reduced the cost of the Project to \$85 million. To date, \$61.5 million has been allocated for the Project, leaving a gap of approximately \$25 million. Pending Project approvals, the City will continue to pursue various funding opportunities, including, but not limited to, fundraising efforts, grants, and engaging the [LA 2028 Olympic](#) organizing committee

If you have any questions, please contact Joshua Hickman, Project Management Officer, at (562) 570-5714 or Joshua.Hickman@longbeach.gov.

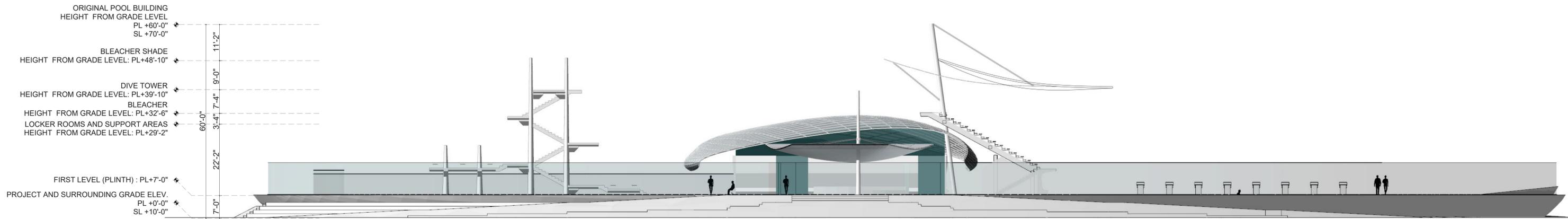
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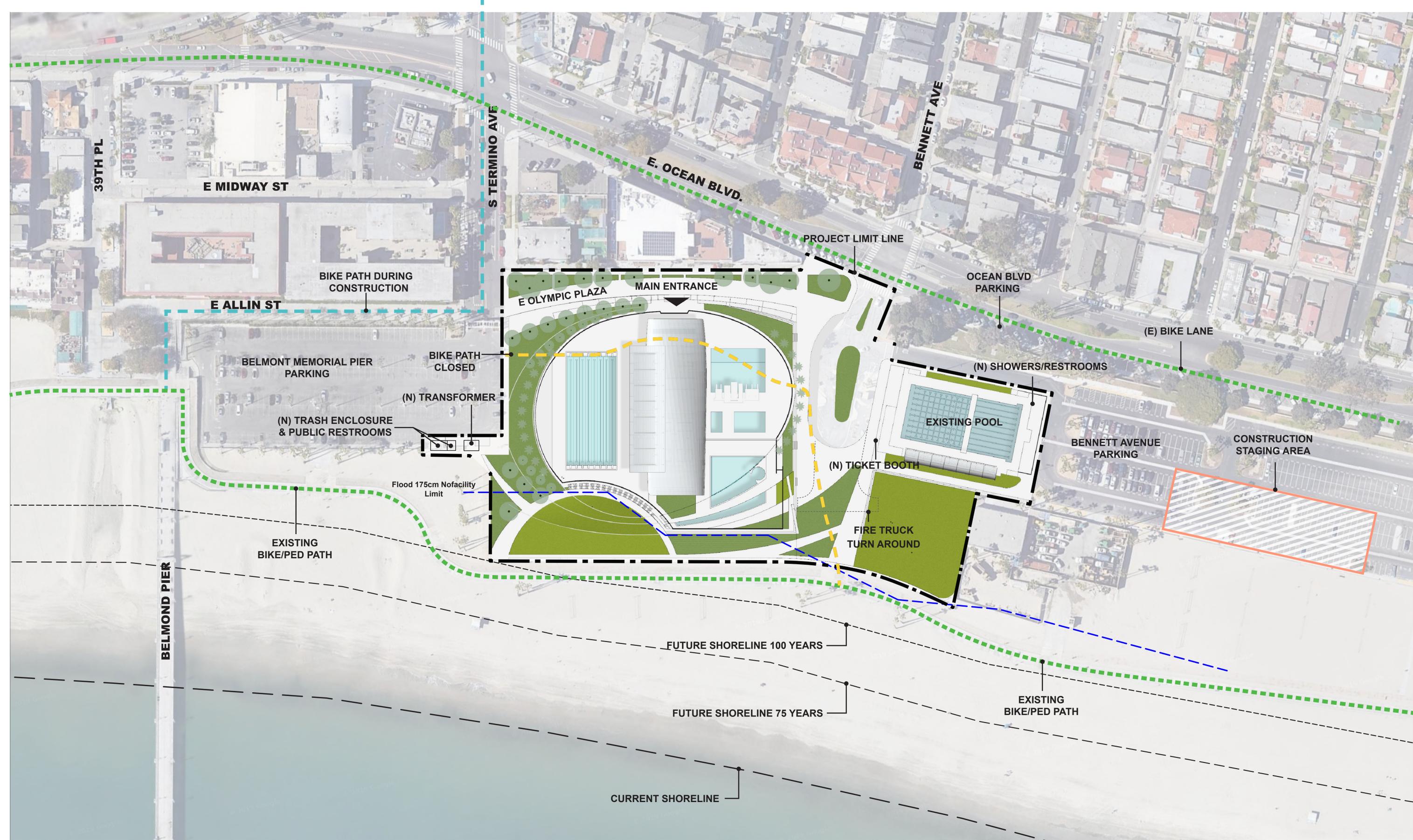
SOUTH ELEVATION

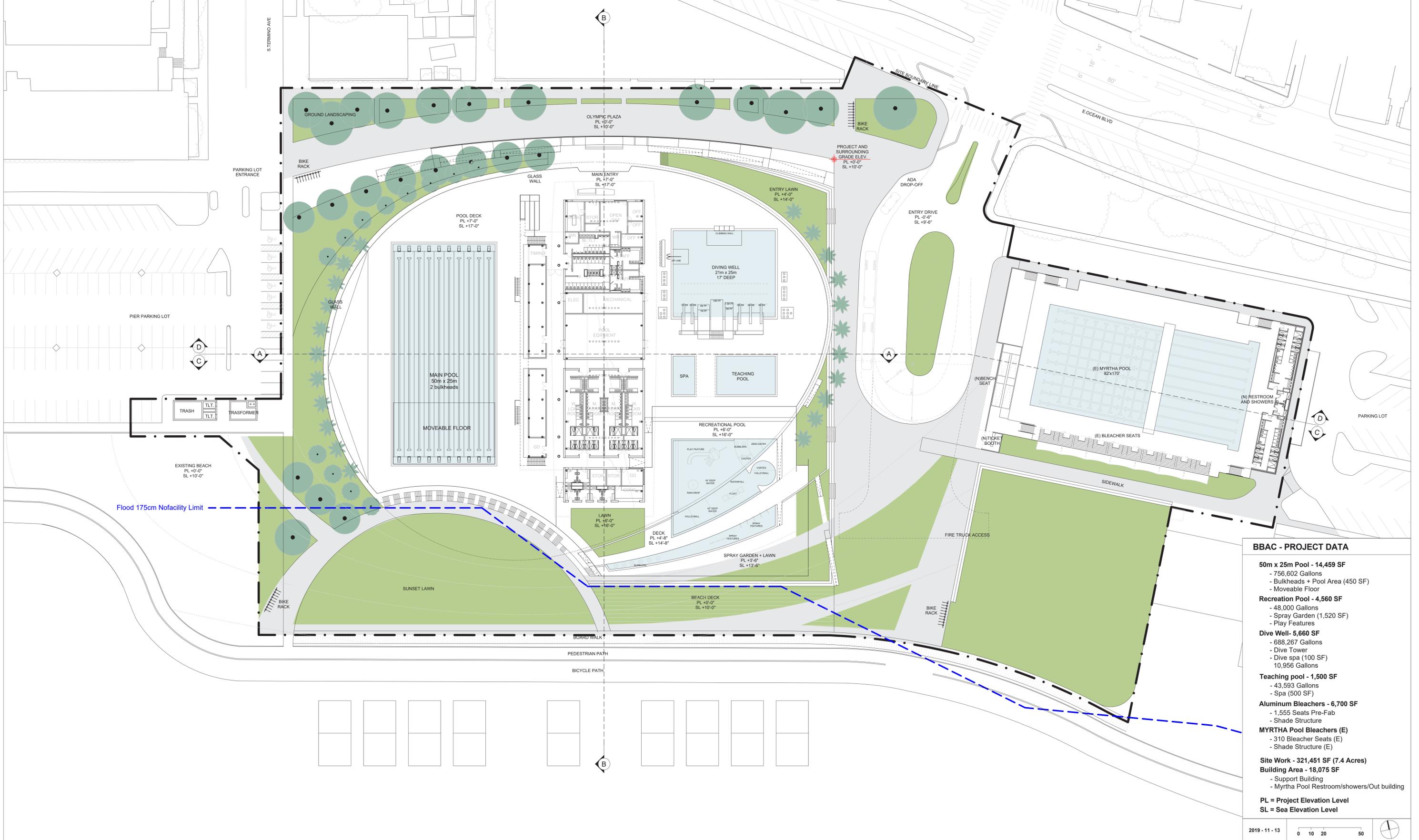
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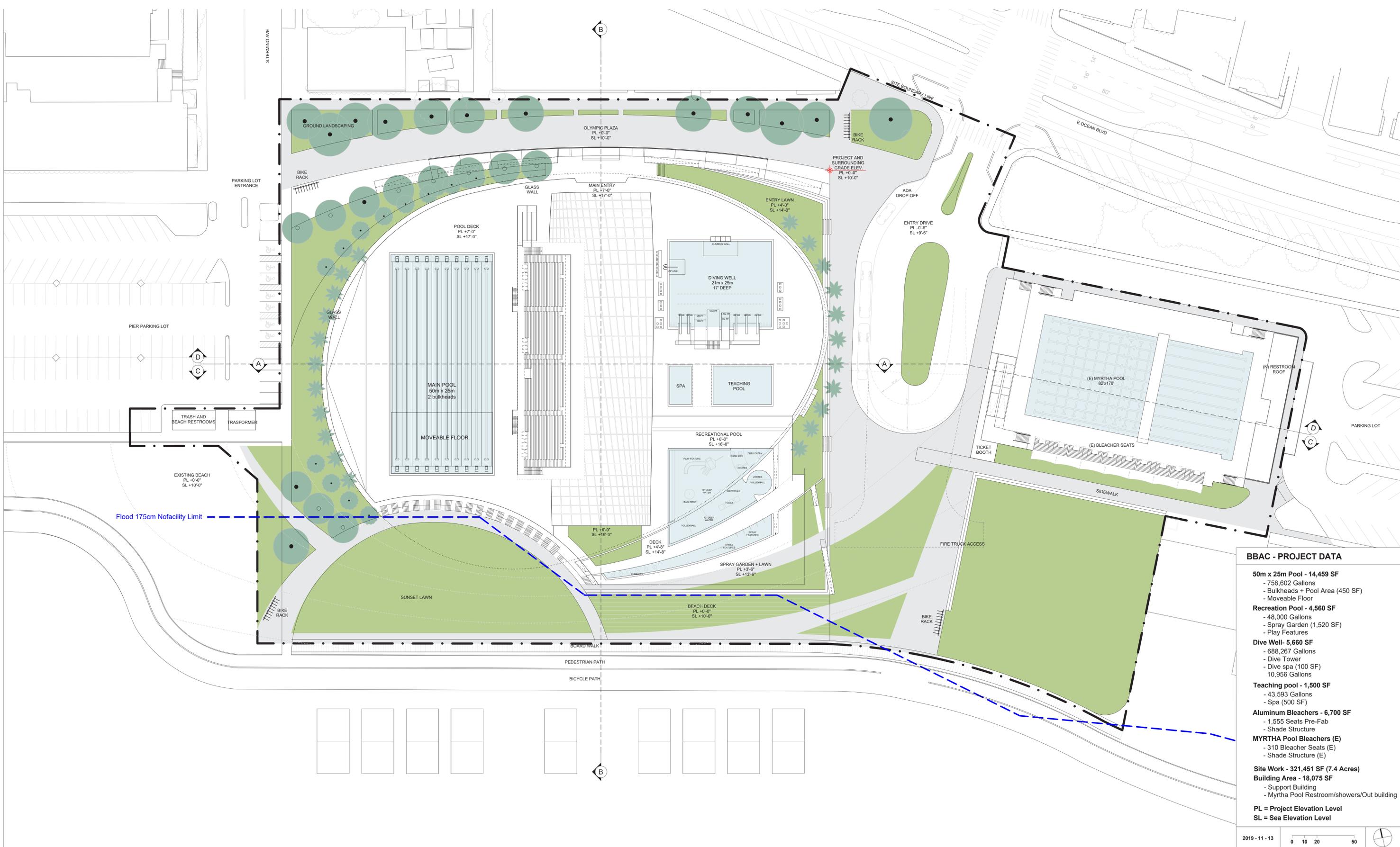
NORTH ELEVATION

2019 - 11 - 13 0 10 20 40 60





BBAC - PROJECT DATA	
50m x 25m Pool - 14,459 SF	- 756,602 Gallons - Bulkheads + Pool Area (450 SF) - Moveable Floor
Recreation Pool - 4,560 SF	- 48,000 Gallons - Spray Garden (1,520 SF) - Play Features
Dive Well - 5,660 SF	- 688,267 Gallons - Dive Tower - Dive spa (100 SF) 10,956 Gallons
Teaching pool - 1,500 SF	- 43,593 Gallons - Spa (500 SF)
Aluminum Bleachers - 6,700 SF	- 1,555 Seats Pre-Fab - Shade Structure
MYRTHA Pool Bleachers (E)	- 310 Bleacher Seats (E) - Shade Structure (E)
Site Work - 321,451 SF (7.4 Acres)	
Building Area - 18,075 SF	- Support Building - Myrtha Pool Restroom/showers/Out building
PL = Project Elevation Level	
SL = Sea Elevation Level	
2019 - 11 - 13	0 10 20 50



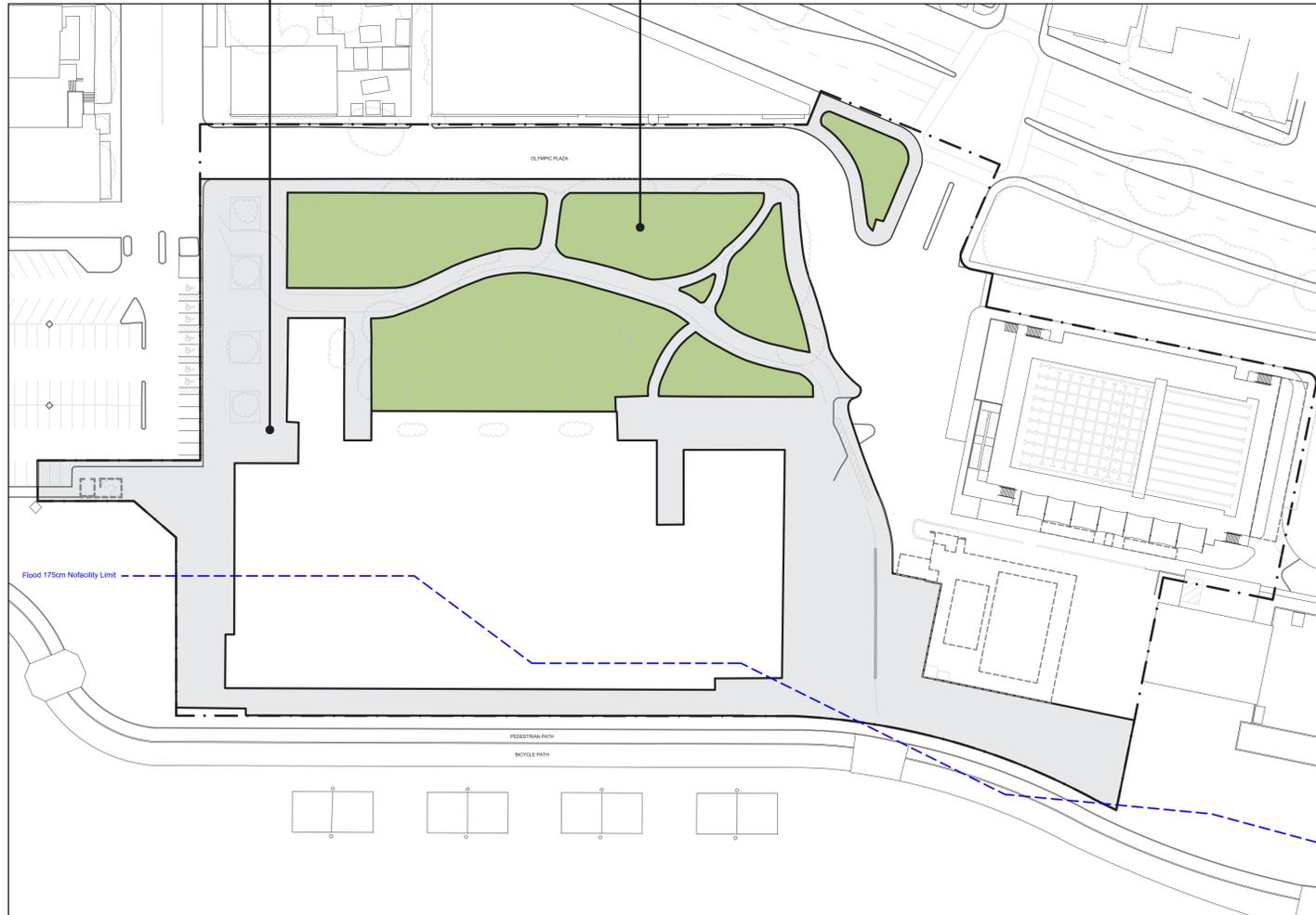
BBAC - PROJECT DATA

- 50m x 25m Pool - 14,459 SF**
 - 756,602 Gallons
 - Bulkheads + Pool Area (450 SF)
 - Moveable Floor
- Recreation Pool - 4,560 SF**
 - 48,000 Gallons
 - Spray Garden (1,520 SF)
 - Play Features
- Dive Well - 5,660 SF**
 - 688,267 Gallons
 - Dive Tower
 - Dive spa (100 SF)
 - 10,956 Gallons
- Teaching pool - 1,500 SF**
 - 43,593 Gallons
 - Spa (500 SF)
- Aluminum Bleachers - 6,700 SF**
 - 1,555 Seats Pre-Fab
 - Shade Structure
- MYRTHA Pool Bleachers (E)**
 - 310 Bleacher Seats (E)
 - Shade Structure (E)
- Site Work - 321,451 SF (7.4 Acres)**
- Building Area - 18,075 SF**
 - Support Building
 - Myrtha Pool Restroom/showers/Out building

PL = Project Elevation Level
SL = Sea Elevation Level

OPEN SPACE AREA
136,711 SF

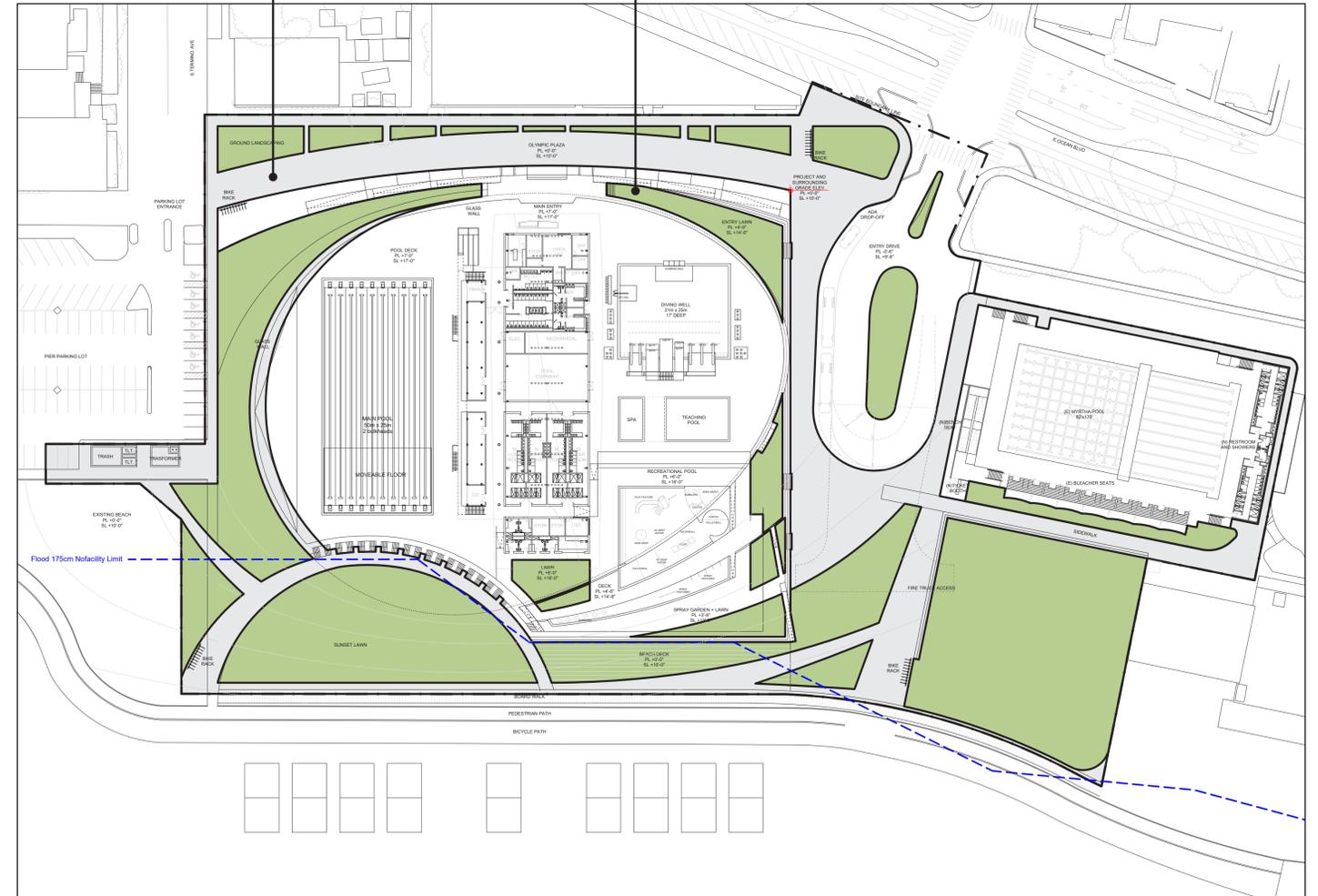
GREEN SPACE AREA
47,706 SF



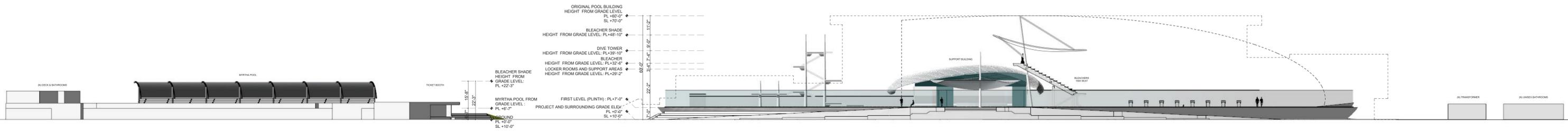
EXISTING OPEN SPACE

OPEN SPACE AREA
141,558 SF

GREEN SPACE AREA
88,876 SF

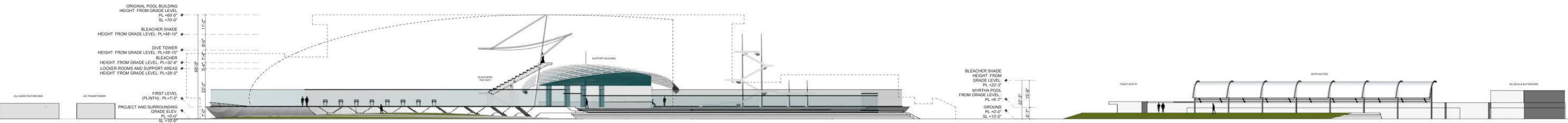


PROPOSED OPEN SPACE



OVERALL NORTH ELEVATION

2019 - 11 - 13
 0 10 20 40 60



OVERALL SOUTH ELEVATION

2019 - 11 - 13
 0 10 20 40 60

ORIGINAL POOL BUILDING
HEIGHT FROM GRADE LEVEL
PL +60'-0"
SL +70'-0"

BLEACHER SHADE
HEIGHT FROM GRADE LEVEL: PL+48'-10"

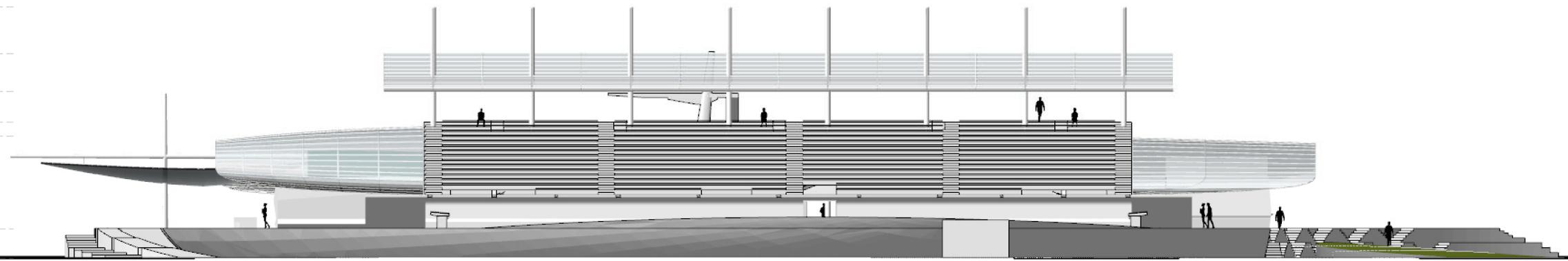
DIVE TOWER
HEIGHT FROM GRADE LEVEL: PL+39'-10"

BLEACHER
HEIGHT FROM GRADE LEVEL: PL+32'-6"

LOCKER ROOMS AND SUPPORT AREAS
HEIGHT FROM GRADE LEVEL: PL+29'-2"

FIRST LEVEL (PLINTH) : PL+7'-0"

PROJECT AND SURROUNDING GRADE ELEV.
PL +0'-0"
SL +10'-0"



(N) UNISEX BATHROOMS
(N) TRANSFORMER

WEST ELEVATION

2019 - 10 - 30 0 10 20 40 60

ORIGINAL POOL BUILDING
HEIGHT FROM GRADE LEVEL
PL +60'-0"
SL +70'-0"

BLEACHER SHADE
HEIGHT FROM GRADE LEVEL: PL+48'-10"

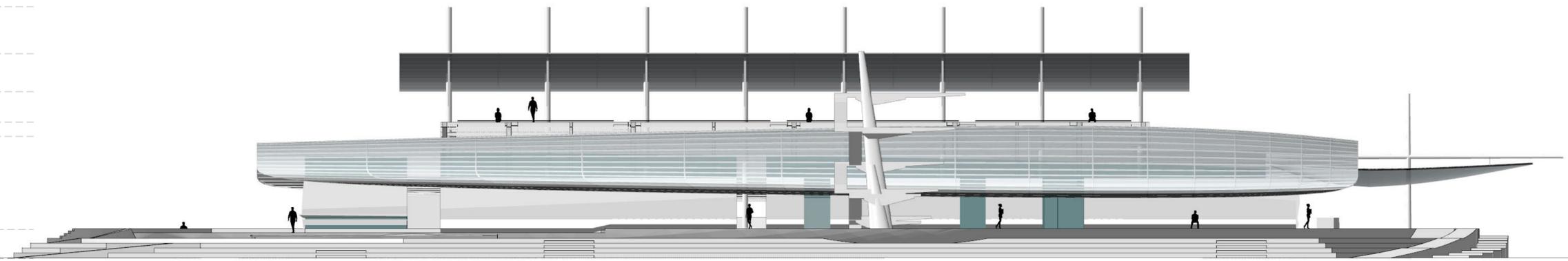
DIVE TOWER
HEIGHT FROM GRADE LEVEL: PL+39'-10"

BLEACHER
HEIGHT FROM GRADE LEVEL: PL+32'-6"

LOCKER ROOMS AND SUPPORT AREAS
HEIGHT FROM GRADE LEVEL: PL+29'-2"

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PROJECT AND SURROUNDING GRADE ELEV.
PL +0'-0"
SL +10'-0"



EAST ELEVATION

2019 - 10 - 30 0 10 20 40 60