



Date: September 3, 2014

To: Patrick H. West, City Manager *PLW*

From: Tom Modica, Deputy City Manager *TModica*

For Mayor and Members of the City Council

Subject: **Belmont Beach & Aquatics Center Stakeholders Advisory Committee Update**

Background

In response to the City Council's request on June 17, 2014, the Department of Parks, Recreation and Marine, in coordination with Third District Councilmember Suzie Price and the City Manager, formed an ad hoc Belmont Beach & Aquatics Center Stakeholders Advisory Committee. The purpose of the Committee is to make a recommendation to City staff and the Mayor and Members of the City Council regarding the various amenities needed in the new facility within the financial resources available for this project. This ad hoc Advisory Committee represents the various user groups, aquatics disciplines, residents, businesses, recreational users, and all other stakeholders. The Committee met three different times and has achieved consensus on its recommendation as a Committee. The Committee will be holding a public meeting to take public input on their recommendation before consideration by the Mayor and City Council.

Committee Makeup

Each member of the Advisory Committee represented specific groups, and was tasked with the responsibility of gathering their input so that all voices were heard. Upon the advice of the City Attorney, the Advisory Committee consisted of members who do not have a financial stake in the design of the pool, such as a permit for use or direct or indirect financial interest. A list of the Committee members is attached (Attachment A), as well as an outline of the Committee's principles (Attachment B).

Community Input

The Committee was designed to take regular input from the user groups, residents, businesses, and any other stakeholder throughout their work sessions. In addition to this input, the Committee will be holding a public meeting on September 17, at 5:30 PM at Will Rodgers Middle School to review the Committee's recommendation and take additional public input before presenting their recommendation to the Mayor and City Council in October. Additionally, there will be multiple opportunities for continued public input on this project over the next year. The City Council and Planning Commission will hold public meetings on the project, and the environmental review process will include multiple opportunities to voice opinions on the project.

Committee Process

The Committee held three different work sessions where they educated themselves of the various opportunities, constraints and priorities for the pool project. These were designed as collaborative work sessions, with Committee members working directly with each other and with the design team to ask questions and provide input on priorities. The Committee broke into smaller groups to create various potential layouts, and then came together as a larger group to discuss a project that could accomplish as many of the goals as possible, within the financial resources available.

Summary of Preferred Conceptual Design on June 17

The preferred concept (see Attachment C) presented by staff to the City Council on June 17 included a 50 meter indoor pool with an integrated dive well, the potential for a separate dive well, and the potential for a moveable floor to achieve both shallow and deep water. The project included a 50 meter outdoor pool, an outdoor recreation pool, an indoor therapy pool, 1,250 permanent indoor seats and 1,250 outdoor seats. The project included a banquet hall and a 5,000 square foot restaurant space. The total project cost, not including the separate dive well and movable floor, was estimated at \$99 million.

Concepts Explored

The Committee explored the needs of each of the stakeholder groups. Common themes included focusing on the indoor pool as the primary facility; the need for public recreation; the need for a separate dive pool; maximizing seating; allowing for deep water for competition events; addressing environmental concerns (such as traffic, noise, view corridors, green space, tree protection, etc); the function of the restaurant and banquet spaces; attracting competitive events; the need for multiple bodies of water for the various aquatic needs; the need to stay within budget so as not to impact other Tidelands projects; and many other issues. The Committee held spirited debates about these and other issues. They explored options such as a 50 meter indoor pool with a separate dive well, a 70 meter indoor pool with integrated dive well, a 50 meter indoor pool with integrated dive well, a 33 meter outdoor pool, deep water pool indoor versus outdoor, the need to balance public recreation with private use and competitive events, an expanded therapy/teaching pool, a smaller restaurant, various seating configurations, and other topics.

Summary of the Committee's Recommended Design

The Committee has reached general consensus on a recommended design, as outlined in Attachment D. In this design, they are recommending a 50 meter indoor pool with a movable floor that can provide both shallow water for public recreation needs and deep water for competitive needs. It includes a separate indoor dive well, a 50 meter deep water outdoor pool, an outdoor recreation pool, a reduced restaurant at 2,500 square feet, a 900 square foot indoor therapy/teaching pool, and 650 seats indoors. The design does not include a banquet facility or permanent outdoor seats. The estimated total project cost is \$99 million, including a \$500,000 set aside for ten years of estimated maintenance costs associated with the movable floor and \$1.4 million for additional design costs associated with the larger facility and anticipated additional construction cost escalation.

Option if Additional Funds Are Available

While an indoor aquatics center with 650 seats could host a number of competitive events, it would not be able to host the large events such as NCAA Division Championships, NCAA Conference Championships, USA Swimming Club Nationals, and other large events that require a minimum of 1,250 seats. Accordingly, the Committee feels strongly that additional spectator seats for the indoor pools are recommended, if additional funds were to become available. The Committee's assignment was to recommend a facility within the \$99 million of funds that are currently identified and available for this project, with a request from City staff to come \$2 million to \$6 million under the \$99 million if at all possible. While the Committee recommendation achieved the \$99 million goal, they wanted to provide the Mayor and City Council with an option to add additional seating capacity indoors if funds were available. Thus, on Attachment E the Committee is providing a second option showing what additional seating would cost.

Coastal Commission Input

A key factor that informed the Committee's recommendations was input from the Coastal Commission, which must ultimately approve this project as it sits partially within the Coastal Commission's jurisdiction. The Coastal Commission has stated their preference for a public facility where the entire facility is primarily for public recreational use that can accommodate private and/or competitive uses when public recreational demand is low. The design of the building should not be primarily for private and exclusive and/or competitive use, and that the Commission places a high priority on low-cost public use, rather than exclusive private use (regardless of the use). City staff have had an informal discussion with local Coastal Commission staff about the Committee's recommendation to ensure it is in line with Coastal Commission staff's goals for the project. Upon initial review, Coastal Commission staff are supportive of the direction of the recommendation. They informed City staff they are supportive that the facility will primarily serve public recreation needs, but has the ability through the movable floor and seating to support competitive events. Coastal Commission staff stated explicitly they would not support a deep water indoor pool without a movable floor, as it would not meet their definition of public recreation. They are amenable to the reduced restaurant space and the elimination of the banquet facility. Formal input on the project will occur later in the process.

Next Steps

The Committee will present this option to the community at the September 17, 2014 public meeting, and gather additional input. The City will also gather input online through a public engagement tool. In October, City staff will provide a recommendation to the City Council on a preferred design. If you have questions, please contact Tom Modica, Deputy City Manager, at (562) 570-5091.

cc: Charles Parkin, City Attorney
Jyl Marden, Interim Assistant City Manager
Reggie Harrison, Deputy City Manager
Tom Modica, Deputy City Manager
George Chapjian, Director of Parks, Recreation and Marine
Amy Bodek, Director of Development Services
Ara Maloyan, Director of Public Works

Attachment A: List of Stakeholders Advisory Committee Members

Representative	Affiliation/Background	Interests Represented
Frank Busch	USA Swimming	<ul style="list-style-type: none"> • Competitive swimming • Swimming skill development
Steve Foley	USA Diving	<ul style="list-style-type: none"> • Competitive diving • Diving skill development
Kathy Heddy Drum	Long Beach Swimming Olympian	<ul style="list-style-type: none"> • Competitive swimmers • Private swimming organizations renting pool
Ryan Bailey	Long Beach Water Polo Olympian	<ul style="list-style-type: none"> • Water polo players • Private water polo organizations renting pool
Raquel Bartlow	Long Beach Competitive Diver	<ul style="list-style-type: none"> • Divers • Private diving organizations renting pool
John Norris	Long Beach Resident	<ul style="list-style-type: none"> • Recreational swimmers
Lucy Johnson	Long Beach Resident	<ul style="list-style-type: none"> • Competitive aquatics programs
John McMullen, Sr.	Long Beach Resident	<ul style="list-style-type: none"> • All stakeholders
Shawn Oatey	Long Beach Resident	<ul style="list-style-type: none"> • All stakeholders
Kaia Hedlund	Long Beach Resident	<ul style="list-style-type: none"> • Competitive aquatics programs
Susan Miller	Belmont Shore Residents Association	<ul style="list-style-type: none"> • Resident interests
Dede Rossi	Belmont Shore Business Association	<ul style="list-style-type: none"> • Local business interests
Dick Miller	Aquatics Capital of America	<ul style="list-style-type: none"> • Aquatics Capital of America stakeholders
George Chapjian	Parks, Recreation and Marine	<ul style="list-style-type: none"> • Public Recreation Users

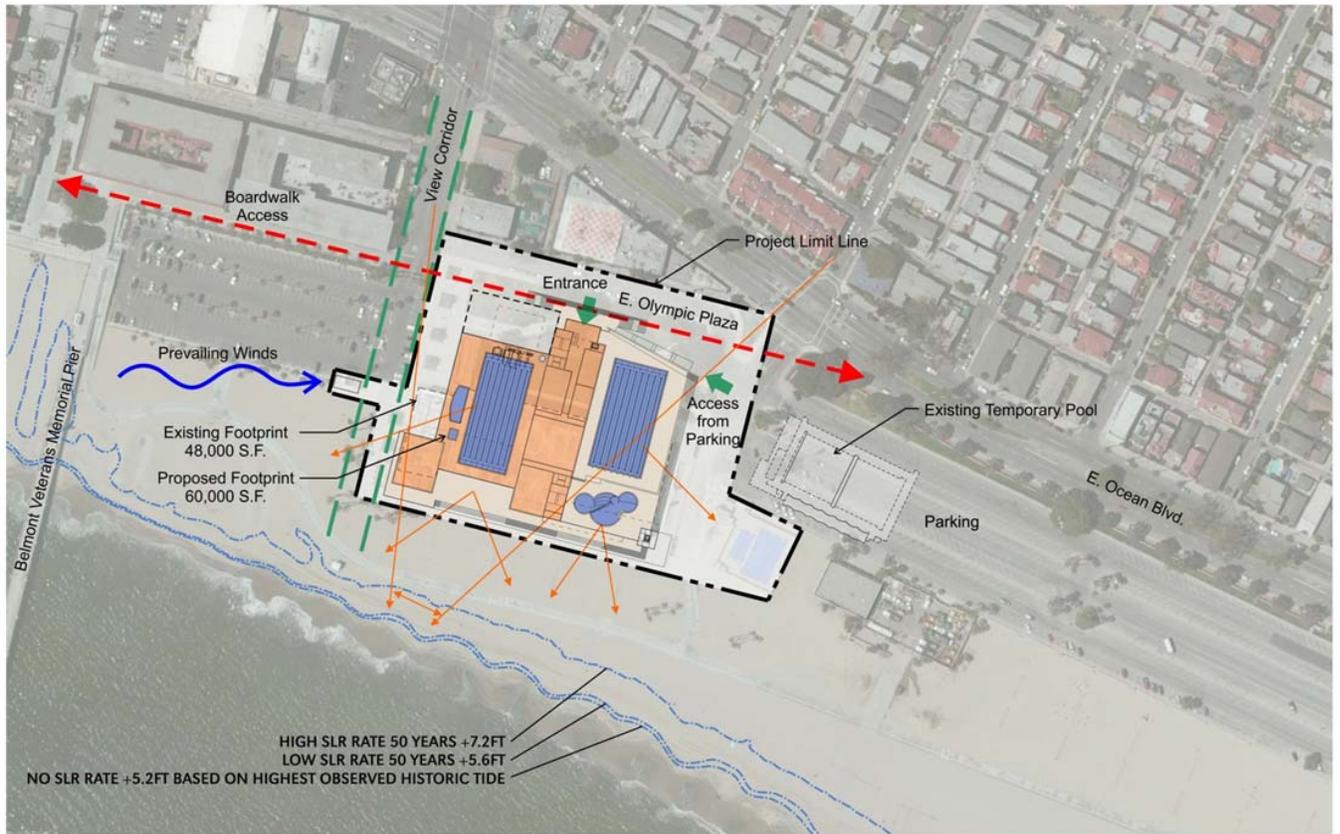
Attachment B: Stakeholders Advisory Committee Principles

- The purpose of the Advisory Committee is to represent the various user groups, aquatics disciplines, residents, businesses, recreational users, and any other stakeholders, while making recommendations to the City of Long Beach on creating a high-quality aquatics facility within the resources identified for the project.
- Each member of the Advisory Committee representing individual stakeholders is responsible for gathering their input through individual meetings and dialogue.
- Upon the advice of the City Attorney, the Advisory Committee will consist of members who do not have a financial stake in the design of the pool, such as a permit for use or direct or indirect financial interest.
- The Advisory Committee is designed to make recommendations to City staff and the Mayor and Members of the City Council within 30 days.
- To ensure a collaborative process, members are asked to work through the Advisory Committee process and not to post details of the Advisory Committee's discussions on social media, blogs, or other avenues.
- The meetings will be for designated Advisory Committee members only and supporting City and project staff. Members that cannot make a meeting can participate remotely, or alternatively select one of the other appointed Advisory Committee members to represent their interests.

As a member of the Belmont Beach & Aquatics Center Stakeholders Advisory Committee, I am responsible for:

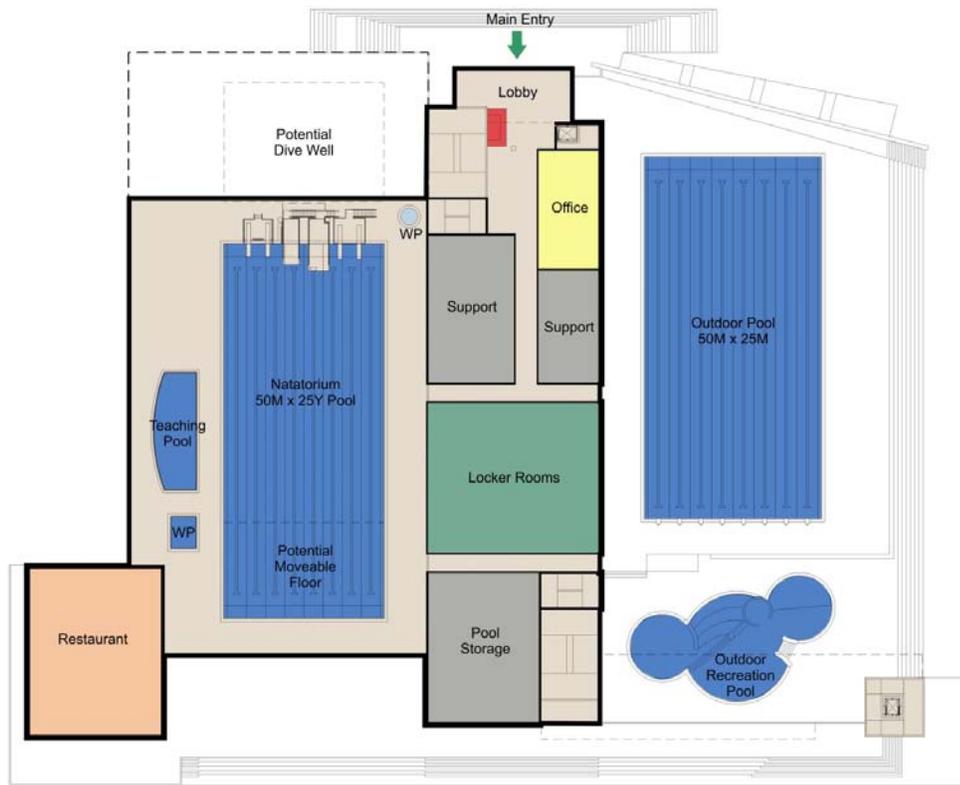
- Communicating with the specific user/stakeholder groups that I represent via email communication and/or face-to-face meeting prior to and after Advisory Committee meetings in order to share information and elicit input for the proposed project. I understand that it is my duty to conduct outreach with these groups and provide their feedback to the Advisory Committee members.
- Working collaboratively with the members of the Advisory Committee to recommend solutions that will result in a high-quality facility within identified financial resources.
- Listening to other Advisory Committee members as we debate the features of the new facility.
- Respecting ideas that other members may propose that I may not agree with, and to work on finding solutions.
- Realizing that compromise is the art of the possible, and to keep an open mind as the Advisory Committee explores recommendations.

Attachment C: Concept Design Presented on June 17



SITE PLAN

Attachment C: Concept Design Presented on June 17



FIRST FLOOR PLAN



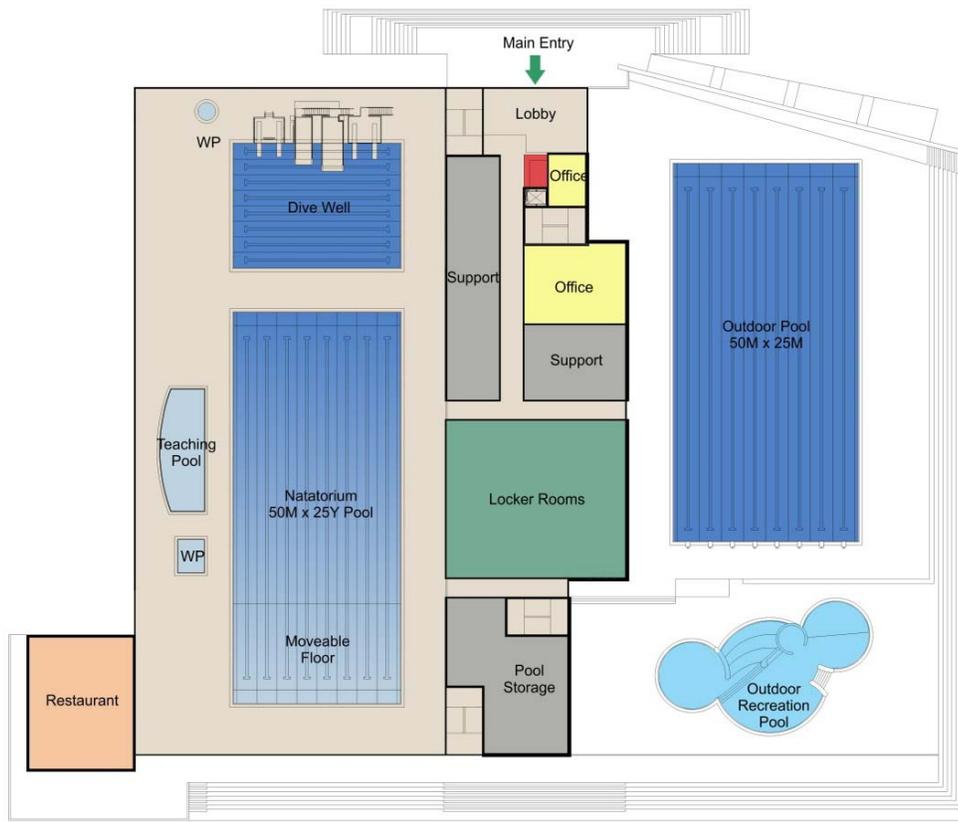
SECOND FLOOR PLAN

Attachment D: Stakeholder Committee Recommended Design

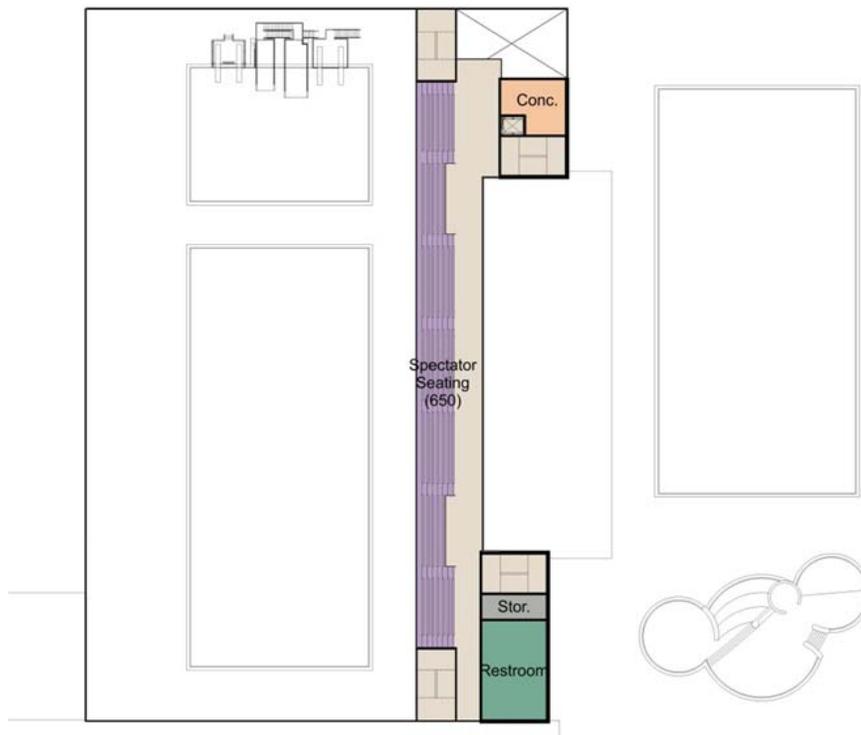


SITE PLAN

Attachment D: Stakeholder Committee Recommended Design



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Attachment E: Stakeholder Committee Recommended Cost Components

	50-m Indoor Pool Separate Dive Well 650 Seats Movable Floor 50-m Outdoor Pool
Indoor 50-m	\$66.3 M
Outdoor Recreation Pool	\$2.2 M
Restaurant	\$1.7 M
Separate Dive Well	\$12.5 M
Indoor teaching / Therapy Pool 900 SF	\$2.2 M
Movable Floor	\$1.4 M
Movable Floor Maintenance Budget	\$0.5M
Indoor Seating 650	\$5.1 M
Escalation due to redesign (3 months)	\$1.3 M
Total	\$99 M

OPTION TO ADD SEATS

Increase Indoor Seating Increase to	Project Cost Subtotal	Project GSF Subtotal
900	\$100.6 M	92,080 SF
1,000	\$101.7 M	93,080 SF
1,250	\$103.7 M	95,080 SF
1,500	\$105.7 M	97,080 SF