Date: June 29, 2022

To: Thomas B. Modica, City Manager

From: Brent Dennis, Director of Parks, Recreation and Marine

For: Mayor and Members of the City Council

Subject: North Long Beach Pool Feasibility

On August 3, 2021, the City Council approved a recommendation to direct the City Manager and the Parks, Recreation, and Marine (PRM) Department to explore the feasibility of, locations for, and funding options for the construction of a public pool to serve the North Long Beach community and return to the City Council with a report within 120 days. In response, PRM staff explored existing conditions at several North Long Beach parks as well as the necessary requirements for a successful pool and aquatics program. Preliminary findings and recommendations are outlined below. As the City of Long Beach (City) further considers constructing a new pool, a more detailed and formal analysis by consultants specialized in this area will be needed. The City is prepared to onboard qualified professionals upon further direction from the City Council.

Building a new pool in North Long Beach would address the City’s desire to more equitably distribute resources within certain communities. Residents in North, West, and Central Long Beach have less access to parks and open space and a life expectancy that is 17 years less than residents in East Long Beach. Increased access to parks and recreational opportunities is one of many factors that can improve the quality of life and health outcomes for residents of under resourced communities.

The City Council adopted the Parks Make Long Beach: PRM Strategic Plan (Plan) on January 18, 2022. The Plan was developed with equity at the forefront and in alignment with the City’s Framework for Reconciliation and the equity toolkit. A North Long Beach pool is congruent with the goals of the Plan which is the Department’s vision for the next ten years. For example, to ensure there are well-resourced parks in all parts of the city, the Plan recommends analyzing the disparities between types and conditions of facilities in different parts of the city to prioritize investments in North, West, and Central Long Beach (Goal #1). Another goal of the Plan is to increase the number of youth who learn how to swim through free or low-cost swim lessons (Goal #2). A pool in North Long Beach would address existing inequities by providing water recreation resources in a community where these are lacking.

Existing Conditions Summary

The City currently owns and operates three municipal pools. These are at Silverado Park in West Long Beach, Martin Luther King Jr. Park in Central Long Beach, and at the Belmont Plaza Pool in East Long Beach. In addition, there are three Long Beach Unified School District (LBUSD) swimming pools that can be open to the public through joint-use agreement during
the summer only. Exhibit 1 below shows the distribution of public and private swimming pools north of Willow Street, within the City of Long Beach and surrounding communities.

The following is a description of existing parks with municipal pools and aquatics programming:

**Silverado Pool**

Silverado Park is a 12.24-acre community park located at 1545 W. 31st Street in West Long Beach. In addition to an indoor swimming pool, the park includes a community center, senior center, indoor gym, playground, basketball courts, tennis courts, skate park, baseball field, and open space. The pool was originally constructed as an outdoor facility in 1961 but was enclosed in 1968 by erecting a structure around it, thus converting it into an indoor facility. The pool is in an “L” shape with six swim lanes and a passive swim area. It contains a lifeguard stand, two one-meter diving boards, and an ADA accessible pool lift.

The pool is open year-round and offers multiple programs including lap swim, recreation swim, water exercise (free for adults over 50), and swim lessons for all ages. The pool also provides permitted groups such as competitive aquatic sports teams, movie studios, and private parties. The pool is regularly open on Mondays, Wednesdays, Fridays, and weekends for various activities with hours ranging from 5:00 a.m. to 8:00 p.m. In the summer, pool programming is expanded to seven days per week.

**Martin Luther King Jr. Pool**

The Martin Luther King, Jr. Park (MLK Park) is a 9.84-acre community park located at 1910 Lemon Avenue in Central Long Beach. In addition to the indoor swimming pool, MLK Park includes a community center, a Boys and Girls Club, playground, softball field, and health facility managed by the Long Beach Department of Health and Human Services.

Like the Silverado Pool, the MLK Park pool was an outdoor facility that was converted into an indoor pool. The original pool construction was in 1984 with the enclosure added in 1996. The pool consists of six swimming lanes and is 25 yards long. It has one three-meter-high and one regular one-meter-diving board. The pool also contains a separate 3-foot deep pool for smaller children.

The pool is open year-round and offers multiple programs including lap swim, recreation swim, water exercise (free for adults over 50), and swim lessons for all ages. The pool also provides permitted groups such as competitive aquatic sports teams, movie studios, and private parties. It is regularly open on Tuesdays, Thursdays, Fridays, and weekends for various activities with hours ranging from 6:00 a.m. to 8:00 p.m. As a note, these are alternate dates from the Silverado Pool due to budget constraints, so that community members have the option of alternating pool locations when one site is closed. In the summer, the pool provides programming seven days per week.
Belmont Plaza Pool

The beach-adjacent Belmont outdoor temporary pool is located at 4320 E. Olympic Plaza in East Long Beach, next to the site of the future Belmont Beach Aquatic Center. It opened in December of 2013 after the original Belmont Plaza Olympic Pool was decommissioned due to seismic concerns. The pool is stainless steel with a vinyl lining. The construction costs were approximately $5,400,000. At 50 meters long and 25 meters wide, it can be configured with ten (10) 50-meter lanes or (18) 25-meter lanes. The pool’s depth ranges from 3.5 to 6.5 feet. A moveable bulkhead can adjust swim lengths, and a lift and two sets of stairs with double rails allow disabled access. There is decking around the pool as well as spectator bleachers.

The 50m x 25m above-ground pool is open seven days per week and offers lap swim, recreational swim, water exercise (free for adults over 50), and swim lessons for all ages. The pool provides permitted group access for youth, high school, and club level aquatic sports teams.

Regional Location Map of Pools with Descriptions

The only publicly accessible pool in the North Long Beach Study Area is at Jordan High School through a joint-use arrangement between the City and Long Beach Unified School District (LBUSD). The pool is only available through Parks, Recreation and Marine programming during the 10-week summer break. Program offerings include open swim, lap swim, swim lessons, and water exercise classes. The Jordan High School pool is a valuable benefit to residents of the surrounding Houghton Park community, although it is limited to two months. Since the pool is primarily used for high school athletics, there is no year-round access for the public.

There are also a couple of private pools within the North Long Beach Study Area vicinity. One facility is Pools of Hope, located at 6801 Long Beach Blvd., northwest of SR-91 and I-710. The facility operates as the California Aquatic Therapy and Wellness Center, which is a nonprofit agency which annually serves 1,500 children and adults with developmental and physical disabilities that may otherwise have limited access to therapy and exercise. In 1963, the organization purchased an outdoor pool at its current location and enclosed it in 1977 to provide year-round usage. Pools of Hope centers its programming around mental and physical wellness through therapeutic aquatics activities. In addition to youth and senior populations, Pools of Hope provides programming for military veterans. The organization accomplishes its mission by providing swim lessons for all abilities, exercise classes, and water sports. The pool can also be rented for private parties and training. Pools of Hope is not available for public recreational swimming.

The Fairfield Family YMCA is located at 4949 Atlantic Avenue at the intersection of Atlantic and Del Amo Blvd. The YMCA is a nonprofit agency with a member-based participation cost structure. The current cost for a family membership is $78.00 per month. The Fairfield Family site offers a variety of activities and programming ranging from childcare to sports with a focus
on youth programs, programs for older adults, and serves people of all ages. The swimming pool offers swim lessons, lap swimming, lifeguard training, as well as private party rentals.

Exhibit 1: Long Beach Pools North of Willow by Type

Pool Types: Recreational and Competitive

Recreational and competitive facilities were explored as options for a new pool in North Long Beach. The Silverado, MLK, and Belmont Outdoor Temporary pools are all recreational facilities that offer lap swimming, swim lessons, and exercise classes. The MLK pool also offers diving. Each City pool meets multiple aspects of competitive watersport specifications and is used by contracted groups that provide competitive opportunities. The new Belmont Plaza Olympic pool will be constructed with both recreational and competitive facilities as part of a larger aquatics complex.

A competitive pool offers the flexibility of also serving as a recreational facility. The LBUSD pools are good examples of competitive pools that are also programmed for recreational uses by PRM during the summer months. To meet the recreational needs of water sports, a competitive pool needs to offer the following components:
**Water Polo**

The dimensions of a water polo pool vary between 20×10 and 30×20 meters with varying depths. Most regulation water polo pools are at least 7 feet deep with players prohibited from touching the bottom of the pool, even in pools with shallow ends. In Olympic water polo, the pool is 30 meters long between the goals for men's games, and 25-meters for women. The pool is 20 meters wide.

**Swimming**

There are a few requirements that must be met for a pool to be classified for Olympic competitive swimming. This includes dimensions of 50m long and 25m wide so it can be split into eight lanes of 2.5m with 2.5m space either side of the outside lanes, and the pool must be at least 2m deep. The water temperature must be between 77 degrees and 82 degrees Fahrenheit, which can be a challenge for some outdoor pools. Starting platforms, false start ropes, and backstroke turn flags are among the other requirements for competitive swimming.

**Diving**

For competitive diving, the diving pool can be a separate diving well or part of the competitive swimming pool. The pool should be at least 60 feet (18.29 meters) in length and 75 feet-11 inches (22.89 meters) in width. It should be equipped with two 1-meter springboards, two 3-m springboards, and a diving platform with three levels: 5m, 7.5m and 10m. The diving pool needs to be at a minimum temperature of 79 degrees Farenheit. In addition, there are pool color requirements for purposes of providing contrast to the divers.

The greatest challenge of a competitive swimming pool is the size. A competitive pool has a significantly larger footprint than a recreational pool. Competitive pools also have a greater depth, which requires more resources to maintain and operate.

Considering the limited space in existing North Long Beach parks, constructing a competitive pool is not recommended. In most parks, this would require removing existing amenities such as sports fields, trees, and picnic areas to accommodate a new pool. A recreational pool option is preferred, especially since they can offer some limited options for competition, such as water polo.

In addition to the type of pool, the pool manufacturer should be considered. The Belmont temporary pool was manufactured by Myrtha Pools and the new Belmont Pool will also be a Myrtha Pool. Myrtha Pools offers many advantages. It is the only manufacturer of stainless-steel pools which are less costly to maintain. Their pools come with a 25-year warranty, whereas concrete and plaster pools which are typically warranted for one year. Myrtha Pools are also designed for seismic environments like California. A detailed cost analysis was performed for the Belmont pool project that further defines the advantages of Myrtha Pools and is available upon request.
Indoor v. Outdoor Pools

Indoor and outdoor pools were two options explored for a new North Long Beach facility. The advantages and disadvantages offered by both are explored in this section.

From a construction funding aspect, an outdoor pool is less expensive to build, thus more financially feasible, while an indoor pool would require constructing an expensive new building. An outdoor pool will still require some auxiliary structures to house mechanical equipment and chemicals in their own dedicated rooms, as well as restroom facilities with lockers, showers, and changing areas. An office will be required for the staff responsible for managing the facility and programming.

From a programming point of view, there is no difference in the types of programs that can be held in an indoor pool versus an outdoor pool. The primary difference relates to weather and timing. An indoor pool can offer year-round and evening programming. An outdoor pool would be unavailable during rain events and may not be as desirable during cold weather for purely recreational programming. However, the weather in Long Beach means more pool days compared to other parts of the country.

The benefits and disadvantages are more challenging to discern from a maintenance point of view. Daily maintenance for an outdoor facility is less costly, but such a facility requires more chemicals maintenance due to evaporation. Air quality can be a concern at an indoor pool facility. An extensive HVAC system must be included to ensure that air in the indoor pool facility is turned over on a calculated basis to remove chemicals and humidity.

When it comes to safety, an indoor pool can offer greater advantages. Proper measures are crucial with any pool facility to ensure pool users’ safety. One concern cited by pool managers involves members of the public lurking around swimming pools to observe pool users in swim attire. At minimum, this can make using pools an uncomfortable experience. While an indoor pool can provide greater security and access control, an outdoor pool can be carefully designed to meet optimal safety standard as well. As noted in the case study below, the pool at Cabrillo High School is an example of an outdoor pool design that provides excellent access control and security to pool users.

Case Study: Cabrillo High School Pool

The Cabrillo High School pool provides a concept for what a North Long Beach pool facility may be modeled after. The $12 million outdoor facility was funded by Measure K, which was made possible through a 2008 voter-approved bond. The project consisted of a 40-meter x 25-yard swimming pool facility that includes a 6,000 square foot (sf) physical education support building with boys and girls restrooms, lockers, team rooms, showers, and staff offices. A separate 500-sf building houses ticketing, custodial, storage, and concessions spaces and a third 2,000-sf building houses the pool mechanical equipment. The facility features a 16,000-sf pool deck, covered on-deck storage, permanent concrete tier bleachers with shade cover, and state of the art sound, lighting and timing, and display systems. Not all these amenities would be required in a recreational municipal pool.
A desirable feature of the Cabrillo High School pool is that its perimeter design provides a good level of privacy and security despite being an outdoor pool. The southern portion is enclosed by the restrooms and boys’ and girls’ locker rooms, a ticket booth, and concession stand along with perforated gates serving as the main entrance. The western wall supports the bleacher section and contains additional perforated gates. The northern portion of the pool is enclosed by the mechanical and chemical rooms and a chain link fence with privacy screening. A block wall makes up the eastern edge of the facility and contains a digital scoreboard. While there are three separate gates, there is one main access point serving as an entrance with the additional two gate areas serving as exits. The gates are perforated and allow visual access into the pool, but this can be minimized for greater privacy and security through different design options, if desired.

Exhibit 2: Cabrillo High School Pool
Facility Program Criteria

A new pool facility cannot be considered without accounting for programming and maintenance costs that will follow pool construction. The biggest factor in determining operational costs will be the amount of programming, whether access will be year-round, and the number of days it will be open. The programming costs will need to be structurally added to the PRM Department's budget, but there are also opportunities that can be sought for enhanced programming through partnerships with external entities and recreational grants.

To provide an understanding of operational costs, Martin Luther King Jr. Pool operates with one full time aquatic supervisor and part time staff at a cost of $320,000 annually. A contract group uses the facility the other two days of the week. Maintenance and utility costs are approximately $100,000 annually, for a total operating cost estimated at $420,000 per year for this indoor facility.

On the other hand, the Belmont temporary pool operates seven days a week with a mix of staff programming as well as contract groups. The staff consists of two full time staff – a supervisor and recreation assistant – as well as part time staff for a total personnel cost of $700,000 annually. Maintenance and utilities costs total $350,000 annually for a total operating cost of $1,050,000 per year.

From an equity standpoint, discussing the operating hours of a North Long Beach pool will be important. Residents of East Long Beach have daily access to the Belmont temporary pool in addition to open water swimming options whereas residents of Central and West Long Beach have access to Silverado and MLK pools on alternate days due to budget constraints. A new public pool in North Long Beach should be considered for daily operation since residents there have less access to parks and park amenities, as detailed in the PRM Strategic Plan. In that scenario, the annual operating costs would more closely resemble the $1,050,000 it takes to operate and maintain the Belmont temporary pool.
An additional consideration is the need for a full-time pool technician with the addition of a new pool to the City’s inventory. The role of a pool technician is to service, install and repair swimming pool equipment and systems, such as pumps and filters. They also mix chemicals, test water, and ensure the proper chemical balance. While some of these duties are fulfilled by aquatics staff due to lack of funding for specialized pool maintenance staffing, there has long been a need for someone especially trained in this field. The estimated annual cost for this position is $90,000.

Identification of Potential Pool Sites

Several North Long Beach parks were examined for a new swimming pool. Del Amo Boulevard was selected as the geographic limit of the study area, with everything along the boulevard and north of it considered as North Long Beach. While we only explored existing park properties as part of this study, acquiring private properties to build a pool can be considered as an option beyond the scope of this preliminary report. An acquisition project may offer several advantages considering the tight space limitations at existing parks.

Each of the parks explored in this report is classified either as a Community Park or Neighborhood Park in the 2002 Open Space and Recreation Element. Each classification outlines the allowable uses, as detailed below.

**Community Park**

Averaging 35 acres in size and serving neighborhoods within one mile, community parks serve a broader purpose than neighborhood parks, focusing on community recreation including sport fields, and preserving unique landscapes and open spaces. Community parks permit all of the uses allowed in neighborhood parks plus swimming pools. Building coverage in community parks is limited to ten percent of the total park area.

**Neighborhood Park**

Averaging eight acres in size and serving neighbors within a quarter mile (high density areas) and half mile (low density areas), a neighborhood park permits all of the uses allowed in mini parks plus: restroom buildings, recreation fields, courts and rinks, water features, libraries, day care centers, community centers, and parking and drive aisles. Building coverage in neighborhood parks is limited to seven percent of total park area.

**Mini Park**

A small park serving neighbors within one-eighth mile, generally less than two acres in size, it may include: landscaping, irrigation, walking paths, seating areas and picnic tables, sand boxes/tot lots, playground equipment, play court, sculpture/art, drinking fountains, and trash receptacles. Building coverage in mini parks is limited to one percent of total park acreage.

The parks explored for this initial report were Houghton, Scherer, Cherry, Davenport, Jackson, Coolidge, and Ramona. The first three are classified as community parks, Davenport is
currently unclassified, Jackson is a mini-park, and Coolidge and Ramona are neighborhood parks. The Open Space and Recreation Element of the General Plan suggests that Community Parks can accommodate swimming pools. However, none of the other park types explicitly prohibit swimming pools, and pools are not in conflict with park zoning. The building coverage should also be considered moving forward, although the recommended outdoor pool will have minimal building coverage compared to an indoor pool.

Another zoning consideration is that the City’s Municipal Code does not address parking requirements for swimming pools. Parking needs will need to be examined on a case-by-case basis to minimize the impact on neighbors and ensure that park visitors are easily able to access the pool facility by various modes of transportation, including cars.

The following pages profiles each of the park sites considered for a new swimming pool in North Long Beach. Existing amenities, opportunities, and site constraints are discussed. In addition, demographic information is provided if the intent is to serve neighborhoods with the greatest needs for parks and recreational opportunities. Data from the State Parks SCORP Community FactFinder is presented to better understand those needs for census tracts within a half mile radius from the park.

Ramona Park

Ramona Park is a 7-acre neighborhood park located at 3301 E. 65th St. It was constructed in 1957 and features several community amenities including a baseball diamond, a soccer field, two tennis courts, a basketball court, a volleyball court/roller hockey rink, and playground. In addition, a community center was completed in 1995 with Los Angeles County Safe Neighborhood Parks Bond Act of 1992 funds, State Parks Bond Act of 1988 funds, and Park Impact Fees. A playground and field lighting renovations were completed in 1997 with Los Angeles County Safe Neighborhood Parks Bond Act of 1992 funds.

Community Snapshot:

<table>
<thead>
<tr>
<th>Median Household Income/Per Capita Income</th>
<th>% Population Living in Poverty</th>
<th>Youth Population</th>
<th>Senior Population</th>
<th>Park Acres per 1,000 Residents (within half mile)</th>
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</thead>
<tbody>
<tr>
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<td>.72</td>
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</table>

Data source: Community FactFinder, 2020 Edition (State Parks). Data applies to a half mile radius from the center of the park.

One consideration is that Ramona Park has very limited space on which to construct a swimming pool. The site cannot currently accommodate a competitive pool, but it may accommodate a recreational pool.

The City was recently awarded $1.5 million in state surplus funds to replace the current playground at Ramona Park with a signature playground. As the City begins to move towards implementing this project, consideration may need to be given to the potential placement of a
pool at the existing playground site. Should Ramona Park be selected as a future swimming pool location, coordination between both projects should be considered at this stage. Alternatively, the possibility of locating a new pool between the playground, sports courts, and parking lot to avoid relocating any existing facilities is a possibility that requires further study. Due to the space constraints and addition of a new recreational feature, funding for a vision plan is highly recommended if Ramona Park is considered for a new swimming pool.

Another consideration at Ramona Park is an existing LA County Sanitation District sewer easement that runs under the existing playground (outlined in brown in Exhibit 5). Should the pool be constructed where the existing playground is, the sewer line may need to be relocated which would increase the total construction cost. Currently, placing the pool between the playground and sports courts seems like the best option at this site.

Exhibit 5: Ramona Park
Houghton Park

Houghton Park is a 26-acre community park located at 6301 Myrtle Ave. It was established in 1924. The park includes a community center and senior center. In 1987, the community recreation center was expanded to add a senior citizen's center. This addition included three multi-purpose rooms and a reading room. The park includes three baseball diamonds (with a soccer field overlay on the baseball diamonds), a separate soccer field, a playground, tennis courts, basketball courts, and a skate park built in 2004. More recently, a 6,450-sf building was added to the community center through a $10 million investment.

Community snapshot:

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<td>27%</td>
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<td>.72</td>
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Data source: Community FactFinder, 2020 Edition (State Parks). Data applies to a half mile radius from the center of the park.

Houghton Park has the largest amount of space to accommodate a pool facility, although constructing a pool at Houghton Park would present several challenges. One prospective is the site where the Jazz Festival and other special events are held, off Atlantic Avenue. The addition of a pool means events would no longer be held at the site. An additional problem is the number of trees. The trees in the vicinity would have to be removed, and tree roots from surrounding areas could become a problem for the pool, potentially requiring even further tree removal which negatively impacts the City’s urban forest.

A more viable site is adjacent to Jordan High School in an area currently used for soccer. The Houghton Park Master Plan indicates the community’s support for an upgraded sports field with seating at that location. A pool would at this site would require eliminating an important recreational activity against the community’s expressed wishes in the 2015 Houghton Park Master Plan (Exhibit 6). Since the master plan represents the community’s needs and interest at the time, revisiting the plan is recommended to assess the community’s level of interest for a swimming pool at this site. The plan update will also help inform placement of the pool if this location is selected.

Another important consideration is that neighboring Jordan High School offers pool access to the North Long Beach community at least during the summer months when pool use is very popular. Constructing a new pool at Houghton Park would provide some level of redundancy for at least a portion of the year but would eliminate the need to share a facility while providing the neighborhood with year-round access to a public swimming pool.
Scherer Park

Scherer Park is located at 4600 Long Beach Blvd and began as an 11-acre parcel in 1944 that was expanded to a 25-acre space by 1956 through a series of acquisitions. The park was fully developed in 1959 and is home to small a community center, picnic area, playground, tennis, volleyball, and basketball courts, a weight room, restrooms, and a dog park. Adjacent to the park at Atlantic and Del Amo is the North Police Station. The site drops in elevation between
Atlantic Ave. and Long Beach Blvd., creating a popular viewing area, waterfall, stream, and lake.

**Community snapshot:**

<table>
<thead>
<tr>
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</thead>
<tbody>
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Data source: Community FactFinder, 2020 Edition (State Parks). Data applies to a half mile radius from the center of the park.

Scherer Park may be a feasible location for a new pool, but a couple of challenges have been identified. The park’s linear shape and topography greatly reduces the space available for a pool. There is potential for a new recreational pool between the dog park and the sports courts, but there is an easement for a sewer main line owned by the City that would need to be relocated as part of the project (easement outlined in brown in Exhibit 7). In addition, Scherer Park is in a less disadvantaged neighborhood compared to some of the other sites being explored. From an equity standpoint, there are residents in other parts of North Long Beach that may gain the greatest benefit due to the traditional lack of resources in their communities. For these reasons, the site is not recommended as the top candidate for a pool. Lastly, the City will soon engage the community as part of the Scherer Park Vision Plan process. If there is continued interest in building a pool at the park, that would be the appropriate time to gauge the community’s interest for a pool at the site.

**Coolidge, Davenport, DeForest, and Jackson Parks**

Coolidge, Davenport, DeForest, and Jackson Parks were researched and quickly excluded as sites that could accommodate a swimming facility for reasons described below.

Coolidge Park is a 6.11-acre linear park with a small staff office, baseball diamond, game courts, dog park, and picnic facilities. It is tucked between a quiet neighborhood to the west, I-710 to the east, and SR-91 to the north. There is insufficient space for any type of pool. The staff offices may be augmented to support a recreational pool, but only if the sports courts are relocated or eliminated. Due to small size of the park and its low visibility, it is not being recommended as a future site for a pool since it would drastically change the character of the space.

Ed “Pops” Davenport Park is an 11.55-acre neighborhood park located at 2910 E. 55th St. The eastern half of the park is developed and includes a walking path, restroom, playground, parking lot, half court basketball courts and a turf play field. The park was developed on a former landfill and has mitigation measures in place to control the seepage of gas. An upcoming City project will construct a gas treatment facility and the City already has plans to develop Davenport Park into a combined soccer and football field. Both projects will begin in 2022.
In addition to these limitations, a pool would not be feasible at this location since it would disrupt a protective liner that covers the site to prevent gases from the landfill site to escape.

Jackson Park is a 3.1-acre neighborhood park that was completed in 1968. The park is adjacent to a storm drain channel on the southern end and contains a playground and picnic area, as well as a dog park to the east that is separated from the rest of the park by a row of houses. The park is longer than it is wide, and there is not enough width to accommodate a new pool.

DeForest Park is a 49.6-acre neighborhood park that continues to evolve with recent improvements. Park users can enjoy the basketball, futsol, sand volleyball, tennis, and racquetball courts, as well as a softball field. The DeForest Wetlands were completed in 2018 and are located to the south, while an environmental education center and discovery trails are being developed through partnerships with the Conservation Corps and Camp Fire USA, respectively. The latter two projects are ideas that were identified in the 2020 DeForest Park Vision Plan. In addition, several other amenities were identified such as multi-sports fields and a community plaza that would not leave room for a swimming pool. For this reason, DeForest Park is not a feasible location a North Long Beach pool.
Matrix of Desirable Characteristics

As demonstrated in the chart below, each of the candidate parks has desirable qualities that provide accessibility through different modes of travel as well as from an equity perspective and are prioritized in the next section based on opportunities and constraints.

<table>
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<th>Park</th>
<th>Public Transit Access</th>
<th>Existing Parking Lot</th>
<th>Serves a Severely Disadvantaged Community</th>
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</tr>
<tr>
<td>Scherer</td>
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<tr>
<td>Ramona</td>
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Prioritization of Locations with Opportunities and Constraints

The considerations discussed above are summarized in the table below, with potential park sites ranked in order of feasibility.

<table>
<thead>
<tr>
<th>Park Priority</th>
<th>Opportunities</th>
<th>Constraints</th>
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</table>
| 1. Ramona     | • Opportunity to prepare a community vision plan  
• Has existing community center & programming  
• Serves a severely disadvantaged community | • Limited space  
• Existing easement |
| 2. Houghton   | • Opportunity to update the master plan  
• Has existing community center & programming  
• More park acreage available to accommodate a pool  
• Expand pool access that’s currently only available during summer (Jordan HS)  
• Serves a severely disadvantaged community | • Existing master plan does not include a pool  
• Pool access already exists during summer months at Jordan High School |
| 3. Scherer    | • Upcoming vision planning may inform community’s thoughts on a pool  
• Serves a severely disadvantaged community | • Limited space  
• Topographic constraints  
• Existing easement |
Funding Opportunities

While LBUSD has an effort to construct a new pool at its high schools through voter-approved bonds, this is not a likely funding option for constructing a single pool in Long Beach. A more likely scenario would include a combination of grants and local funding that support recreation and park infrastructure. Among eligible funding sources are:

- Long Beach Measure A – voter-approved local sales tax initiative to support infrastructure projects.

- LA County Regional Park and Open Space District (RPOSD) Measure A:
  - Annual allocation – Cities within Los Angeles County receive an annual allocation with Long Beach receiving approximately $2 million each year that is divided into five different planning areas within Long Beach (North, South, East, Central, and West).
  - Bonding Measure A – City agencies may use their annual allocations to secure bond financing should RPOSD and/or the County issue a bond in any given year.
  - Competitive grants – In addition to annual allocations, RPOSD manages a competitive grant program for Measure A funds that support recreational amenities.
  - County priority projects program – Project would need to be identified as a high priority by a member of the Board of Supervisors.

- Competitive grants – Other competitive opportunities may become available through federal, state, and local sources.
  - Land and Water Conservation Fund – A federal funding source through the National Parks Service which supports a broad spectrum of park and recreation projects.
  - State Parks Prop 68 – A tax approved by California voters to fund a variety of park and recreation projects, restoration, and water conservation projects. This fund has a focus on equity and disadvantaged communities.

- Appropriations – Federal and state appropriations are potential funding sources to support project design and/or construction.

Benefits of Collaboration with LBUSD and Project Cost Savings

The LBUSD will be upgrading its pool facilities at Lakewood, Poly, Millikan, Jordan, and Wilson High Schools. Cabrillo High School opened in 2013 and its pool is not slated for renovations at this time. The Wilson High School Aquatic Center is a project that LBUSD has in the pipeline with an estimated cost of $23 million while the Lakewood High School Aquatic Center is estimated at $14.3 million.
The LBUSD swimming pool upgrade presents several opportunities for the City as it continues to explore the feasibility of a pool in North Long Beach. The PRM Department has been benefiting from information-sharing opportunities as the school district solidifies its pool replacement plans. The City may gain insights from their experiences and apply those lessons as a new park swimming pool is pursued. In addition, the City has experience with Myrtha Pools, which is what LBUSD is installing at its facilities. The current efforts with LBUSD may present an opportunity to learn more about ways to streamline purchasing processes with Myrtha Pools in the future, which may present a cost and time savings opportunity depending on the terms agreed on by those parties. Also, due to Myrtha Pools’ continued presence at the school district, the City was able to negotiate a considerable discount on the Belmont Beach Aquatic Center construction as they are already working in Long Beach. This benefit may extend to a North Long Beach pool construction project.

Illustrative Plans and Perspectives

A budget of $50,000 has been set aside for the PRM Department to conduct a more specialized feasibility study with rendered concepts. This budget was appropriated with City Council’s approval on March 3, 2022. PRM will engage with an on-call consultant to further explore the opportunities and constraints of the top candidate site identified in this report.

Comparable Projects with Budget Comparisons

While the cost of a new pool in North Long Beach will be informed by several factors including site conditions, type of pool, timeline, supply chain factors, and inflation, City staff obtained costs for comparable Myrtha Pool projects to help inform this report. On the low end, recently constructed pools that didn’t require new buildings cost $3.5 million to deliver. Since a North Long Beach pool would require support facilities for staff and patrons, a more comparable project is the San Jacinto High School Myrtha Pool construction which included support facilities similar to what the North Long Beach pool would require. The total project cost was $6.65 million in 2018. Myrtha Pools representatives provided rough order of magnitude costs for a 25-yard lap swimming pool with configurations that allow for water polo:

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design &amp; Permitting</td>
<td>$250,000-$350,000</td>
</tr>
<tr>
<td>Construction – Pool</td>
<td>$2,250,000-$2,650,000</td>
</tr>
<tr>
<td>Construction – Auxiliary Building &amp; Parking Spaces</td>
<td>$4,000,000-$7,000,000</td>
</tr>
</tbody>
</table>

The North Long Beach Pool may range from $6,500,000 to $10,000,000 based on the preliminary estimates above. The costs can be further refined at various stages of the project, including during a formal feasibility stage and various stages of design.
Including a pool maintenance budget as part of the PRM Department’s budget will be an essential part of the conversation as plans for a new pool move forward. This will help ensure the pool’s success in serving the community from a facility maintenance approach as well as from a programming standpoint. The need for long-term investment plans can be demonstrated by the fact that the existing municipal pools are in dire need of repairs. In addition, operating hours are limited due to budget constraints. Department staff will keep operations and maintenance budget at the forefront as discussions about a new pool progress.

Conclusion

A new pool in North Long Beach would provide multiple recreational and health benefits in an under resourced area, in accordance with the City’s approach to equity. A 25-yard outdoor recreational pool is recommended, from a financial feasibility standpoint and due to favorable weather conditions in Long Beach. At this preliminary phase, Ramona Park has been identified as a top site for a new pool. However, the PRM Department is ready to engage a consultant for a formal feasibility analysis to further explore the feasibility of this candidate site using the $50,000 budget set aside for this purpose. It is believed that a new pool can be delivered for around $10 million, with the potential for funding from a variety of sources. If you have any questions, please contact me at (562) 570-3170.

Attachment

CC: CHARLES PARKIN, CITY ATTORNEY
    DOUGLAS P. HAUBERT, CITY PROSECUTOR
    LAURA L. DOUD, CITY AUDITOR
    LINDA F. TATUM, ASSISTANT CITY MANAGER
    TERESA CHANDLER, DEPUTY CITY MANAGER
    APRIL WALKER, ADMINISTRATIVE DEPUTY CITY MANAGER
    KEVIN LEE, CHIEF PUBLIC AFFAIRS OFFICER
    MONIQUE DE LA GARZA, CITY CLERK
    DEPARTMENT HEADS
    NANCY VILLASENOR, PARK PLANNING AND PARTNERSHIPS MANAGER
ATTACHMENT 1:
POOL PRECEDENT IMAGES

PHOTO CREDITS:
(CLOCKWISE FROM TOP)
LBUSD
MYRTHA POOLS USA
LAPARKS.ORG
LONG BEACH PRM