

# SPOHN RANCH SKATEPARKS



PRESENTED TO:

## CITY OF MANHATTAN BEACH

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SKATEPARK SITE SURVEY AND OBSERVATIONS



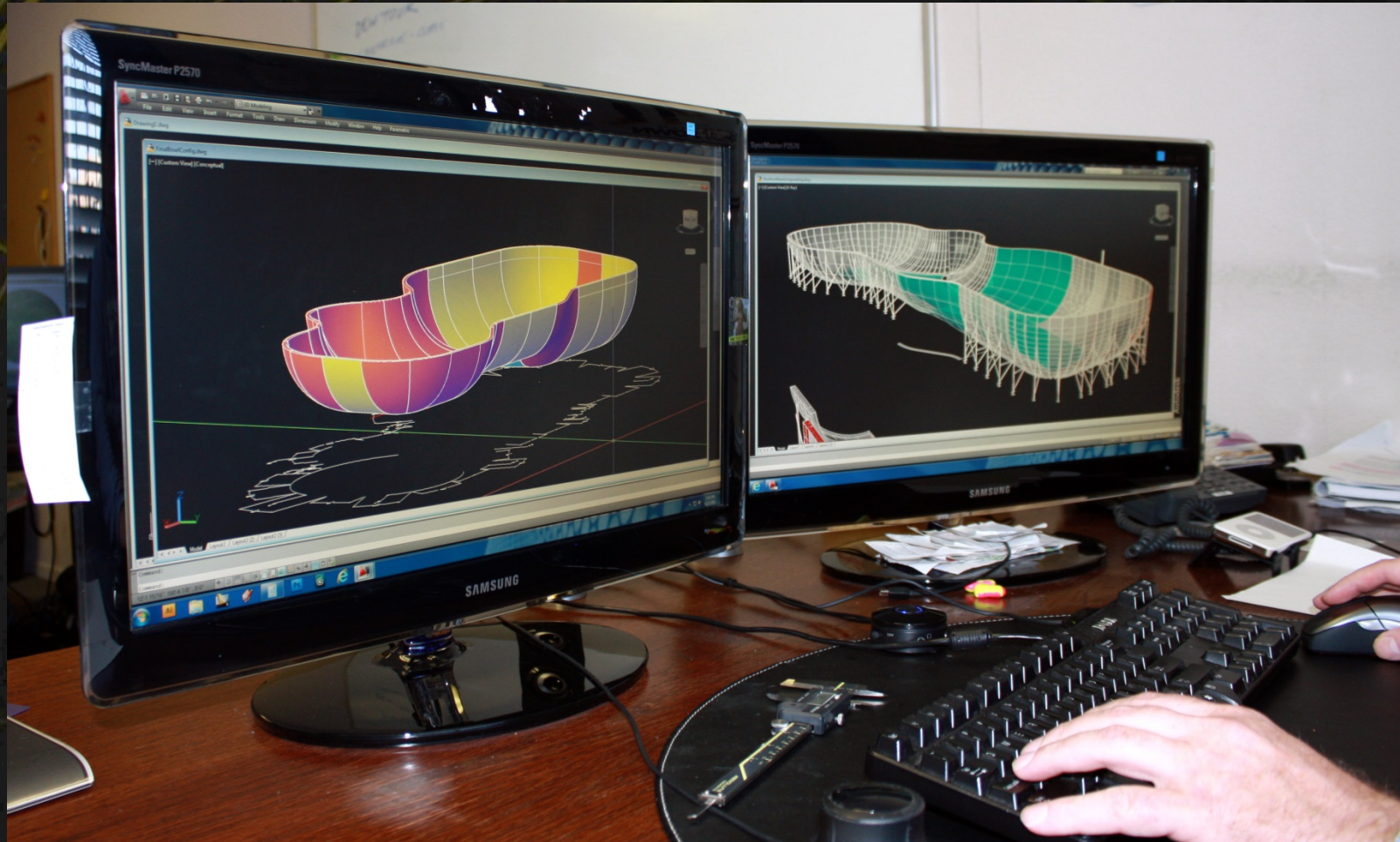
# NOTEWORTHY SR PROJECTS

# SPOHN RANCH BACKGROUND SPECIAL EVENTS INNOVATION



Design/Build for the Mountain Dew Tour

# SPOHN RANCH BACKGROUND SPECIAL EVENTS INNOVATION



Design/Build for the Mountain Dew Tour

SPOHN RANCH BACKGROUND  
SPECIAL EVENTS INNOVATION



Design/Build for the Mountain Dew Tour

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# SPOHN RANCH BACKGROUND SPECIAL EVENTS INNOVATION



Design/Build for the Mountain Dew Tour





Design/Build for the Mountain Dew Tour

SPOHN RANCH BACKGROUND  
SPECIAL EVENTS INNOVATION



Design/Build for Red Bull Mississippi Grind

# SPOHN RANCH PAST EXPERIENCE

## GARDENA, CALIFORNIA



# SPOHN RANCH PAST EXPERIENCE

## LONG BEACH, CALIFORNIA



# SPOHN RANCH PAST EXPERIENCE

LOS ANGELES, CALIFORNIA



# SPOHN RANCH PAST EXPERIENCE

MONTE RIO, CALIFORNIA



# SPOHN RANCH PAST EXPERIENCE

COLONIA, NEW JERSEY



# SPOHN RANCH PAST EXPERIENCE

ELIZABETH, NEW JERSEY







KEY

FACTS

IF YOUR TOWN DOESN'T  
HAVE A SKATE PARK,  
IT IS ONE.





# SKATEPAPARK USERS

- Skateboarders
  - 12 million
- BMX Bike Riders
  - 3 million
- Aggressive Inline Skaters
  - 1 million
- Scooters
  - 10 million

# SKATEBOARDING FACTS

- 6th largest sport in the United States
- One in ten US teenagers own a skateboard
- The average skateboarder is 7-16 years old
- Skateboarding is 3<sup>rd</sup> most popular activity 7-18
- This makes it more popular than baseball
- Participation has increased by 50% in 10 years
- One of the fastest growing sports

# CA LIABILITY LEGISLATION

## California AB 1296

- Skateboarding is recognized as an at-risk activity
- Reduced liability to municipalities
- Covers skateboarders 14 years of age and older
- Doesn't properly address in-line skaters, BMX, or scooters
- Requires use of safety gear
- Requires passing of local ordinance
- Requires regular patrols for rules enforcement
- Requires collection of injury data/information
- Restricts city employees from direct supervision

# INJURIES BY SPORT

## Sport Injury Rates

- Ice Hockey 3.60%
- Football 2.78%
- Basketball 2.57%
- Soccer 1.42%
- Baseball 1.26%
- Volleyball 0.54%
- **Skateboarding 0.49%**



# INJURIES BY SPORT

The CPSC's NEISS published new data in 2012 from a sample of 96 hospitals, estimating the number of injuries per a 1,000,000 population in the US. The data for various activities was fairly consistent with the 1998 data and breaks down as follows:

- BASKETBALL – 569,746
- FOOTBALL – 466,492
- BASEBALL/SOFTBALL – 265,471
- SOCCER – 231,447
- SKATEBOARDING – 114,120



# SKATEPARK TYPOLOGY

- **Skate Dot:**
  - Small skateable art or architectural element designed for skateboarding
- **Skate Spot:**
  - Approximately 3,000 to 5,000 square feet
  - Skate spots feature a small arrangement of skate obstacles
  - Located within larger public areas
- **Small Neighborhood Skatepark:**
  - 5,000 to 10, 000 square feet
  - Feature a diversity of terrain and are tailored to a range of experience levels

# SKATEPARK TYPOLOGY

- **Large Neighborhood Skatepark:**
  - 10,000 to 25,000 square feet
  - Should include amenities lights, spectator seating
  - 12 parking spaces
- **Sector Skatepark:**
  - Over 25,000 square feet
  - All amenities plus concessions
  - 30 parking spaces
- **County/Regional Skatepark:**
  - 40,000 square feet and larger
  - All amenities plus concessions
  - 45 parking spaces



# SITING CRITERIA

# VISIBILITY

- Easy observation helps deter unwanted activities
- Easy observation creates a safer environment
- Is location visible from adjoining streets?
- Is location visible from parking lot or service roads?
- Can park be readily patrolled to minimize unauthorized use?

# PROXIMITY

- A skatepark should be located so it is easily accessible for the community's users
- Many users carpool, use self propulsion or get dropped off at parks
- Is the proposed location centrally located?
- Are there any physical obstructions or other impediments to access?
- Would the location be easily accessible through public transportation, paths or other means?

# SYSTEM TYPE

- **CENTRALIZED:** Single park, centrally located, large enough for all users and sports
- **DECENTRALIZED:** Multiple smaller locations distributed throughout a community
- Does the size or structure of a community dictate a particular approach?
- Is the goal to provide for all users and sport types?
- Would it be preferable to start small and grow with time?

# DESIGN CANVASS

- An effective design compliments the local terrain or topography
- Site conditions will influence design decisions and park style
- Is the area large enough for:
  - Seating and/ or spectator areas?
  - Landscaping and amenities?
  - Future expansion?
- Is the shape of the space conducive for flow?
- Does the natural topography offer opportunities or challenges?
- Is the location adjacent to other architectural or aesthetically interesting elements?
- Are there ground water or drainage challenges for bowls or in-ground features?

# MULTIUSE SPACE

- Skateparks can be designed to provide recreation opportunities for non-riders as well
- By viewing a skate area as a mixed use public space, parks become more dynamic and offer more to park users as a whole
- Is the area large enough for:
  - Performance stage
  - Sculptural landscape
  - Viewing
  - Gatherings and Events



# BARRIERS TO DEVELOPEMENT

- Lack of ownership or control of the property, or other encumbrances may complicate development
- Is the property owed or controlled by the community or parks district?
- If the property is controlled by another agency would they allow development or become a willing partner in the project?
- Are there zoning restrictions, easement considerations or other issues?
- Are there existing park users or facilities that will be impacted or replaced?
- Would skatepark development conflict with future plans for the space?

# AMENITIES & INFRASTRUCTURE

- Existing infrastructure and amenities help to minimize planning and development costs.
- Is there existing (adequate) parking?
- Are there restrooms?
- Are there benches, tables, pavilions?
- Are there sewer or storm drains?
- Are there lights?

# IMPACT TO SURROUNDING ENVIRONMENT

- Often times fear of impact by development can become the primary hurdle to a project moving forward
- Impact on the natural environment can be another concern
  - Are there any sensitive habitats to consider?
  - Would added use impact parking or traffic flow?
  - How would neighboring homes be impacted by light or sound?
  - Would there be an increase in crime or property damage?
  - Will the value of homes and property be diminished?



# LOCATION OVERVIEW

# POTENTIAL LOCATIONS

Google

Get directions My places

### Manhattan Beach

Public · 2 Collaborators · 92 views  
Created on Mar 13 · By · Updated 23 hours ago  
[Rate this map](#) · [Write a comment](#) · [KML](#) · [Share](#)

- Beach/ Strand  
33.893767, -118.41713333°53'37.6"N 118°25'01.7"W
- Begg Pool  
33.889515, -118.38654533°53'22.2"N 118°23'11.6"W
- Bruce's Beach - A
- Bruce's Beach - B  
33.894267, -118.41576833°53'39.4"N 118°24'56.8"W
- Marine Park - A  
33°53'46.2"N 118°23'00.3"W
- Marine Park - B & C
- MBUSD/ Sand Dune Park  
33°53'48.2"N 118°24'43.6"W
- MBUSD Maintenance Building  
33°53'16.3"N 118°23'12.5"W
- MBUSD N. Peck Storage Yard  
33.890172, -118.38747333°53'24.6"N 118°23'14.9"W
- Manhattan Village - A  
33.900047, -118.39246233°54'00.2"N 118°23'32.9"W
- Manhattan Village - B  
33.898157, -118.39136533°53'53.4"N 118°23'28.9"W
- Manhattan Village - C  
33.899649, -118.39158233°53'58.7"N 118°23'29.7"W
- Polliwog Park - A  
33°53'17.0"N 118°22'59.9"W
- Polliwog Park - B  
33°53'19.2"N 118°23'01.1"W
- Polliwog Park - C  
33°53'18.5"N 118°23'04.1"W
- Veterans Parkway  
33.897087, -118.39957833°53'49.5"N 118°23'58.5"W

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Map data ©2014 Google [Edit in Google](#)

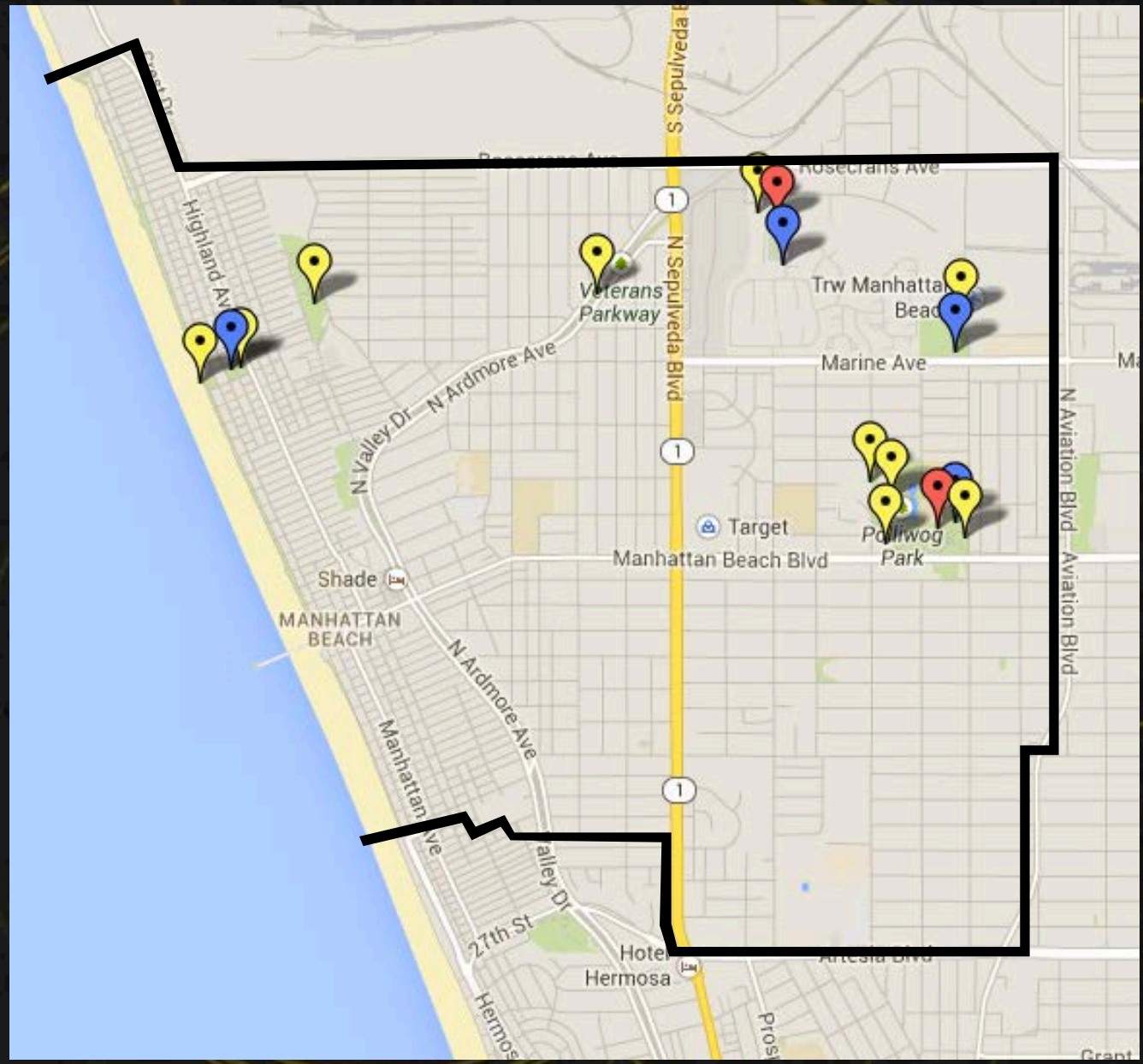
### Areas in Consideration

1. Beach/ Strand
2. Bruce's Beach
3. MBUSD/ Sand Dune Park
4. Veterans Parkway
5. Manhattan Village Field
6. Marine Park
7. Polliwog Park

### Color Code

- Option A
- Option B
- Option C

\* Sub-location options (A, B, & C) not coded in specific order.



## POTENTIAL LOCATIONS FOR DEVELOPEMENT

- THE BEACH/ STRAND (33.893758, -118.41713)
- BEGG POOL (33.889515, -118.386545)
- BRUCE'S BEACH – A (33.894375, -118.415397)
- BRUCE'S BEACH – B (33.894267, -118.415768)
- MARINE AVE PARK – A (33.896154, -118.38342)
- MARINE AVE PARK – B (33.894892, -118.383694)
- MBUSD - SAND DUNE PARK (33.896655, -118.412104)
- MBUSD - MAINTENANCE FACILITY (33.887836, -118.386802)
- MBUSD - MAINTENANCE YARD (33.890172, -118.387473)
- MANHATTAN VILLAGE FIELD – A (33.900047, -118.392462)
- MANHATTAN VILLAGE FIELD – B (33.898157, -118.391365)
- MANHATTAN VILLAGE FIELD – C (33.899649, -118.391582)
- POLLIWOG PARK – A (33.888067, -118.383291)
- POLLIWOG PARK – B (33.888653, -118.383651)
- POLLIWOG PARK – C (33.888366, -118.384498)
- VETERANS PARKWAY (33.897087, -118.399578)
- In alphabetical order

## SECONDARY LOCATIONS (NOT CURRENTLY BEING CONSIDERED)

- 8<sup>TH</sup> STREET PARK (33.883438,-118.381532)
- LIVE OAK PARK/ DORSEY FIELD (33.890492,-118.41028)
- WATER TOWER PARK (33.883162,-118.389659)
- In alphabetical order



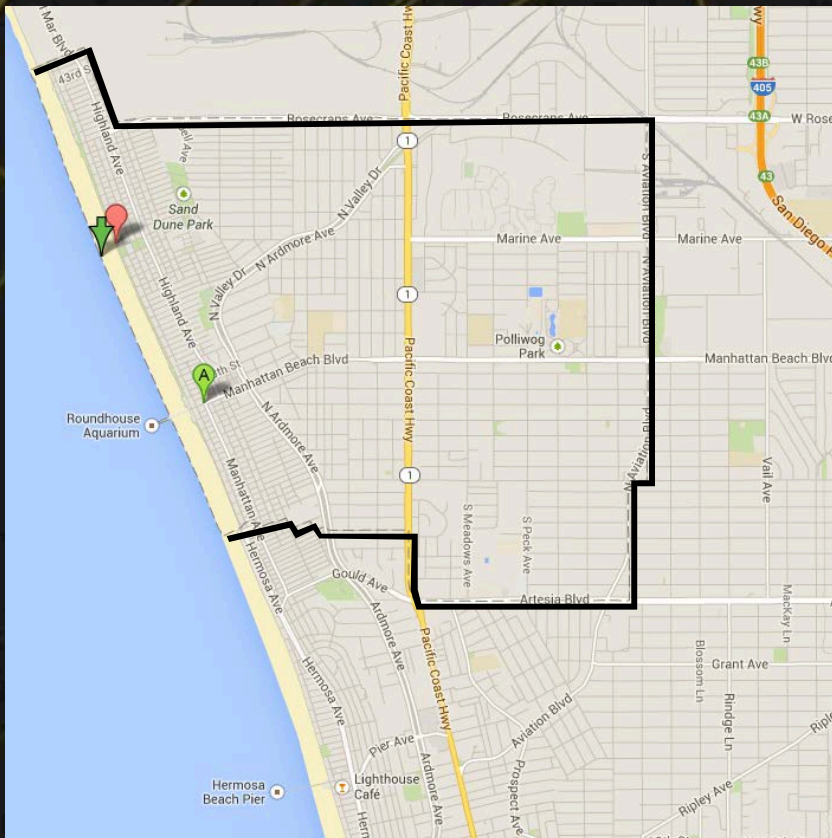
# MANHATTAN BEACH MINIMUM SQUARE FOOTAGE NEEDS

## NATIONAL AVERAGE CALCULATOR APPLIED TO MB

- Population - 35,000
- Skateboarders – 700
- Regular Skateboarders – 175
- Active Skateboarders (simultaneous park riders) – 35
  
- Optimal Square Footage:  $35 \times 333 = 11,655$  sf.
  
- **Community Culture will Impact Calculations**
  - West Coast
  - Surf Culture
  - Established Skate Community
  
- Manhattan Beach's developed surf/ skate culture will easily support a 12,000 sf. to 20,000 sf. single skate facility or accumulative network of skate spots.

\* sf. – square feet

## SITE ANALYSIS – BEACH FRONT/ THE STRAND



- Beach Front / Strand Location
- Strand between 26<sup>th</sup> & 27<sup>th</sup>
- North Westside of city
- On sand West of the Strand
- Two potential locations reviewed
- On street parking
- Property controlled by County
- Within jurisdiction of Costal Commission
- No existing amenities

# BEACH FRONT/ THE STRAND



# BEACH FRONT/ THE STRAND



## BEACH FRONT/ THE STRAND



15,000 sf. plus

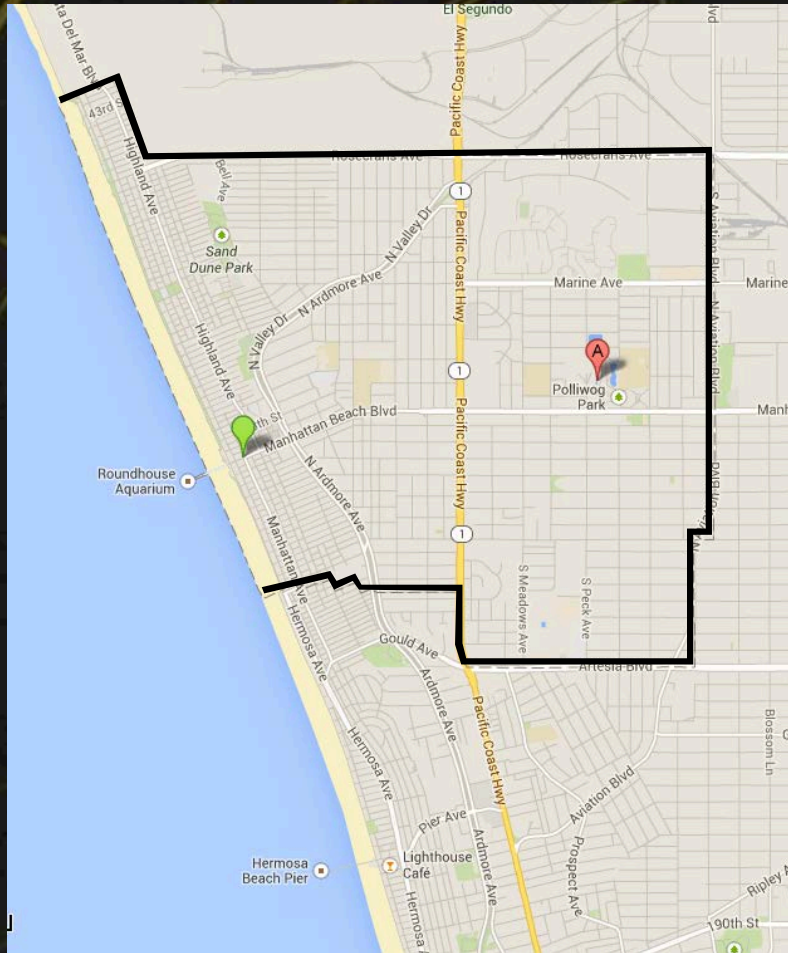
# BEACH FRONT/ THE STRAND



# BEACH FRONT/ STRAND

- |  |                                     |
|--|-------------------------------------|
| 1. Property ownership:                               | County of Los Angeles               |
| 2. Size of Space:                                    | 15,000 sf. (plus)                   |
| 3. Location/proximity, user access:                  | NW Side (not centrally located)     |
| 4. Visibility/ Site lines:                           | Good (from strand)                  |
| 5. Distance to homes (sound):                        | Approx. 125' from nearest home      |
| 6. Existing Amenities:                               | None                                |
| 7. ADA Access:                                       | Possible                            |
| 8. Ease of development:                              | Difficult - Sand base/ Costal Comm. |
| 9. Available Parking:                                | Street                              |
| 10. Design Canvass:                                  | Good                                |
| 11. Ability to monitor/ staff:                       | Good - Pending ability to fence     |
| 12. Impact on existing or adjoining park facilities: | Moderate                            |
| 13. Impact on pedestrian traffic (sidewalks):        | Moderate                            |
| 14. Room for seating or non-skate users:             | Yes                                 |
| 15. Impact on traffic:                               | Moderate                            |

## SITE ANALYSIS – BEGG POOL



- Area between Begg Field and Pool including some parking area
- Adjacent to Peck Ave. & 12<sup>th</sup>
- Located in Center East area of community
- Adjacent parking area existing
- Property controlled by MBUSD
- No existing restrooms
- Possible impact on future pool development



# BEGG POOL



# BEGG POOL



13,000 sf.

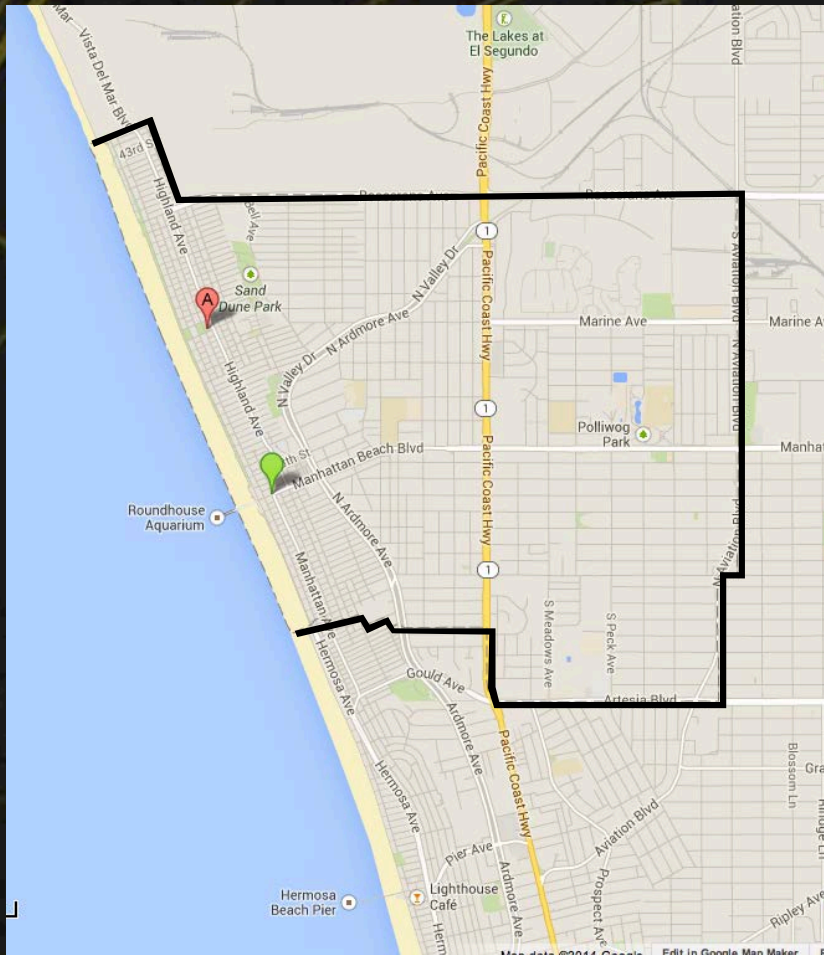
## BEGG POOL – Single Lane Access Road



# BEGG POOL

- |  |                                |
|--|--------------------------------|
| 1. Property ownership:                               | MBUSD                          |
| 2. Size of Space:                                    | 13,000 sf.                     |
| 3. Location/proximity, user access:                  | Center East Side               |
| 4. Visibility/ Site lines:                           | Good (from strand)             |
| 5. Distance to homes (sound):                        | Approx. 300' from nearest home |
| 6. Existing Amenities:                               | None (restrooms @ pool ???)    |
| 7. ADA Access:                                       | Possible                       |
| 8. Ease of development:                              | Standard                       |
| 9. Available Parking:                                | Existing                       |
| 10. Design Canvass:                                  | Good                           |
| 11. Ability to monitor/ staff:                       | Good                           |
| 12. Impact on existing or adjoining park facilities: | Pool Expansion ???             |
| 13. Impact on pedestrian traffic (sidewalks):        | Minimal                        |
| 14. Room for seating or non-skate users:             | Yes                            |
| 15. Impact on traffic:                               | Moderate                       |

## SITE ANALYSIS – BRUCE'S BEACH – A & B



- Bruce's Beach Park
- Highland Ave. & 27<sup>th</sup> St.
- North Westside of city
- Location in existing, minimally programmed park
- Street parking and adjacent public lot
- Two potential locations reviewed
- Less than 100' from homes

# BRUCE'S BEACH – A



# BRUCE'S BEACH - A



3500 sf.

# BRUCES BEACH - A

- |  |                                  |
|--|----------------------------------|
| 1. Property ownership:                               | City of Manhattan Beach          |
| 2. Size of Space:                                    | 3500 sf. (plus)                  |
| 3. Location/proximity, user access:                  | NW Side (not centrally located)  |
| 4. Visibility/ Site lines:                           | Good                             |
| 5. Distance to homes (sound):                        | Less than 100' from nearest home |
| 6. Existing Amenities:                               | None                             |
| 7. ADA Access:                                       | Possible                         |
| 8. Ease of development:                              | Moderate (hillside)              |
| 9. Available Parking:                                | Street                           |
| 10. Design Canvass:                                  | Restricted                       |
| 11. Ability to monitor/ staff:                       | Unknown                          |
| 12. Impact on existing or adjoining park facilities: | Moderate                         |
| 13. Impact on pedestrian traffic (sidewalks):        | Moderate                         |
| 14. Room for seating or non-skate users:             | Yes                              |
| 15. Impact on traffic:                               | Moderate                         |



## SITE ANALYSIS – BRUCE'S BEACH - B



## BRUCE'S BEACH - B

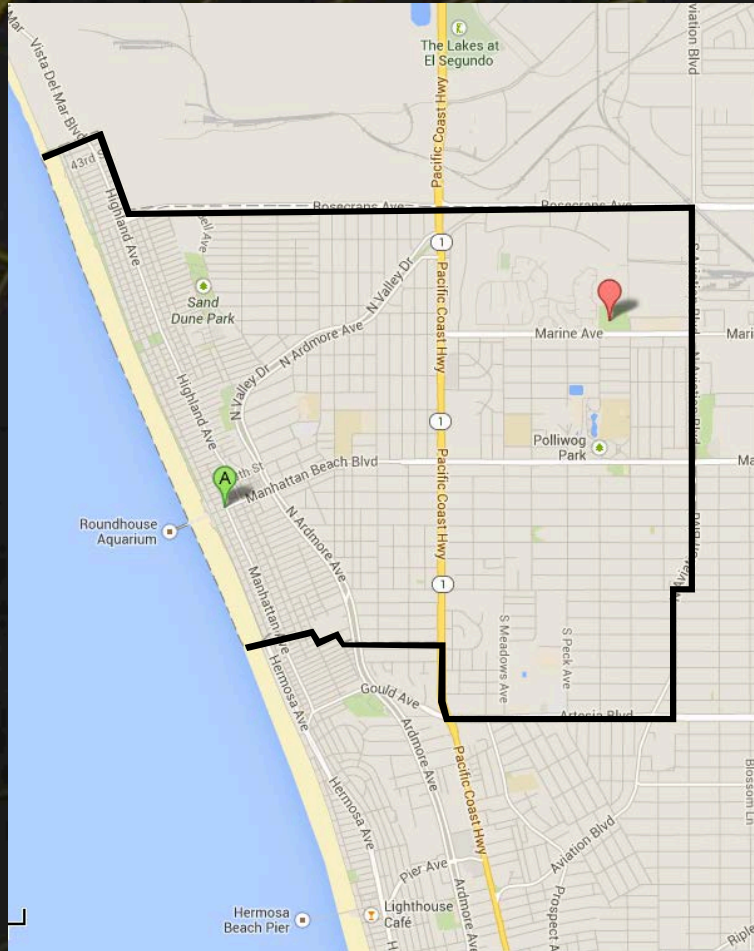


7500 sf.

# BRUCES BEACH - B

- |  |                                  |
|--|----------------------------------|
| 1. Property ownership:                               | City of Manhattan Beach          |
| 2. Size of Space:                                    | 7500 sf. (plus)                  |
| 3. Location/proximity, user access:                  | NW Side (not centrally located)  |
| 4. Visibility/ Site lines:                           | Good                             |
| 5. Distance to homes (sound):                        | Less than 100' from nearest home |
| 6. Existing Amenities:                               | None                             |
| 7. ADA Access:                                       | Possible                         |
| 8. Ease of development:                              | Moderate (hillside)              |
| 9. Available Parking:                                | Street                           |
| 10. Design Canvass:                                  | Restricted                       |
| 11. Ability to monitor/ staff:                       | Unknown                          |
| 12. Impact on existing or adjoining park facilities: | Moderate                         |
| 13. Impact on pedestrian traffic (sidewalks):        | Moderate                         |
| 14. Room for seating or non-skate users:             | Yes                              |
| 15. Impact on traffic:                               | Moderate                         |

## SITE ANALYSIS – MARINE AVE PARK – A, B, C & D



- Located in NE Corner of the city
- Location in high use area/ park
- Multiple locations within park considered
- Visibility and impact on existing activities are important considerations
- Existing amenities & infrastructure
- Good public transportation
- Minimal impact on adjacent homes

MARINE AVE PARK – A (Behind the ball field)



MARINE AVE PARK – A (Behind the ball field)



10,000 sf.

MARINE AVE PARK – A (Behind the ball field)



# MARINE PARK - A

- |  |                                    |
|--|------------------------------------|
| 1. Property ownership:                               | City of Manhattan Beach            |
| 2. Size of Space:                                    | 1,000 sf. (plus)                   |
| 3. Location/proximity, user access:                  | NE Side (not centrally located)    |
| 4. Visibility/ Site lines:                           | Good                               |
| 5. Distance to homes (sound):                        | Approx. 350' (no direct sightline) |
| 6. Existing Amenities:                               | Yes (not close)                    |
| 7. ADA Access:                                       | Yes                                |
| 8. Ease of development:                              | Moderate – Mech. pump to drain     |
| 9. Available Parking:                                | Yes in lot                         |
| 10. Design Canvass:                                  | Moderate                           |
| 11. Ability to monitor/ staff:                       | Yes                                |
| 12. Impact on existing or adjoining park facilities: | Displace walk path & workout stat. |
| 13. Impact on pedestrian traffic (sidewalks):        | Minimal                            |
| 14. Room for seating or non-skate users:             | Poor                               |
| 15. Impact on traffic:                               | Minimal                            |



## MARINE AVE PARK – B (Basketball Courts)



## MARINE AVE PARK – B (Basketball Courts)



12,000 sf.

# MARINE PARK - B

- |  |                                    |
|--|------------------------------------|
| 1. Property ownership:                               | City of Manhattan Beach            |
| 2. Size of Space:                                    | 12,000 sf. (plus)                  |
| 3. Location/proximity, user access:                  | NE Side (not centrally located)    |
| 4. Visibility/ Site lines:                           | Good                               |
| 5. Distance to homes (sound):                        | Approx. 120' (across major street) |
| 6. Existing Amenities:                               | Yes                                |
| 7. ADA Access:                                       | Yes                                |
| 8. Ease of development:                              | Standard                           |
| 9. Available Parking:                                | Yes                                |
| 10. Design Canvass:                                  | Moderate                           |
| 11. Ability to monitor/ staff:                       | Yes                                |
| 12. Impact on existing or adjoining park facilities: | Displace 2 Basketball courts       |
| 13. Impact on pedestrian traffic (sidewalks):        | Minimal                            |
| 14. Room for seating or non-skate users:             | Yes                                |
| 15. Impact on traffic:                               | Minimal                            |

## MARINE AVE PARK - C (RACQUETBALL & COURT)



# MARINE AVE PARK - C (RACQUETBALL & COURT)

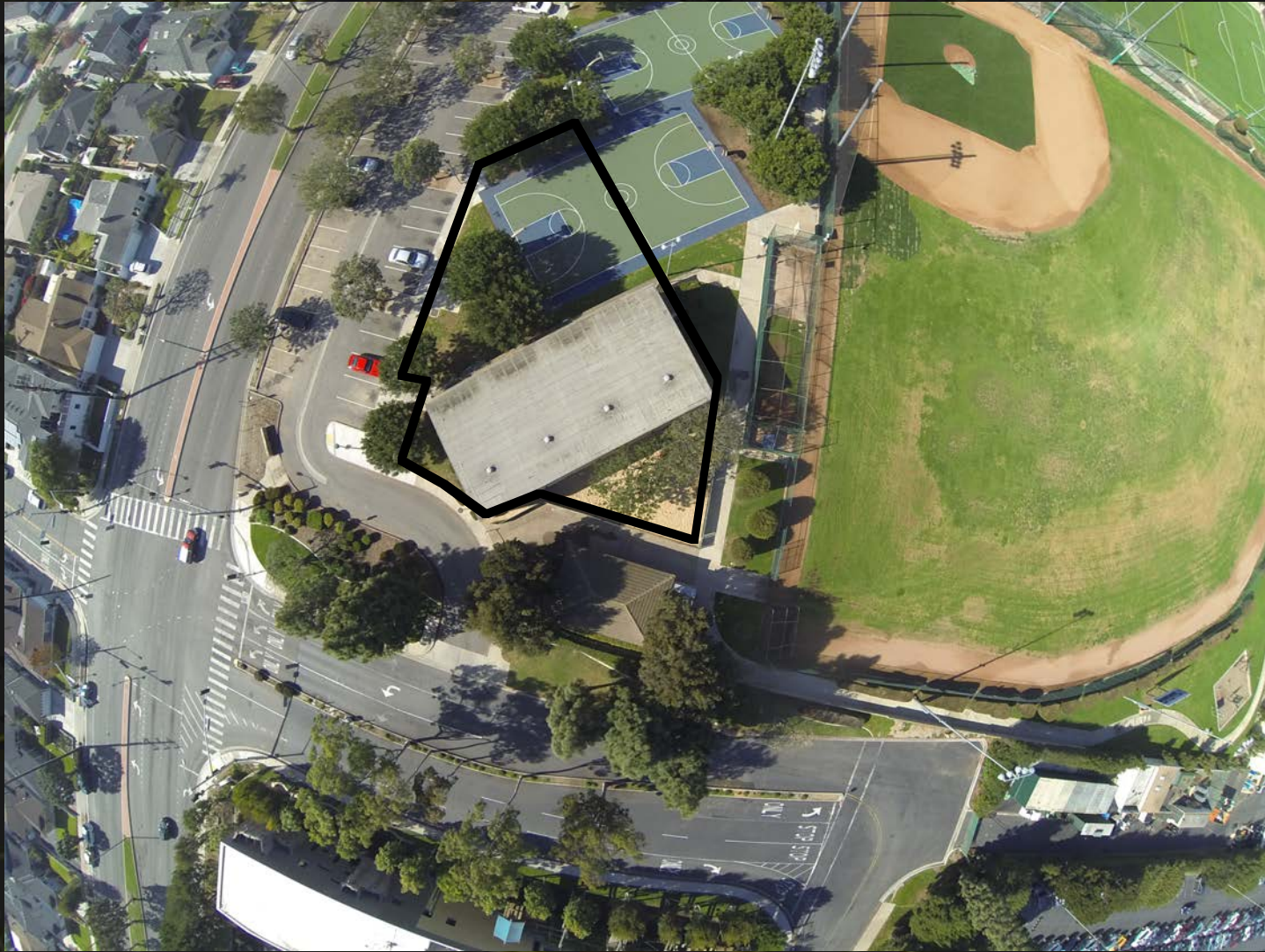


15,000 sf.

# MARINE PARK - C

- |  |                                    |
|--|------------------------------------|
| 1. Property ownership:                               | City of Manhattan Beach            |
| 2. Size of Space:                                    | 15,000 sf. (plus)                  |
| 3. Location/proximity, user access:                  | NE Side (not centrally located)    |
| 4. Visibility/ Site lines:                           | Good                               |
| 5. Distance to homes (sound):                        | Approx. 120' (across major street) |
| 6. Existing Amenities:                               | Yes                                |
| 7. ADA Access:                                       | Yes                                |
| 8. Ease of development:                              | Difficult – existing building      |
| 9. Available Parking:                                | Yes                                |
| 10. Design Canvass:                                  | Moderate                           |
| 11. Ability to monitor/ staff:                       | Yes                                |
| 12. Impact on existing or adjoining park facilities: | Displace B-ball & racquet courts   |
| 13. Impact on pedestrian traffic (sidewalks):        | Minimal                            |
| 14. Room for seating or non-skate users:             | Yes                                |
| 15. Impact on traffic:                               | Minimal                            |

MARINE AVE PARK - D (RACQUETBALL & 1/2 COURT)



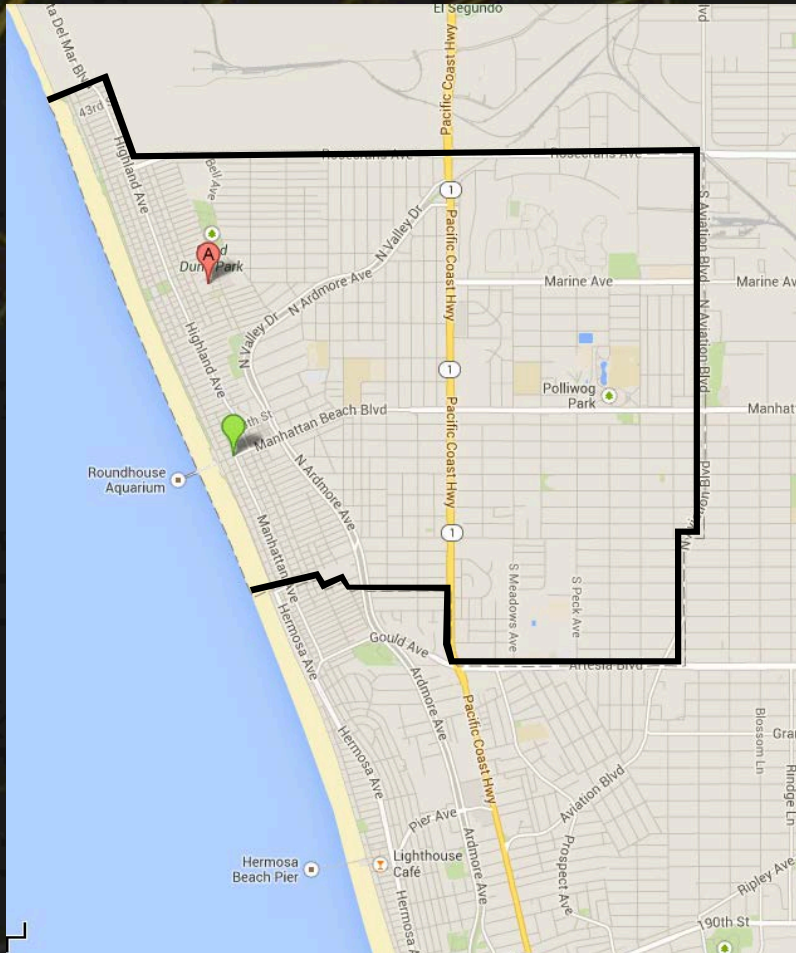
9000 sf.

# MARINE PARK - D

- |  |                                    |
|--|------------------------------------|
| 1. Property ownership:                               | City of Manhattan Beach            |
| 2. Size of Space:                                    | 9000 sf. (plus)                    |
| 3. Location/proximity, user access:                  | NE Side (not centrally located)    |
| 4. Visibility/ Site lines:                           | Good                               |
| 5. Distance to homes (sound):                        | Approx. 120' (across major street) |
| 6. Existing Amenities:                               | Yes                                |
| 7. ADA Access:                                       | Yes                                |
| 8. Ease of development:                              | Difficult – existing building      |
| 9. Available Parking:                                | Yes                                |
| 10. Design Canvass:                                  | Moderate                           |
| 11. Ability to monitor/ staff:                       | Yes                                |
| 12. Impact on existing or adjoining park facilities: | Displace ½ B-ball & racquet courts |
| 13. Impact on pedestrian traffic (sidewalks):        | Minimal                            |
| 14. Room for seating or non-skate users:             | Yes                                |
| 15. Impact on traffic:                               | Minimal                            |



## SITE ANALYSIS – SAND DUNE PARK/ MBUSD



- Located in North Westside of the city
- Adjacent to Sand Dune Park
- Very large undeveloped space
- Visibility and accessibility key considerations
- Property owned by MBUSD
- No existing Infrastructure
- Street Parking
-

# SAND DUNE PARK/ MBUSD



MONTESSORI  
SCHOOL

SAND  
DUNE  
PARK

24,000 sf.

# SAND DUNE PARK/ MBUSD



# SAND DUNE PARK/ MBUSD



# SAND DUNE PARK/ MBUSD



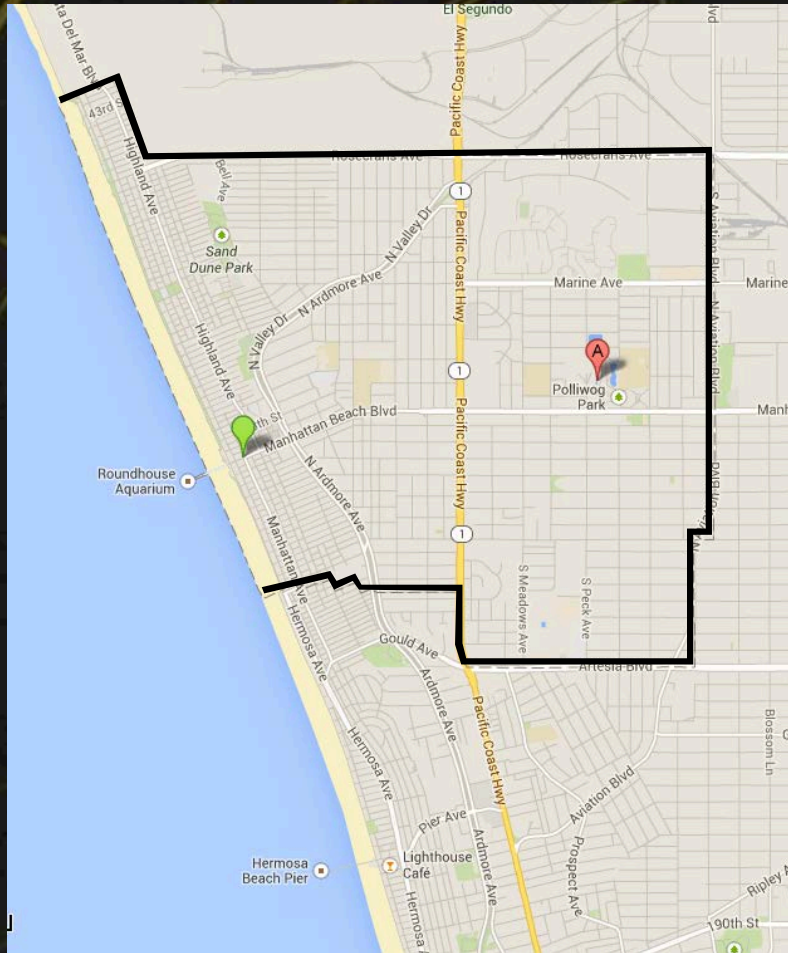
# SAND DUNE PARK/ MBUSD



# MBUSD/ SAND DUNE PARK

- |  |                                    |
|--|------------------------------------|
| 1. Property ownership:                               | MBUSD                              |
| 2. Size of Space:                                    | 24,000 sf. (plus)                  |
| 3. Location/proximity, user access:                  | NW Side (not centrally located)    |
| 4. Visibility/ Site lines:                           | Poor                               |
| 5. Distance to homes (sound):                        | Approx. 200' (no direct sightline) |
| 6. Existing Amenities:                               | None                               |
| 7. ADA Access:                                       | Difficult - Costly                 |
| 8. Ease of development:                              | Difficult – Accessibility          |
| 9. Available Parking:                                | Street                             |
| 10. Design Canvass:                                  | Great                              |
| 11. Ability to monitor/ staff:                       | Good                               |
| 12. Impact on existing or adjoining park facilities: | School ???                         |
| 13. Impact on pedestrian traffic (sidewalks):        | Minimal                            |
| 14. Room for seating or non-skate users:             | Yes                                |
| 15. Impact on traffic:                               | Moderate                           |

## SITE ANALYSIS – MBUSD MAINTENANCE FACILITY



- Located in Eastside of the city
- Adjacent to Polliwog Park
- Existing maintenance facility
- Plenty of room for development including additional park parking
- Property owned by MBUSD



# MBUSD MAINTENANCE FACILITY



# MBUSD MAINTENANCE FACILITY

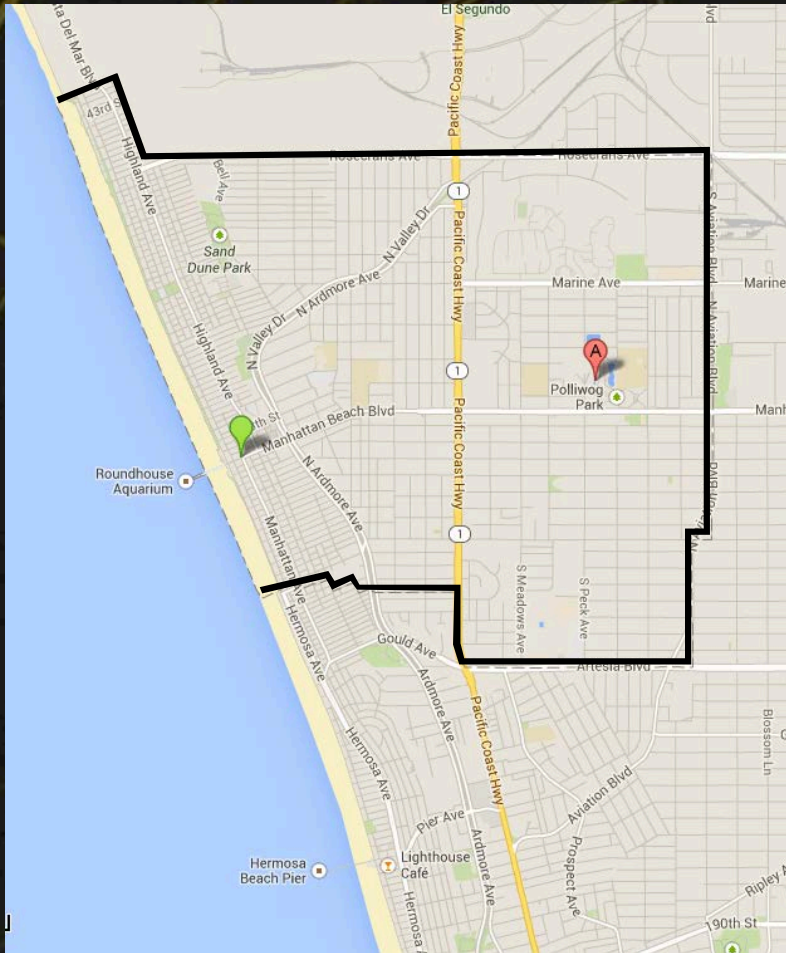


55,000 sf.

# MBUSD MAINTENANCE FACILITY

- |  |                                    |
|--|------------------------------------|
| 1. Property ownership:                               | MBUSD                              |
| 2. Size of Space:                                    | 55,000 sf.                         |
| 3. Location/proximity, user access:                  | Center East                        |
| 4. Visibility/ Site lines:                           | Good                               |
| 5. Distance to homes (sound):                        | Approx. 150' from nearest home     |
| 6. Existing Amenities:                               | None                               |
| 7. ADA Access:                                       | Possible                           |
| 8. Ease of development:                              | Difficult – Existing building      |
| 9. Available Parking:                                | Include in development             |
| 10. Design Canvass:                                  | Great                              |
| 11. Ability to monitor/ staff:                       | Yes                                |
| 12. Impact on existing or adjoining park facilities: | Replace bld - / increase parking + |
| 13. Impact on pedestrian traffic (sidewalks):        | Minimal                            |
| 14. Room for seating or non-skate users:             | Yes                                |
| 15. Impact on traffic:                               | Moderate                           |

## SITE ANALYSIS – MBUSD MAINTENANCE YARD



- Located in Eastside of the city
- Adjacent to Polliwog Park
- Existing maintenance yard
- Unknown viability
- Impact on adjoining school facilities a consideration
- Property owned by MBUSD

# MBUSD MAINTENANCE YARD



# MBUSD MAINTENANCE YARD



# MBUSD MAINTENANCE YARD



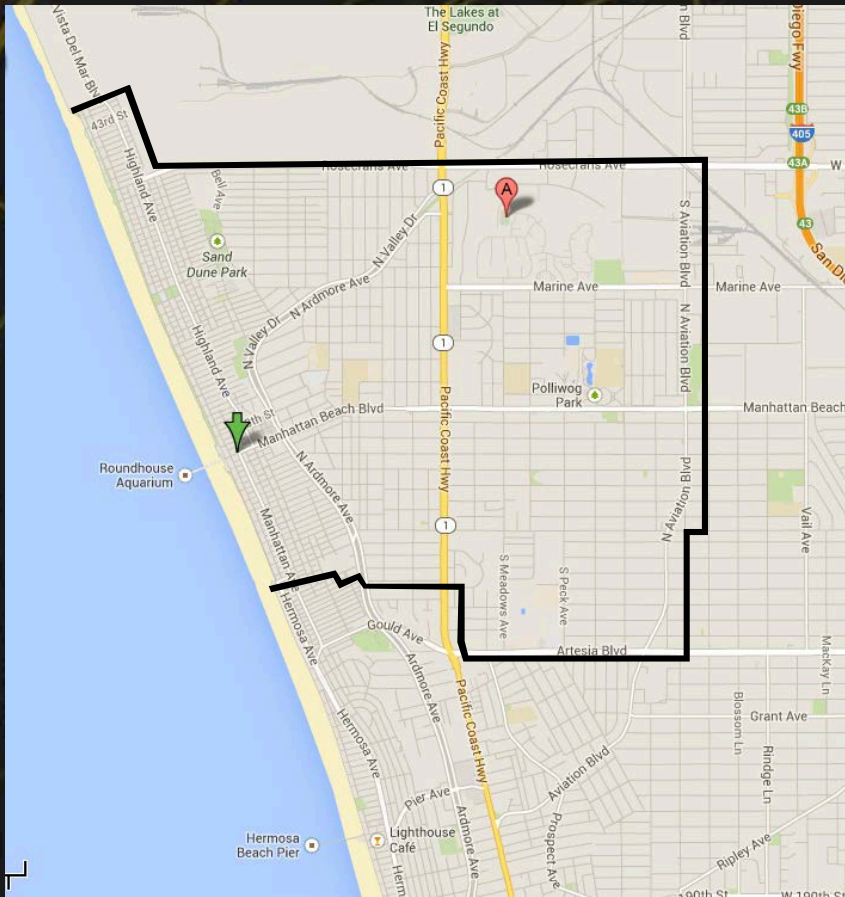
18,000 sf.

# MBUSD MAINTENANCE YARD

- |  |                                |
|--|--------------------------------|
| 1. Property ownership:                               | MBUSD                          |
| 2. Size of Space:                                    | 18,000 sf.                     |
| 3. Location/proximity, user access:                  | Center East                    |
| 4. Visibility/ Site lines:                           | Good                           |
| 5. Distance to homes (sound):                        | Approx. 125' from nearest home |
| 6. Existing Amenities:                               | None                           |
| 7. ADA Access:                                       | Possible                       |
| 8. Ease of development:                              | Moderate                       |
| 9. Available Parking:                                | Include in development         |
| 10. Design Canvass:                                  | Good                           |
| 11. Ability to monitor/ staff:                       | Yes                            |
| 12. Impact on existing or adjoining park facilities: | Replace existing use area      |
| 13. Impact on pedestrian traffic (sidewalks):        | Minimal                        |
| 14. Room for seating or non-skate users:             | Yes                            |
| 15. Impact on traffic:                               | Moderate                       |



## SITE ANALYSIS – MANHATTAN VILLAGE FIELD – A, B & C



- Located in Northside of the city
- Located on mall property overflow parking
- High use recreational area
- Multiple locations considered
- Existing restrooms
- Loss of parking

# MANHATTAN VILLAGE FIELD - A



# MANHATTAN VILLAGE FIELD - A



9000 sf.

# MANHATTAN VILLAGE FIELD - A

- |  |                                |
|--|--------------------------------|
| 1. Property ownership:                               | Manhattan Village Mall ???     |
| 2. Size of Space:                                    | 9000 sf.                       |
| 3. Location/proximity, user access:                  | North (not central)            |
| 4. Visibility/ Site lines:                           | Good                           |
| 5. Distance to homes (sound):                        | Approx. 150' from nearest home |
| 6. Existing Amenities:                               | Restrooms                      |
| 7. ADA Access:                                       | Yes                            |
| 8. Ease of development:                              | Moderate                       |
| 9. Available Parking:                                | Existing                       |
| 10. Design Canvass:                                  | Good                           |
| 11. Ability to monitor/ staff:                       | Yes                            |
| 12. Impact on existing or adjoining park facilities: | Replace existing parking area  |
| 13. Impact on pedestrian traffic (sidewalks):        | Minimal                        |
| 14. Room for seating or non-skate users:             | Yes                            |
| 15. Impact on traffic:                               | Moderate                       |

# MANHATTAN VILLAGE FIELD - B



# MANHATTAN VILLAGE FIELD - B



7000 sf.

# MANHATTAN VILLAGE FIELD - B

- |  |                                       |
|--|---------------------------------------|
| 1. Property ownership:                               | Manhattan Village Mall ???            |
| 2. Size of Space:                                    | 9000 sf.                              |
| 3. Location/proximity, user access:                  | North (not central)                   |
| 4. Visibility/ Site lines:                           | Good                                  |
| 5. Distance to homes (sound):                        | Less than 100' (no visible sightline) |
| 6. Existing Amenities:                               | Restrooms (not close)                 |
| 7. ADA Access:                                       | Yes                                   |
| 8. Ease of development:                              | Moderate                              |
| 9. Available Parking:                                | Existing                              |
| 10. Design Canvass:                                  | Poor                                  |
| 11. Ability to monitor/ staff:                       | Yes                                   |
| 12. Impact on existing or adjoining park facilities: | Replace existing parking area         |
| 13. Impact on pedestrian traffic (sidewalks):        | Minimal                               |
| 14. Room for seating or non-skate users:             | Poor                                  |
| 15. Impact on traffic:                               | Moderate                              |

# MANHATTAN VILLAGE FIELD - C





# MANHATTAN VILLAGE FIELD - C

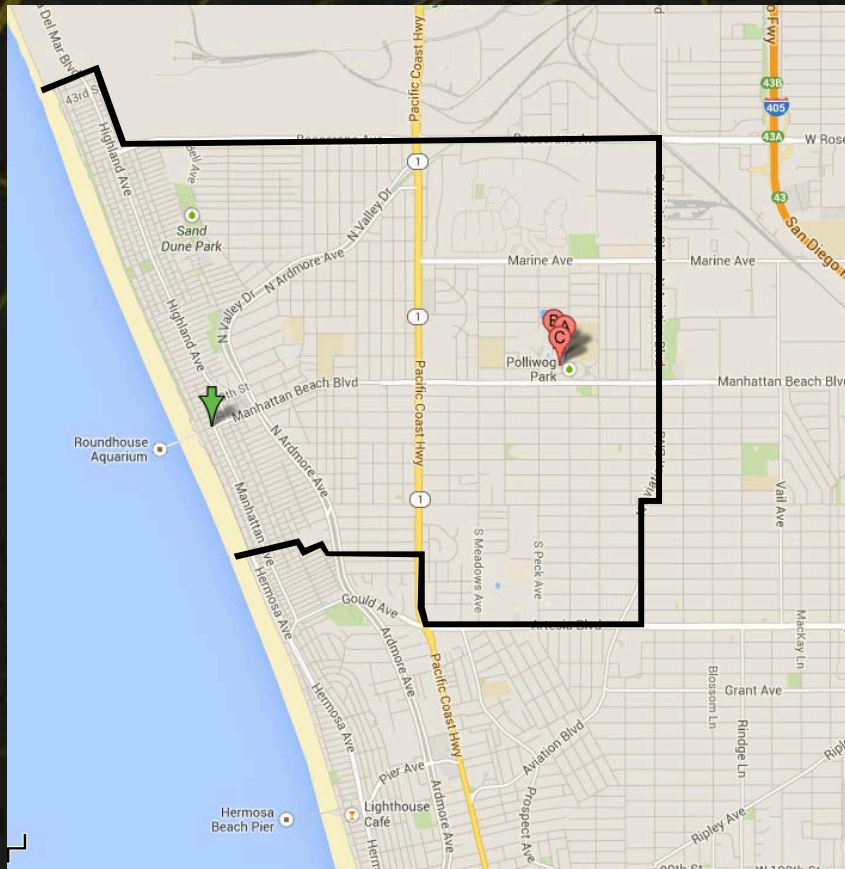


9150 sf.

# MANHATTAN VILLAGE FIELD - C

- |  |                                |
|--|--------------------------------|
| 1. Property ownership:                               | Manhattan Village Mall ???     |
| 2. Size of Space:                                    | 9150 sf.                       |
| 3. Location/proximity, user access:                  | North (not central)            |
| 4. Visibility/ Site lines:                           | Good                           |
| 5. Distance to homes (sound):                        | Approx. 150' from nearest home |
| 6. Existing Amenities:                               | Restrooms                      |
| 7. ADA Access:                                       | Yes                            |
| 8. Ease of development:                              | Moderate                       |
| 9. Available Parking:                                | Existing                       |
| 10. Design Canvass:                                  | Moderate                       |
| 11. Ability to monitor/ staff:                       | Yes                            |
| 12. Impact on existing or adjoining park facilities: | Replace existing parking area  |
| 13. Impact on pedestrian traffic (sidewalks):        | Minimal                        |
| 14. Room for seating or non-skate users:             | Poor                           |
| 15. Impact on traffic:                               | Moderate                       |

## SITE ANALYSIS – POLLIWOG PARK – A, B & C



- Located in Eastside of the city
- Location in high use area/ park
- Multiple locations considered
- Unprogrammed grassy areas
- Existing amenities
- Adjacent to MB Middle School
- Street parking
- Good public transportation
- Most central location considered

# POLLIWOG PARK - A



# POLLIWOG PARK - A



# POLLIWOG PARK - A



# POLLIWOG PARK - A



10,000 sf.

# POLLIWOG PARK - A

- |  |                                  |
|--|----------------------------------|
| 1. Property ownership:                               | City of Manhattan Beach          |
| 2. Size of Space:                                    | 10,000 sf.                       |
| 3. Location/proximity, user access:                  | Center East Side                 |
| 4. Visibility/ Site lines:                           | Good                             |
| 5. Distance to homes (sound):                        | Less than 100' from nearest home |
| 6. Existing Amenities:                               | Yes                              |
| 7. ADA Access:                                       | Yes                              |
| 8. Ease of development:                              | Standard                         |
| 9. Available Parking:                                | Street                           |
| 10. Design Canvass:                                  | Good                             |
| 11. Ability to monitor/ staff:                       | Yes                              |
| 12. Impact on existing or adjoining park facilities: | Minimal                          |
| 13. Impact on pedestrian traffic (sidewalks):        | Minimal                          |
| 14. Room for seating or non-skate users:             | Yes                              |
| 15. Impact on traffic:                               | Moderate                         |



# POLLIWOG PARK - B



10,000 sf.

# POLLIWOG PARK - B



# POLLIWOG PARK - B



# POLLIWOG PARK - B



# POLLIWOG PARK - B

- |  |                              |
|--|------------------------------|
| 1. Property ownership:                               | City of Manhattan Beach      |
| 2. Size of Space:                                    | 10,000 sf.                   |
| 3. Location/proximity, user access:                  | Center East Side             |
| 4. Visibility/ Site lines:                           | Good                         |
| 5. Distance to homes (sound):                        | Approx. 150' to nearest home |
| 6. Existing Amenities:                               | Yes                          |
| 7. ADA Access:                                       | Yes                          |
| 8. Ease of development:                              | Standard                     |
| 9. Available Parking:                                | Existing                     |
| 10. Design Canvass:                                  | Good                         |
| 11. Ability to monitor/ staff:                       | Yes                          |
| 12. Impact on existing or adjoining park facilities: | Moderate                     |
| 13. Impact on pedestrian traffic (sidewalks):        | Minimal                      |
| 14. Room for seating or non-skate users:             | Yes                          |
| 15. Impact on traffic:                               | Moderate                     |

# POLLIWOG PARK - C



12,000 sf.

# POLLIWOG PARK - C



# POLLIWOG PARK - C

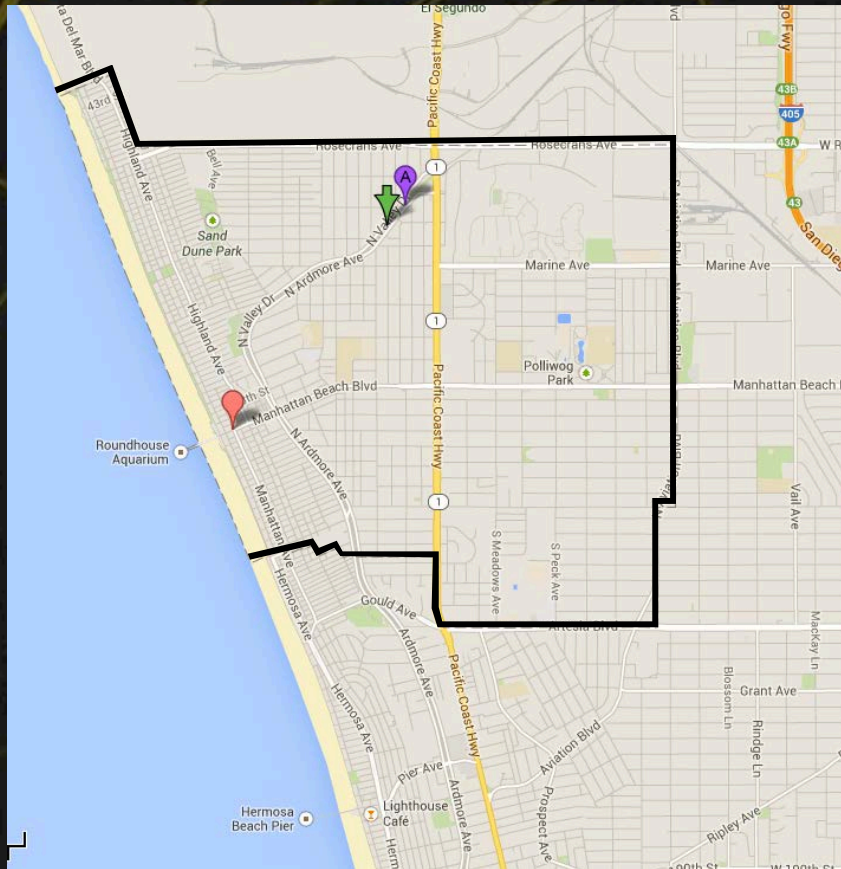




# POLLIWOG PARK - C

- |  |                              |
|--|------------------------------|
| 1. Property ownership:                               | City of Manhattan Beach      |
| 2. Size of Space:                                    | 12,000 sf.                   |
| 3. Location/proximity, user access:                  | Center East Side             |
| 4. Visibility/ Site lines:                           | Good                         |
| 5. Distance to homes (sound):                        | Approx. 400' to nearest home |
| 6. Existing Amenities:                               | Yes                          |
| 7. ADA Access:                                       | Yes                          |
| 8. Ease of development:                              | Standard                     |
| 9. Available Parking:                                | Existing                     |
| 10. Design Canvass:                                  | Good                         |
| 11. Ability to monitor/ staff:                       | Yes                          |
| 12. Impact on existing or adjoining park facilities: | Moderate                     |
| 13. Impact on pedestrian traffic (sidewalks):        | Minimal                      |
| 14. Room for seating or non-skate users:             | Yes                          |
| 15. Impact on traffic:                               | Moderate                     |

## SITE ANALYSIS – VETERANS PARKWAY



- Located in Northside of the city
- Located along walk path
- Street parking
- Linear area
- No existing amenities
- Less than 100' from homes

# VETERANS PARKWAY



# VETERANS PARKWAY



# VETERANS PARKWAY



10,000 sf. plus

# VETERANS PARKWAY

- |     |  |                                |
|-----|--|--------------------------------|
| 1.  | Property ownership:                              | City of Manhattan Beach        |
| 2.  | Size of Space:                                   | 10,000 sf.                     |
| 3.  | Location/proximity, user access:                 | Northside                      |
| 4.  | Visibility/ Site lines:                          | Good                           |
| 5.  | Distance to homes (sound):                       | Less than 100' to nearest home |
| 6.  | Existing Amenities:                              | No                             |
| 7.  | ADA Access:                                      | Possible                       |
| 8.  | Ease of development:                             | Standard                       |
| 9.  | Available Parking:                               | Street                         |
| 10. | Design Canvass:                                  | Moderate                       |
| 11. | Ability to monitor/ staff:                       | ???                            |
| 12. | Impact on existing or adjoining park facilities: | Moderate                       |
| 13. | Impact on pedestrian traffic (sidewalks):        | Minimal                        |
| 14. | Room for seating or non-skate users:             | Minimal                        |
| 15. | Impact on traffic:                               | Minimal                        |

## POTENTIAL LOCATIONS RANKED IN ORDER OF SIZE

1. MBUSD Maintenance Facility - A, 55,000 sf.
2. MBUSD/ Sand Dune Park, 24,000 sf.
3. MBUSD Maintenance Yard, 18,000 sf.
4. Beach Front/ The Stand, 15,000 sf. (+)
5. Begg Pool, 13,000 sf.
6. Polliwog Park - A, 13,000 sf.
7. Marine Avenue Park - B, 12,000 sf.
8. Polliwog Park - C, 12,000 sf.
9. Veterans Parkway, 10,000 sf. (+)
10. Marine Avenue Park - A, 10,000 sf. (+)
11. Polliwog Park - B, 10,000 sf.
12. Manhattan Village – C, 9000 sf. (+)
13. Manhattan Village – A, 9000 sf.
14. Bruce's Beach – B, 7500 sf.
15. Manhattan Village – B, 7000 sf.
16. Bruce's Beach - A, 3500 sf.

- sf. – square feet
- + Ability to increase above estimated sf.



SITE

RANKING





# CONCLUSION

