

# MANHATTAN BEACH

# PARKS MASTER PLAN

A PRACTICAL, COMPREHENSIVE GUIDE TO MEET THE IMMEDIATE, SHORT-TERM  
AND LONG-TERM NEEDS & INTERESTS FOR PARKS & FACILITIES WITHIN THE CITY OF  
MANHATTAN BEACH

UPDATED DECEMBER 7, 2020



# ACKNOWLEDGEMENTS

With extensive knowledge of the community and the use, history, and status of parks, facilities and recreation programs, the Plan was developed in its entirety by the Parks & Recreation Commission and key employees from the Parks & Recreation Department.

Mark Leyman, Director of Parks & Recreation oversaw the development, coordination, and completion of the Plan. Jessica Vincent, Senior Recreation Manager, researched past Plans, assisted with community outreach, analyzed data, drafted the final document and acted as creative art director. Linda Robb, Management Analyst, collected and reviewed data, edited the Plan and researched options for grant and funding opportunities.

Bruce Greenberg, Ken Weiner, and Steve Nicholson, Parks & Recreation Commissioners, assisted with gathering information, soliciting feedback from the community, synthesizing data, formulating recommendations and priorities, and editing the final Plan.

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# INTRODUCTION

Over the years, the community's demographics, values and interests have changed; the infrastructure has aged; and the city has attempted to maintain a good level of functionality of its facilities and programs. This Parks Master Plan provides a practical, comprehensive plan of action for meeting the immediate, short-term and long-range needs and interests for parks, programs and facilities in Manhattan Beach. This Plan is to serve as a working document for the planning, enhancement and development of our parks, programs and recreation facilities. The goal is to utilize the information gathered to prioritize projects and develop funding strategies that can potentially be executed over the next 10 years.









About MB

33°53'20"N 118°24'19"W

# MANHATTAN BEACH

“The Pearl of the South Bay”

Summer  
Highs

82°F ☀

AVERAGE  
TEMPERATURE

Winter  
Lows

56°F ☁

LANDMARK

MANHATTAN BEACH PIER

LONGEST PIER ON THE WEST COAST

(928 ft)

City Population

35,135<sup>1</sup> } 60%

OF MANHATTAN BEACH RESIDENTS HAVE MOVED TO THE CITY SINCE 2000 AND 25% OF THE POPULATION HAS BEEN IN MANHATTAN BEACH SINCE 2010.<sup>8</sup>

Households

15,793<sup>1</sup>

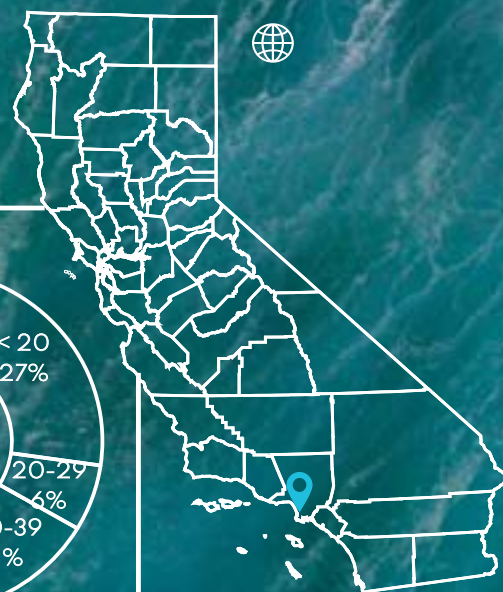
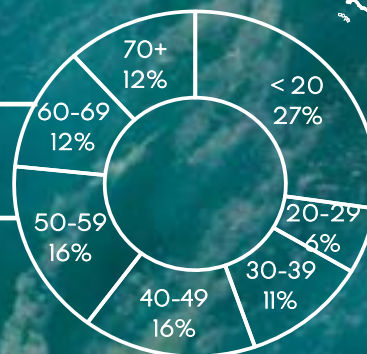
Median Household Income

\$144,000<sup>1</sup>

Age Distribution

73%<sup>8</sup> College Graduates } 31% Advanced Degrees

THE MEDIAN AGE OF  
MANHATTAN BEACH RESIDENTS IS 42<sup>8</sup>





Manhattan Beach is well known for its pier, beautiful beaches, restaurants, shops, Hometown Fair, Pumpkin Races, Holiday Fireworks, and the Manhattan Beach Open Volleyball Tournament. The Strand, parks and parkways, recreational programs, community and sporting events, older adult programs, and the arts are key elements that enhance the quality of life for everyone in the city.

Some of our residents' favorite activities include:



**STROLLING, BIKING OR RUNNING ALONG THE STRAND**



**RELAXING AT THE BEACH, SURFING OR TAKING PART IN BEACH VOLLEYBALL GAMES OR LESSONS**



**ENJOYING A FAVORITE PARK OR ATTENDING THE SUMMER CONCERTS IN THE PARK**



**PARTICIPATING IN A SWIM PROGRAM/LESSON OR ONE OF MANY ORGANIZED SPORTS**



**WATCHING THE BEST VOLLEYBALL PLAYERS IN THE WORLD COMPETE IN THE MANHATTAN BEACH OPEN TO HAVE THEIR NAMES ADDED TO THE CHAMPIONS WALK OF FAME ON THE PIER**



**ATTENDING SPECIAL EVENTS THAT ARE UNIQUE TO MANHATTAN BEACH, SUCH AS PUMPKIN RACES, GRAND PRIX, HOMETOWN FAIR, PIER LIGHTING, AND HOLIDAY FIREWORKS**



**SOCIALIZING WITH FRIENDS AND FAMILY DURING WEEKLY SENIOR LUNCHEONS OR GATHERINGS**

The City of Manhattan Beach and the Parks & Recreation Department provide diverse programs that make the city unique. Residents continue to rank parks and recreation as a vital resource for the community. Manhattan Beach's public spaces play an important role in the lives of its citizens. Today's community values the outdoors and open space, fitness and exercise, and safe and accessible gathering places to relax and participate in leisure and recreation. Manhattan Beach residents (which include a growing youth and older adult population) expect high-quality, well-maintained and sustainable recreational infrastructure, and programs for their enjoyment.



# MANHATTAN BEACH COMMUNITY

The population of Manhattan Beach is approximately 35,135<sup>1</sup>. The majority of the residents are families (71%). The average age of both men and women is 42. Amongst the South Bay cities, Manhattan Beach has the largest portion of residents under the age of 20 at 27.3% and the largest portion of residents between 60 to 69, at 11.2%<sup>2</sup>. By 2040, over a quarter

of the population of Los Angeles County as a whole is expected to be over the age of 65<sup>3</sup>. The median household income is \$144,868; which is approximately double that of California. The race\* and ethnicity of Manhattan Beach is 84.5% White, 8.6% Asian, 6.9% Hispanic, and .8% Black or African American<sup>1</sup>.





## TODAY AND TOMORROW

Manhattan Beach's laid back lifestyle and small beach town character continue to attract new residents, with 60% of residents joining the community since the year 2000 and 25% arriving since 2010<sup>8</sup>. The community is expected to continue to change and grow over the next ten years, while the city limits remain fixed. This means opportunities for new parks and recreation amenities will be limited, at best.

Additionally, it is estimated that 3.8 million people visit Manhattan Beach annually, therefore, the City serves a population much greater than its residents.





# PLAN DEVELOPMENT

The Parks Master Plan recommendations for the future of the parks and recreation system within the City of Manhattan Beach was shaped and developed through a current condition analysis of parks and recreation facilities, review of related policies and previous planning documents, an analysis of programs and benchmark cities, and the establishment of community engagement common themes.









# PLANNING PROCESS TIMELINE

**JUNE 5, 2017**

City Council directed the Parks & Recreation Commission and staff (in conjunction with Public Works) to develop a comprehensive work plan that will serve as a road map to provide future recreational amenities for the community.

**PROJECT LAUNCH, ASSESSMENT, & REVIEW OF PAST DOCUMENTS**

The team conducted a Facilities Assessment to determine the condition of parks and facilities and read existing past documents that outline previous plans.

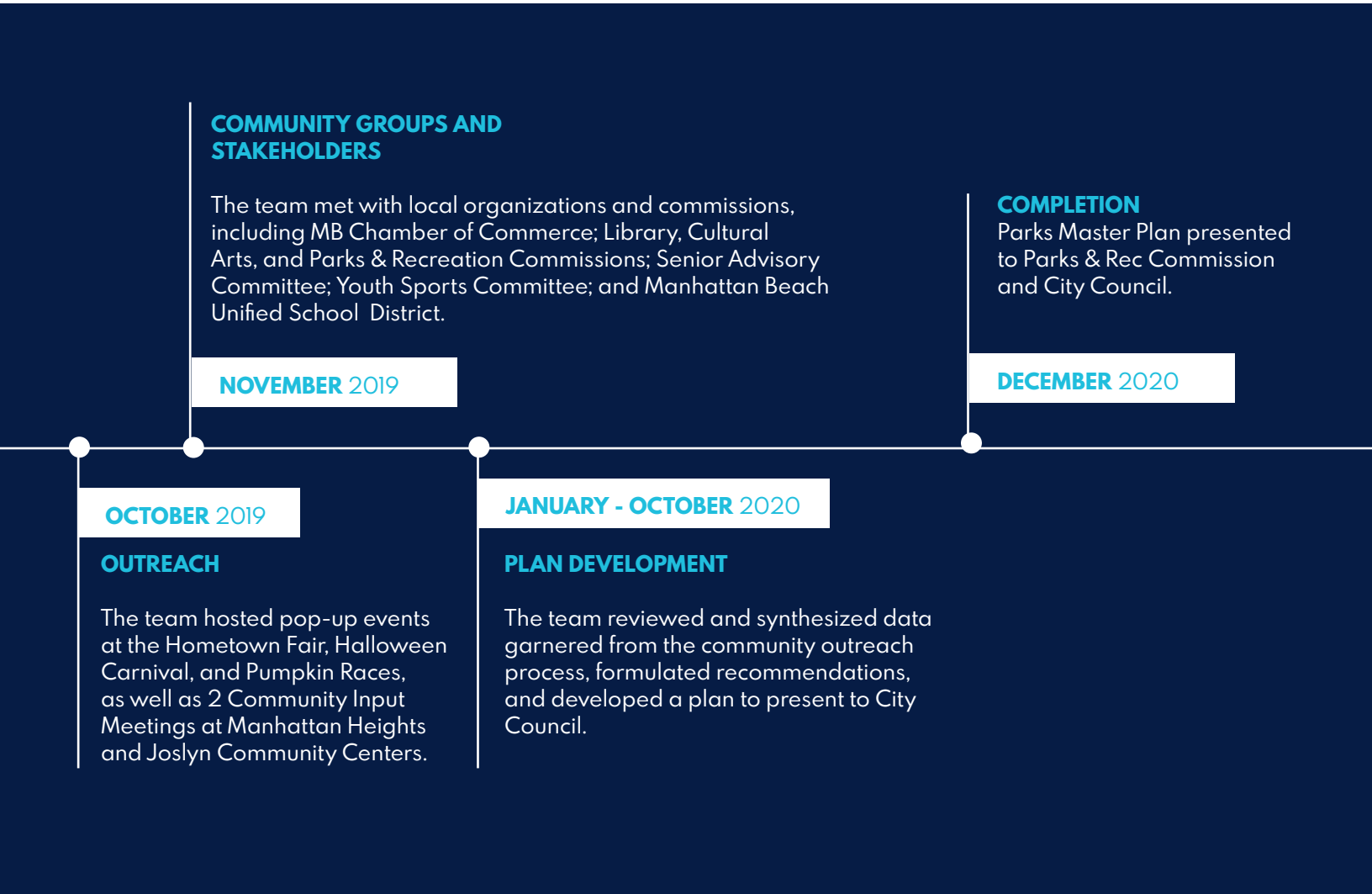
**MARCH 2019**

**JUNE 2019**

**PRIORITY**

City Council reaffirmed the Parks Master Plan as a top priority of the Parks & Recreation Commission annual work plan.





# PAST DOCUMENTS

This Parks Master Plan process began with the review and examination of documents noted below.

In addition to past policies and plans outlined in these planning documents and consultant reports, new Parks Master Plan strategies will work hand in hand with City reports that include the City's General Plan, the Downtown Specific Plan, Veterans Parkway Master Plan, the Sustainable City Plan, and the Public Arts Master Plan.

## CITY OF MANHATTAN BEACH

### **PARKS MASTER PLAN (1988)**

The City's last Parks Master Plan was completed in 1988. It was an ambitious overview and plan that produced very few practical and affordable projects. In following years, other reports and assessments were produced for the City by outside consultants.

## CITY OF MANHATTAN BEACH

### **CITY GENERAL PLAN (2003)**

The 2003 General Plan is a document that establishes the long-range goals for the physical development of the community. A General Plan is often referred to as the "constitution" for development in the City, reflecting the long term "vision" of the community through its goals, policies and objectives. The Community Resources Element within the General Plan focuses on the vision of Parks and Recreation.

## CITY OF MANHATTAN BEACH

### **FACILITIES STRATEGIC PLAN (2008)**

In 2008, the City Facilities Strategic Plan (FSP) was completed however, due to lack of funding and project complexity, the eight identified projects have not come to fruition, with the exception of the County Library replacement and installation of the Marine Avenue Skate Spot. The community was highly engaged throughout the development of the FSP and a clear formulation and prioritization of recreation facilities emerged. The top three projects identified were Aquatics, Library, and Multi-Purpose Intergenerational Community Center.

## CITY OF MANHATTAN BEACH

### **FACILITY CONDITION ASSESSMENT (2013)**

In 2013, the City conducted a Facility Condition Assessment, following physical enhancements at the Joslyn Community Center, Manhattan Heights and Begg Pool. The Assessment outlines one-time maintenance projects and costs with additional emphasis on public safety and ADA compliance. City Council approved \$1 million annually to fund the projects identified in the assessment report, although that amount has been reduced to \$600,000 in the current Capital Improvement Projects (C.I.P.).

## COUNTY OF LOS ANGELES

### **STUDY AREA PROFILE REPORT (2016)**

The 2016 Manhattan Beach Study Area Profile Report as part of the Los Angeles County-wide Comprehensive Parks & Recreation Needs Assessment quantified the need for parks and recreation resources in Los Angeles County, including Manhattan Beach and estimated the potential cost of meeting that need. The County report identified the majority of Manhattan Beach facilities were in poor condition and a total of \$36,541,687 is needed to replace these amenities.

## CITY OF MANHATTAN BEACH

### **URBAN FOREST MASTER PLAN (2020)**

The Urban Forest Master Plan (UFMP), adopted in July 2020, provides a framework for the long-term management and preservation of the community urban forest. It's important to understand the role that trees and associated vegetation play in the parks, which are an important element in creating a vibrant, beautiful community and have several tangible and intangible benefits.





# COMMUNITY OUTREACH

A comprehensive community outreach process was conducted to understand the needs and priorities of the City's residents. The team gathered, reviewed, synthesized and analyzed the qualitative, quantitative and anecdotal information to better understand what people want and need in Manhattan Beach.

Parks serve our residents and visitors and as such, community participation was a cornerstone in the development of the master plan. Our team, made up of Parks & Recreation Employees and Commissioners, utilized multiple engagement techniques throughout the process to encourage participation from a wide range of stakeholders, including residents, Boards and Commissions, and single-interest focus groups. Throughout the process, approximately 1,800 members of the community expressed their voice, values, ideas and needs to the Parks & Recreation Department through an online survey, pop-up events, and voicing opinions during the community workshops and stakeholders meetings. The input received illuminated common themes that will serve as a basis to help guide the future for the Parks & Recreation system.

# 1,800

TOTAL OUTREACH  
PARTICIPATION

# 600

ONLINE SURVEY RESPONSES  
(18.8 HOURS OF PUBLIC COMMENTS)

# 8

STAKEHOLDER MEETINGS &  
PRESENTATIONS

# 3

COMMUNITY POP-UP EVENTS



# ONLINE SURVEY

An online survey was made available to the community on the City's website "Open City Hall", which is an online forum for civic engagement. The 15 question survey took participants approximately 10 minutes to complete and they had the option to state their name and contact information, or be anonymous. The survey was available to the community for a four-week period and was promoted on social media, during community and pop-up events in local newspapers and to rec program participants. The survey provided insights as to the uses of parks and facilities, key interests, areas for improvement, and infrastructure and program priorities of the community. Ninety percent of respondents were residents and over 70% included households with children under the age of 18. Overall, survey respondents rated the condition of facilities as fair to good, while the pool primarily rated poor to fair. The majority of respondents rated the facilities and parks as secure, fairly clean, and well-landscaped with good signage and descent restrooms. When asked what they would like to see in a 10-year plan, the top five answers included: add nature trails, improve playgrounds, increase public art, create a community garden, and add dog-friendly areas. And finally, if funding wasn't an issue, the majority of respondents stated they would like to see a new aquatics center built in Manhattan Beach, followed by a state-of-the-art community center, then a performing arts center.

# STAKEHOLDER FOCUS GROUPS

Over a six-week period, the team conducted various stakeholder meetings to solicit input on what they like about recreation within the City and how to improve the Parks & Recreation offerings over the next 10 years. Participants were encouraged to be open and honest and provide feedback on all aspects of parks, recreation and cultural arts within the City.

Stakeholder meetings were conducted with the following groups:

- Cultural Arts Commission
- Library Commission
- Chamber of Commerce Board of Directors
- Downtown Manhattan Beach Business and Professional Association
- Senior Advisory Committee
- Youth Sports Committee

# POP-UP EVENTS

The team conducted three events, encouraging participants to express their concerns and likes about the Parks & Recreation system and provide a brief description about what could improve their experiences within the system.

- Hometown Fair
- Pumpkin Race
- Halloween Carnival

# COMMUNITY INPUT MEETINGS

Two community input meetings were held at the Joslyn Center and Manhattan Heights Community Center in an effort to reach residents on both sides of town. Attendees were encouraged to provide input on each facility and the feedback included:

- What they like
- What they would change
- If provided a clean slate on that particular plot of land, what recreation or leisure facility would they want to build on the land

# 03

## OVERVIEW & ASSESSMENT

### PARKS, FACILITIES, & RECREATION OPPORTUNITIES

The mission of the Parks & Recreation Department is to create community and enrich the quality of life for its residents. Manhattan Beach's beach, parks and parkways, community and major sporting events, recreation activities, and cultural arts keep residents busy year round and attract many visitors. The parks and community centers provide social meeting areas where community interaction takes place. The city's parks are meant to meet the demands of an engaged demographic by providing outdoor areas for active recreation and indoor facilities for games and passive recreation programs. To best serve residents, our facilities and recreation services must continue to adjust as needed to respond to the community's different age groups and interests. Neighborhood parks offer welcoming open space and places where people can picnic, play tennis, basketball, baseball or soccer, and provide safe play areas for kids. The free Summer Concerts in the Park series at Polliwog Park has entertained residents and visitors since 1978. The beach and Strand draw Southern Californians and visitors from around the world to enjoy sunbathing, swimming, volleyball, surfing, jogging and bicycling, and also the opportunity to view major beach volleyball tournaments and other competitions.









**35,135**  
POPULATION

**3.8** SQUARE  
MILES

**9067.78**

DENSITY  
PERSONS PER SQUARE MILE



**69** OPEN SPACE  
ACRES

**11** PARKS  
(2 PARKETTES)

# PARK SYSTEM

## 10 PLAYGROUNDS



**8** TENNIS COURTS

**2** PICKLEBALL COURTS

**1** PADDLEBALL COURT



**7**

BASEBALL  
FIELDS



**7**

MULTI-USE  
FIELDS

(2 SYNTHETIC TURF FIELDS)



**6.5**

BASKETBALL  
COURTS



**107**

BEACH VOLLEYBALL  
COURTS

(27 COURTS SOUTH SIDE OF THE PIER OPERATED BY CITY)

**1**

MULTI-USE  
WALKING TRAIL

**21** ACRES



**3**

DOG  
RUNS



**1**

AQUATIC  
FACILITY

OWNED BY MBUSD  
OPERATED BY CITY



**1**

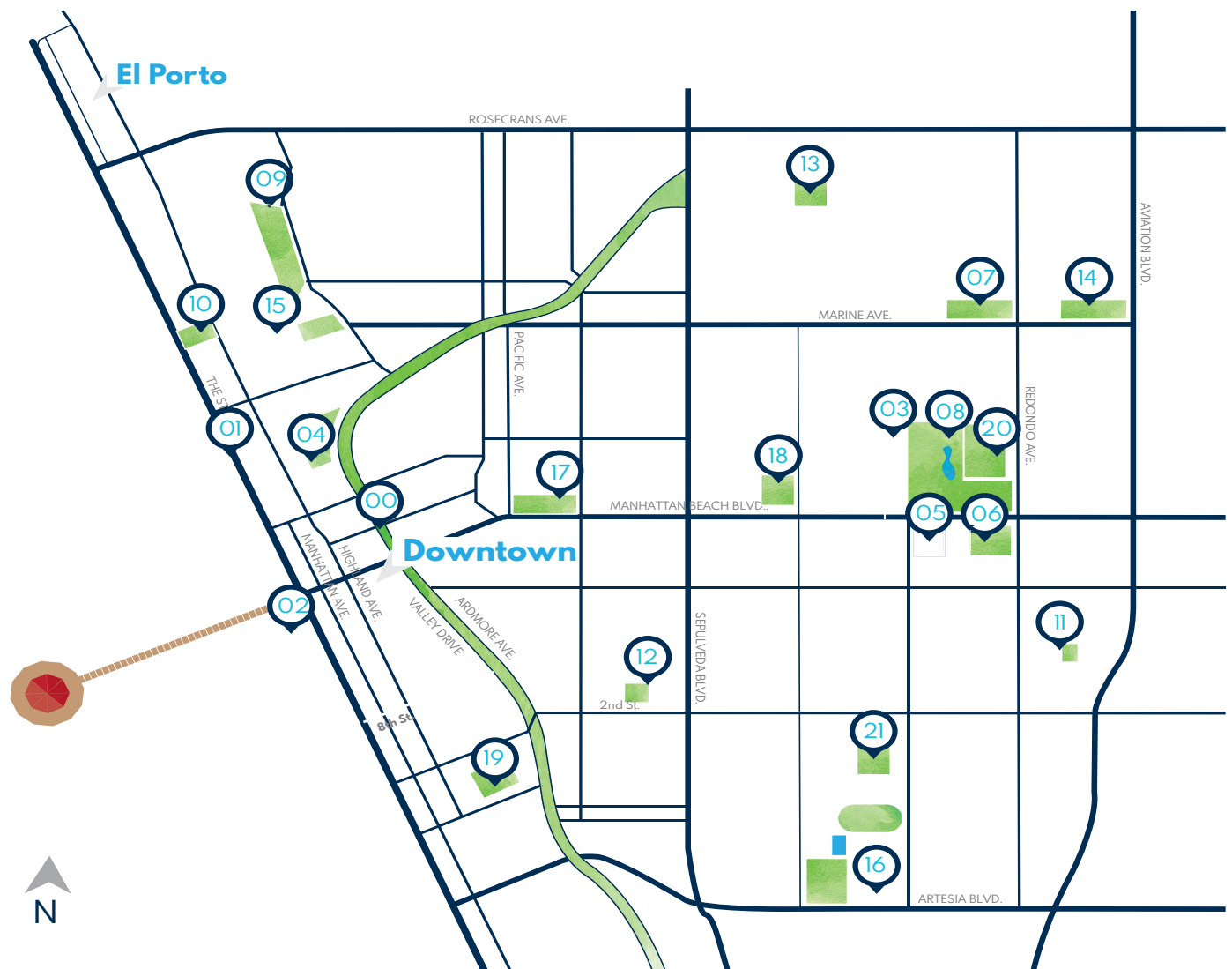
SKATE  
SPOT

## 6 COMMUNITY CENTERS, INCLUDING:

**1** SHARED TEEN CENTER **1** SHARED SENIOR CENTER

**1** CULTURAL ARTS CENTER **1** HISTORICAL CENTER





#### **Veterans Parkway**

21 acre park crosses the City from north to south along Valley Drive & Ardmore Avenue from Sepulveda to the border of Hermosa Beach, Mariposa Fitness Station



#### **The Strand**

2.1 mile walkpath along the beach stretching from Hermosa Beach to North Manhattan Beach, Strand Fitness Station



#### **Southside Manhattan Beach Pier**

27 volleyball courts operated by the City



#### **Begg Pool**

25-meter shallow pool



#### **Live Oak Park**

6 lighted tennis courts, 2 1/2 lighted basketball courts, 2 playgrounds, 2 multi-sport/baseball fields, 2 batting cages, several picnic areas, 2 Community Centers, including Joslyn Community Center, Older Adults garden and adjacent Scout House & Live Oak Rec Hall, Ceramics Studio, dog run



#### **Manhattan Beach Art Center**

Cultural Arts Center



#### **Manhattan Heights Park**

2 lighted tennis courts, 2 pickleball courts, 1 paddleball court, 2 basketball courts, 1 multi-purpose/diamond field, several meeting rooms, 1 playground, 1 rockwall, teen center garden



#### **Marine Avenue Park**

2 lighted basketball courts, 1 batting cage, 1 baseball diamond, 1 synthetic turf field, Community Center, Skate Spot, 1 playground, picnic area, ping pong table, privately operated Pay-N-Play racquetball courts, dog run, storage



#### **Polliwog Park**

18 acres, amphitheater, Botanical Garden, Begg Field (2 multi-sport/baseball diamonds), Premier Field (baseball diamond & batting cage), dog run, 2 playgrounds, 1 fitness station, Historic Red House



#### **Sand Dune Park**

100-foot sand dune, steps through a nature area, playground, storage facility



#### **Bruce's Beach**

3-acre park, sloped terraces, small half-court basketball court



#### **8th Street Parkette**

Large grassy area, picnic areas, 1 playground



#### **Larsson Street Parkette**

1 playground, small basketball court, picnic areas



#### **Manhattan Village Park**

Synthetic turf field, playground, picnic area



#### **Marine Sports Complex**

3 multi-sport/baseball fields, 2 batting cages

#### **MBUSD FIELDS/PLAYGROUNDS/ BASKETBALL COURTS**



#### **Grand View Elementary School**



#### **Mira Costa High School**



#### **Pacific Elementary School**



#### **Meadows Elementary School**



#### **Robinson Elementary School**



#### **Manhattan Beach Middle School**



#### **Pennekamp Elementary School**



The City of Manhattan Beach owns, operates and maintains eleven parks encompassing approximately 69 acres, ranging from pocket parks and small neighborhood parks to community parks and specialized recreation areas, including Veterans Parkway (Greenbelt). Many families come to the parks for events and birthday parties, often reserving a gazebo or picnic pad. Each park has its own unique character that draws families and friends to enjoy the outdoors. The highest ranked survey response to why people visit parks was for fitness and exercise (47.8%), but leisure time and community events are also strong reasons for resident usage.

Manhattan Beach's largest park, Polliwog Park, was created in 1973 when the City and Manhattan Beach Unified School District (MBUSD) approved the location. The City currently operates and maintains the park, which also serves as a retention basin for flood control, and has a pump station operated by Los Angeles County. Also included in the Polliwog Park Agreement are Begg Pool, Begg Field, and Premier Field. The park provides an array of opportunities to support the varied interests of the community including a large dog run, ball fields, picnic tables, an adult fitness zone, playgrounds, and picnic pads. This park is popular for events and birthday parties, and during summer months you will find families and friends gathered here to enjoy Concerts in the Park.

Located between 26th & 27th Street along Highland Avenue, Bruce's Beach park is a beautiful landscape to enjoy the serenity of the beach from above. The park offers a basketball court and an exercise area along the Strand, as well as rolling hills for great picnics. It is the oldest park in the City and over the years has been called City Park, Bayview Terrace Park, Parque Culiacan, and in 2007, it was renamed Bruce's Beach in honor of Charles and Willa Bruce, who established a seaside resort for African-American beachgoers before the land was taken by the City through eminent domain in the 1920's.



When looking for a more strenuous workout, residents can make a reservation to climb up the challenging Sand Dune hill, or walk up the adjacent stairs for no fee. Prior to the reservation system that was implemented in 2010, the dune was a favorite location for exercising for residents and visitors alike. The dune was a popular spot for training and word spread beyond the city limits, resulting in heavy use by athletes of all levels who often arrived by the busload for training. After many community meetings, a reservation system was implemented Monday through Saturday, on an hourly basis till dusk for a maximum of 20 participants per slot, with 30-minute gaps between reservation periods to minimize the adverse impact of excessive use. Consequently, residents were pleased with the decreased traffic in the neighborhood, and dune replenishment cycles were reduced. It should also be noted that a very rare flower, called the Orcutt's Yellow Pincushion, is native to the area and grows along the north side of the dune.

One of the favorite pastimes of our young families is youth sports, with over 6,000 participants playing soccer, lacrosse, field hockey, baseball, softball, basketball, and flag football. The Manhattan Beach AYSO program has the third highest number of participants in the nation. As a result, field space is in high demand. The City owns, operates and maintains seven multi-purpose fields (used for multiple sports), of which two are synthetic turf and partially paid for in return for dedicated field space by the Youth Sport User Groups. In 2001, after the City purchased land from Northrop Grumman, the Marine Sports Complex was built for recreational and adult sports use. In 2013, Marine Avenue Park was converted to synthetic turf, and in 2018, the Manhattan Village Field was re-turfed after reaching its ten-year lifespan. To increase playability for various sports, the new Manhattan Village Field was lined for soccer, lacrosse, and flag football. In addition, the City owns, operates and maintains seven baseball/softball diamonds. As field use and maintenance costs increase, it is becoming more critical to seek options to convert fields to synthetic turf as a viable field maintenance and cost-savings option. The joint-use agreement between the City and MBUSD provides additional limited access to district fields, tennis courts and the Mira Costa High School pool.

Residents can often be found playing tennis at one of the two Manhattan Heights Tennis Courts or on the highly desirable, six Live Oak Tennis Courts. Players can make an online reservation up to five days in advance for recreational play. Courts are also heavily utilized for instructional and competitive league play. The annual Manhattan Beach Open Tennis Tournament is held in mid-July and is a favorite amongst amateurs and open-division players. The courts are resurfaced every three to five years or when usage and disrepair due to rain and inclement weather dictate, specifically at Live Oak. It has been recommended that Courts 5 & 6 be converted to clay courts or completely demolished and rebuilt as Court 5 continues to be impacted with low spots. Additionally, due to the rise in popularity of pickleball, in 2019 after extensive community outreach, two pickleball courts were created at Manhattan Heights, leaving one remaining paddleball court.

There are ten playgrounds available throughout the City for children age 2-12. The play areas are integrated into most of our parks, including the 8th Street and Larsson Street Parkettes. They provide children with the opportunity to socialize, enjoy unstructured play, and develop their gross, sensory, and fine motor skills. Children also gain self-confidence and increase self-esteem while mastering new skills and having fun. Due to the salt-air climate in Manhattan Beach, play equipment often rusts and breaks and ground surfacing compacts faster than the expected equipment and surfacing lifespan. Much of the play equipment is old, although parts have been replaced as needed. Of the 2019 survey respondents, 42% would like to see improved playgrounds.

Due to the population density of the City, houses are often built with little outdoor space. As a result, the City has built three dog runs for residents and their four-legged friends to play and exercise. The dog runs are currently located at Polliwog Park, Live Oak Park and Marine Avenue Park and are in high demand throughout the day.

Lastly, after ten years of research and community engagement, the City received a grant to build a Skate Spot behind Big Marine Baseball Field, which was completed in 2017.

# COMMUNITY CENTERS



The public values a sense of place, health and fitness, arts and culture, and quality of life. The City owns and operates five community centers. Often you will see residents enjoying a ceramics program; youth and teens playing games or doing their homework after school; or older adults engaging in a variety of diverse programs. Manhattan Heights is predominantly used as a youth and teen center after school, thereby, limiting the available space for additional all-age programs. Joslyn Community Center primarily focuses on senior adult programming, thus also limiting the available space for all-age programs. Adjacent to Joslyn Community Center is the Scout House, which is used for older adult programming and scout activities. Both the Joslyn & Manhattan Heights Community Centers were renovated in 2010. In addition, at Live Oak Hall, the ceramics and youth afterschool programs are at capacity. The Marine Avenue Park Rocket Ship Hall is predominantly used for meeting space and summer camps.

The demand for programming exceeds the available space at all parks, fields, and facilities. Furthermore, most spaces are severely inadequate in size and configuration, prohibiting the effective delivery of comprehensive programs and services to the community. In addition, the facilities are at the end of their useful lives, with the greatest number of them being built before 1970. They have received little to no upgrades since then and suffer systems degradation, have serious defects, and do not comply with the current ADA standards and building codes. These defects all affect their usefulness to the community. The constant upkeep and routine repairs/maintenance required to keep aging facilities operational have also created budgetary challenges for the City.

**“I think they should upgrade all of the facilities. Everything around the parks and facilities look great and new, our parks and facilities look...old.”**

-2019 Survey Respondent



# AQUATICS CENTERS



**“There are so many families that would benefit from a great aquatics center for years to come”**

-2019 Survey Respondent

The Begg Pool Aquatics Facility is managed and operated by the City as part of the Joint-Use Agreement with MBUSD, and is the most impacted and utilized facility by users of all ages. Polls indicate that a replacement facility for Begg Pool is a top priority for residents. Programming consists of swim lessons, masters swim, water aerobics and the popular Dolphin Pre-Swim and Swim Teams, all of which fill up within minutes when registration opens annually. The pool currently operates at 100% cost recovery. However, the facility is deemed inadequate to support the needs of the community based on its size and condition.

As one community member states, “Please improve Begg Pool and create an aquatics center. From the horrible parking access to the lockers to the severely limited lack of classes for our kids, our city’s lack of a state-of-the-art swimming facility is shameful. We are supposed to be the premier beach city, valuing the outdoors and aquatic activities...Please think this through. There are so many young families that would benefit from a great aquatics center for years to come.”

In addition to the lack of space for additional programming, the infrastructure is failing. The plaster has failed; the concrete deck has buckled and cracked; the pool equipment is failing; and the locker rooms lack adequate ventilation and daylight. The facility is in a difficult location, and fenced in with chain link fence in a small portion of Polliwog Park. It is served by parking on old basketball courts that were part of the former Manhattan Beach Intermediate School campus and accessed via a substandard and steep driveway.<sup>4</sup>





## CULTURAL CENTERS

The Manhattan Beach Art Center, once a library, was converted in 2001 to the City's Cultural Art Center. The name of the facility was formally changed to Manhattan Beach Art Center to enhance awareness of arts in Manhattan Beach. The facility features a main gallery, two classrooms, office space and private patio. Several temporary walls provide for additional wall space during exhibitions. However, the facility does not have adequate space for performing, literacy, digital and visual art classes.

The Art Center displays works by locally, nationally and internationally renowned artists as well as emerging artists. The Manhattan Beach Art Center also serves as a space for art education and production through visual art classes, camps and programs.

The exhibitions seek to strengthen the exposure and understanding of the visual arts for all residents. The exhibition gallery also serves as a site for artists and art students from Manhattan Beach and the South Bay area to display their artistic talents. Through partnerships with local organizations, the exhibition program develops a network that contributes to establishing a common appreciation for arts in the community.

The Little Red Historical House is owned by the City and managed by the Manhattan Beach Historical Society. The facility stores, preserves, and showcases the City's history through exhibits, artifacts, pictures, and newspaper clippings. However, the House is not a suitable facility in its present condition, to adequately protect the City's historical treasures due to its age, construction and lack of proper access to the general public.



# BEACHES & AMENITIES



The beach, managed by Los Angeles County Department of Beaches and Harbors (LACDBH), and the City's two-mile Strand, provide tremendous recreational opportunities to residents of Manhattan Beach and people living throughout the Southland, in particular during the summer months.

Amenities include volleyball courts, biking and walking paths, play areas, an ADA Path to the Sea at 40th Street, and ample public parking. The LACDBH manages the beach, bike path, and various restroom facilities. The LA County Lifeguard Administrative Building is located at 26th Street, adjacent to Bruce's Beach.

It's no wonder the City, also known as the "home of beach volleyball," boasts more outdoor beach volleyball courts\* than any other beach city. It is a favorite pastime for local residents, families and professional athletes. With 107 beach volleyball courts, there is still a high demand for the courts. Oftentimes on weekends, there isn't an open court during peak hours.

A City and County agreement provides an opportunity for the City to operate programs south of the Pier to 7th Street. The City is responsible for the maintenance of 27 beach volleyball courts used for instruction, amateur beach volleyball tournaments and the granddaddy of them all, the city-owned, Manhattan Beach Open (MBO) beach volleyball tournament. In addition, during the summer months, the City coordinates the Aqualetics Beach Camp and several surf and beach volleyball camps for youth.

The Pier, built in 1920, is owned by the State of California and maintained by the City of Manhattan Beach, along with the comfort station on the base of the Pier, upper and lower Pier parking lots and the triangular sand area south of the lower Pier parking lot. Throughout the length of the Pier, bronze plaques, in the shape of volleyballs, are inscribed with the names of past winners of the MBO. At the end of the Pier is the Roundhouse. The City and Ocean Teaching Stations, Inc. (OTS) have an agreement that permits the OTS to operate the Roundhouse as an aquarium, primarily used for teaching youth and the general public about sea life. In 2016, OTS, the Harrison Greenberg Foundation (HGF), and the City entered a cooperative agreement to renovate the Roundhouse Aquarium, which was completed in 2018.

These resources define Manhattan Beach and contribute significantly to its attractive living environment.

# 04

## COMPARATIVE LANDSCAPES

It is important to establish and examine peer cities in order to compare, contrast and plan for the future of Manhattan Beach's parks, recreation, and facilities in a measurable context. The process of benchmarking is to compare Manhattan Beach parks and facilities with similar cities in Southern California in order to analyze similarities, differences, deficits, and surpluses. The comparative analysis along with data and community input, serve to form the basis which will guide the future of Parks & Recreation within Manhattan Beach.







# PARK NEEDS ASSESSMENT

Encompassing a total of approximately 69 acres of park land (including Veterans Parkway), Manhattan Beach has a ratio of 1.92 acres of park land for every 1,000 residents versus a national average of 9.2 acres. As an opportunity to maximize available park land, Manhattan Beach entered into a joint-use agreement with Manhattan Beach Unified School District (MBUSD) to utilize and maintain school athletic fields, tennis courts, and swimming pools, thereby increasing the ratio to 3.2 acres of park land for every 1,000 residents. When the 2-mile long beach is included, open space increases to 179 acres or 5.3 acres for every 1,000 residents. As part of the city's General Plan, Manhattan Beach has established a service standard of providing at least 5.0 acres of open space per 1,000 residents, including parks, the beach, and school grounds.

While providing park acreage at or above the established General Plan standard is important, the city must also ensure that all neighborhoods are well served by park locations and that park facilities match resident needs. Ideally, all residents of Manhattan Beach should have access to a park within a reasonable walking distance of their homes. This walking distance is referred to as the park service area. The service area standards recommended by the National Recreation and Parks Association indicate that a park typically should cover a 1/4 to 1/2-mile service area radius, depending on the size of the park. One-quarter mile is approximately a five-minute walking distance. Smaller parks, such as pocket parks, typically have a smaller service area, matching park needs to the immediate neighborhoods. Based on this distance standard, Manhattan Beach neighborhoods are well served by local parks. For those neighborhoods in the southeast portion of the community, school athletic fields provide a local park function outside of school hours.

Both residents of these neighborhoods and city staff have identified very localized needs for pocket parks and small passive open space.<sup>5</sup> The Los Angeles County report identifies an additional need for park space in north Manhattan Beach while Trust for Public Land identifies the need for additional park space in central Manhattan Beach.

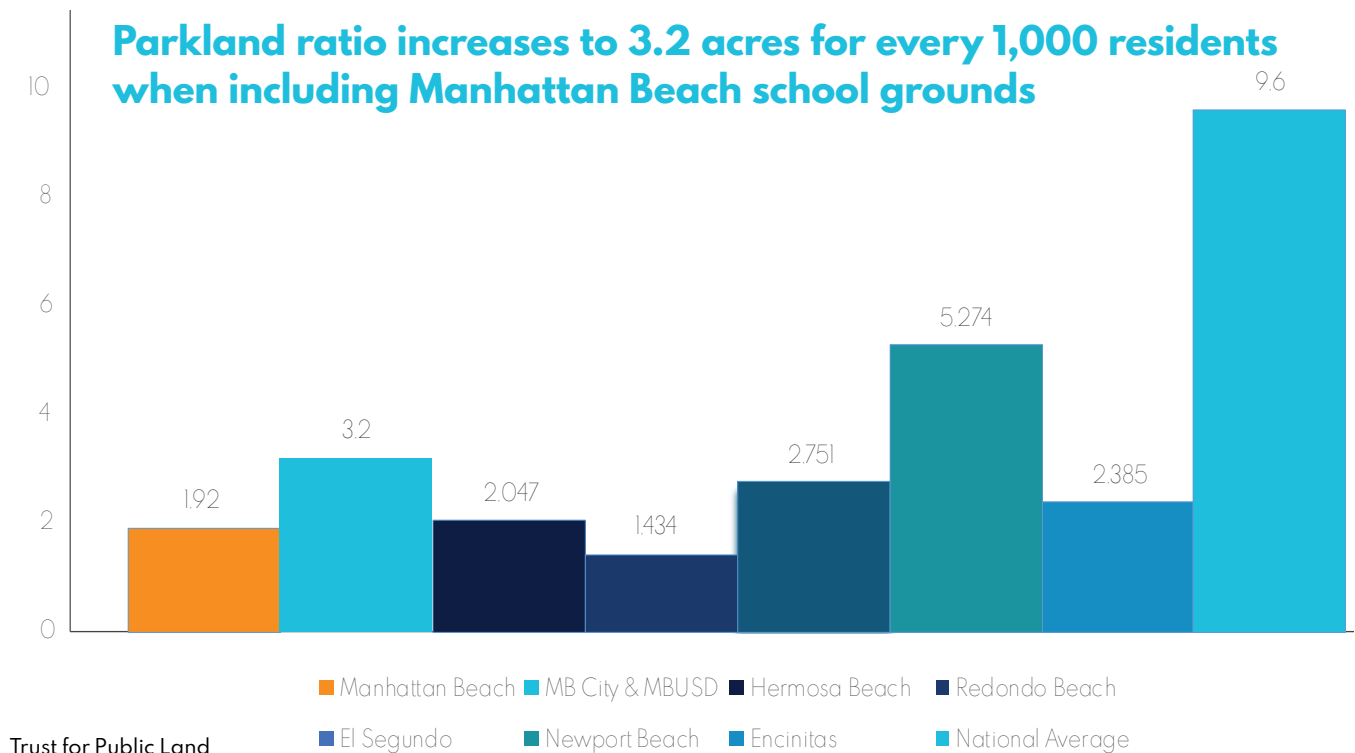
5 City General Plan



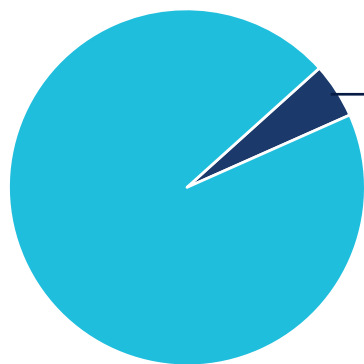


# BENCHMARK CITIES

When selecting comparable cities, the team identified coastal California cities with similar populations, demographics and characteristics. The analysis refers to the Trust for Public Land Report, the National Parks & Recreation Agency, and 2016 Los Angeles County Comprehensive Parks & Recreation County-wide Needs Assessment.



Manhattan Beach encompasses 1.92\* acres of park land per 1,000 people. This is 4.8x less than the national average and lower than all benchmark cities. Los Angeles County averages 3.3 acres per 1,000 people.



5% of MB is used for park and open space when including the beach

# 95%

Live a 10-minute walk to a park

**95% of Manhattan Beach Residents live within a 10-minute walk to a park; that is 40% more than the National Average, even though only 5% of Manhattan Beach is dedicated to park space. Manhattan Beach has the highest population density amongst benchmark cities.**

Trust for Public Land

**SPORTS FIELDS**

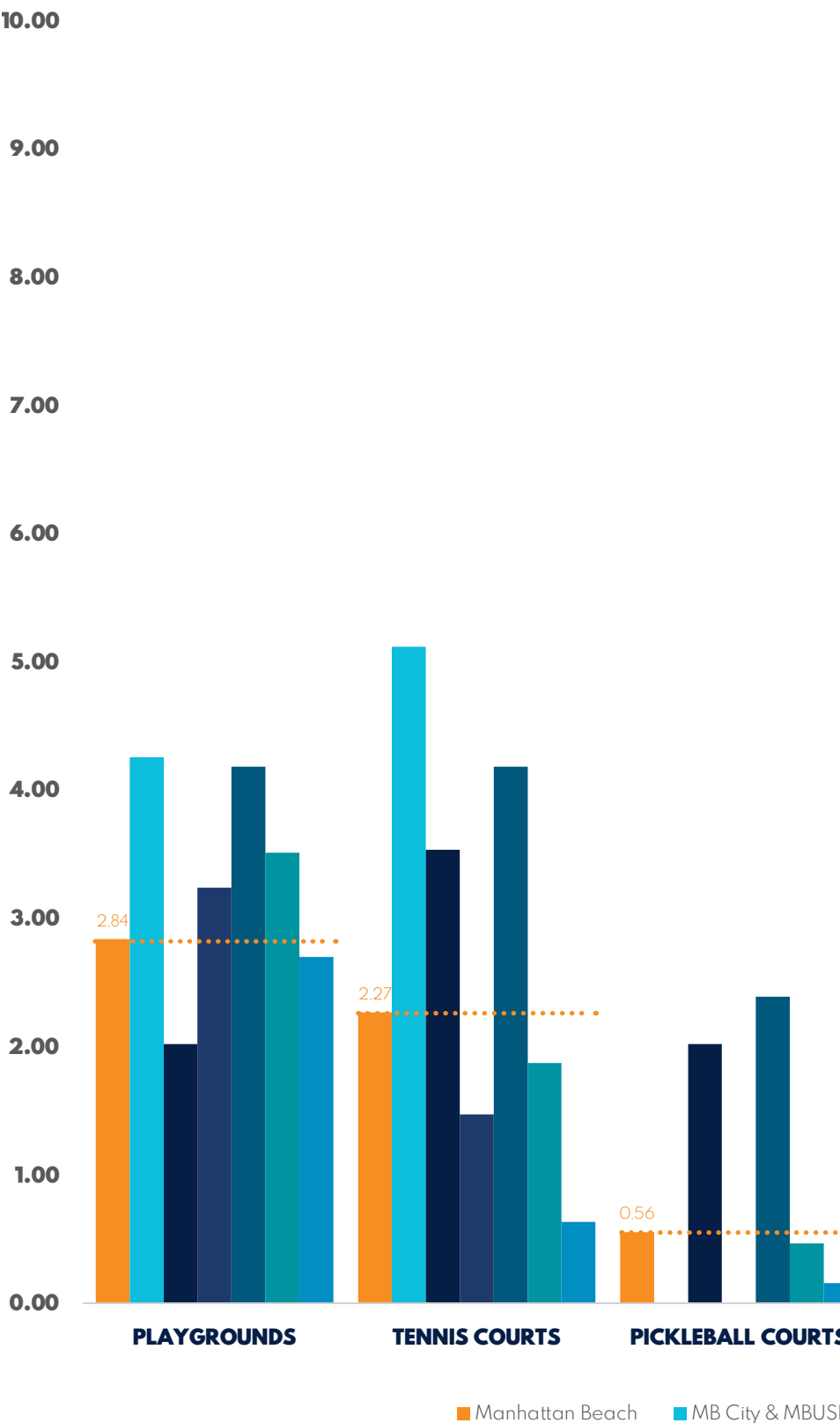
Manhattan Beach is unique in many ways and the recreation and sport amenities reflect the active lifestyle of its residents. With an active youth sports scene, the City operates and maintains eight additional multi-sport fields as part of the MBUSD Joint-Use Agreement; increasing the ratio to 4.26 fields per 10,000 residents, which is above the benchmark cities ratio per 10,000 residents.

**TENNIS COURTS**

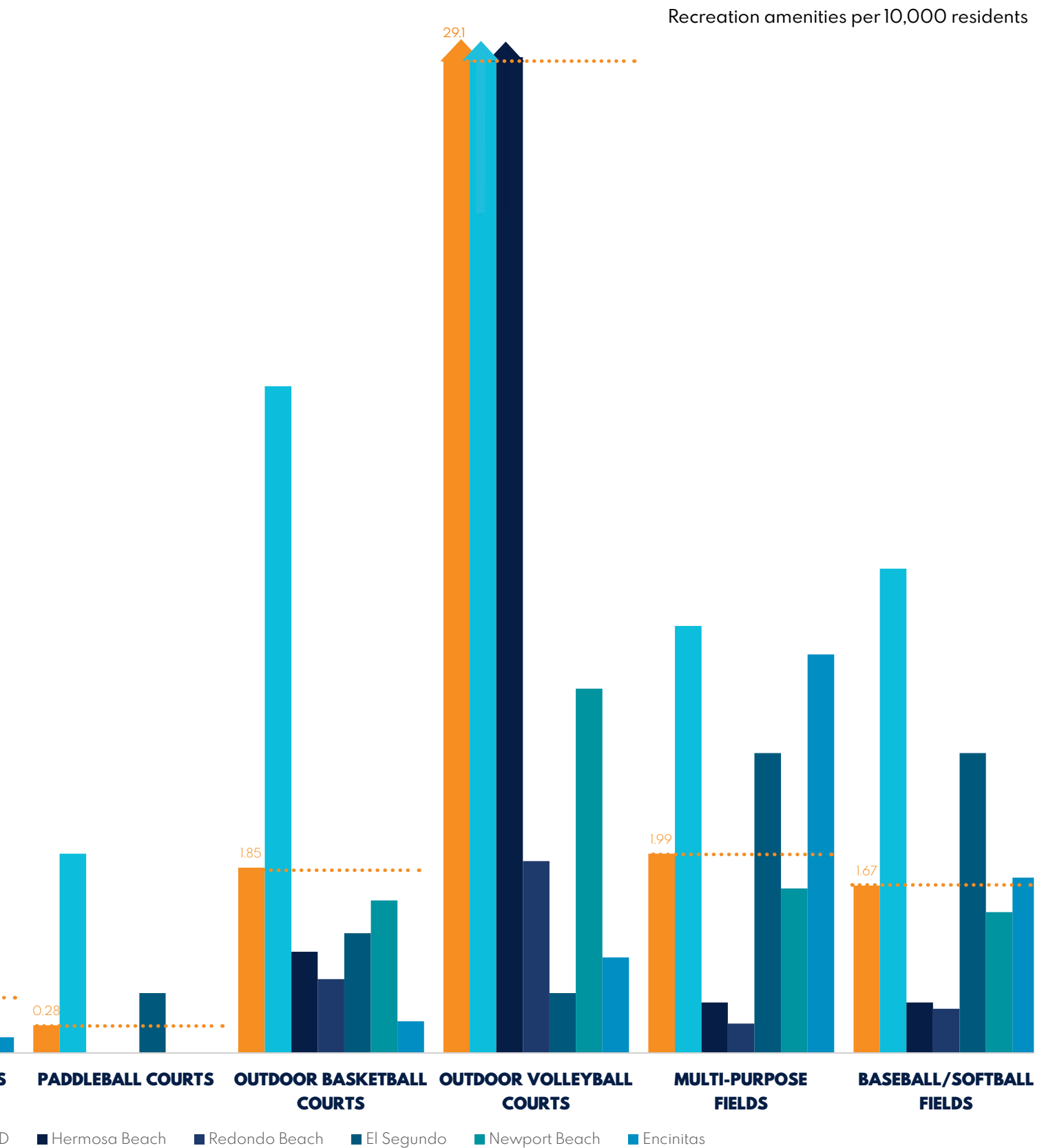
Whether taking a class, competing in league play or a friendly round robin tournament, one of Manhattan Beach residents' favorite active pastimes is playing tennis. Manhattan Beach has eight tennis courts between Live Oak and Manhattan Heights. Due to demand, the City operates and maintains 10 additional tennis courts at Mira Costa High School, bringing the comparison of tennis courts per 10,000 residents significantly higher than the benchmark cities ratio per 10,000 residents.

**PICKLEBALL & PADDLEBALL COURTS**

Due to the rise in popularity of pickleball, many cities, including the benchmark cities, have been building pickleball courts or converting underutilized tennis and paddleball courts into pickleball courts. In 2019, the City of Manhattan Beach converted one paddleball court at Manhattan Heights into two permanent pickleball courts. In addition, one tennis court at Manhattan Heights converts to multiple temporary pickleball courts for instruction only. Manhattan Beach is one of just a few cities, along with neighboring El Segundo, where a dedicated paddleball court can be enjoyed.









# THE PLAN

After synthesizing data received from previous policies and plans, in-depth analysis, and community engagement efforts, a vision and strategies for the future of parks & recreation was developed. This plan is intended to serve as a road map to assist leadership and staff when prioritizing Capital Improvement Projects and in contemplating new amenities.







# COMMON THEMES

Several common themes emerged through the public engagement process. The common themes serve as the basis for project recommendations included in the Plan.



A

## INCREASE & OPTIMIZE ACCESS TO OPEN SPACE

THIS INCLUDES ACQUIRING NEW PARK LAND, UTILIZING CITY-OWNED LAND THAT IS CURRENTLY UNDERUTILIZED.



B

## CREATE A SENSE OF COMMUNITY

PARKS ACT AS A HUB FOR THE COMMUNITY, PROVIDING A PLACE FOR RESPITE FROM EVERYDAY LIFE; IN ADDITION THEY BRING PEOPLE TOGETHER TO ENJOY LEISURE AND RECREATION.



C

## OPTIMIZE EXISTING PARK & BEACH EXPERIENCES

WITHIN EXISTING PARK AND BEACH AREAS, WE CAN OPTIMIZE EXPERIENCES FOR USERS WITH FACILITY ENHANCEMENTS SUCH AS IMPROVEMENT TO LIGHTING, PARKING, ACCESSIBILITY, AND OTHER FEATURES.



D

## ENHANCE PLAY FOR ALL

FACILITIES AND PARKS SHOULD BE DESIGNED FOR USERS OF ALL AGES, ABILITIES, AND INTERESTS.

It should be noted, while conducting on-site assessments regarding the condition of the parks, facilities and amenities, there was a clear observation that many areas required additional maintenance and/or were in a state of disrepair. It is recommended that a "replacement schedule and updated maintenance plan" be put in place for annual review. Additionally, the projects that fall into this "plan" may be considered a maintenance or minor capital project. These items can be found on page 51.





## **PROJECTS ARE PLACED INTO THREE CATEGORIES, BASED ON ESTIMATED COST, COMPLEXITY, AND REQUIREMENTS FOR STAFF RESOURCES**

### **“QUICK WINS”**

Projects estimated to cost less than \$60,000 and require limited staff resources. These projects will be typically funded through the General Fund.

### **“MID RANGE”**

Projects estimated to cost between \$60,000 to \$1,000,000 and considered to take additional staff resources and time to complete. Funding may come from a variety of sources including: Capital Improvement Project (C.I.P.) Fund, Measure A grant allocation, donation programs, and small scale sponsorship.

### **“LONG-TERM VISION”**

Larger projects with an estimated cost to be over \$1,000,000 with significant complexity and requirements for staff resources; enhancing the quality of life for residents and requiring a vision for the future. Potential funding for these larger scale projects could come from a bond, community partnerships along with sponsorship naming rights, grants and the City's General Fund.



# INCREASE & OPTIMIZE ACCESS TO OPEN SPACE

## STRATEGIES:

CONVERT CURRENTLY UNDERUTILIZED PUBLIC LAND WITHIN MANHATTAN BEACH TO GREEN SPACE, USABLE PARKS, NATURE TRAILS, PARKETTES, DOG PARKS AND COMMUNITY GARDENS

---

SEEK TO ACQUIRE, THROUGH DONATION OR PURCHASE, PROPERTIES TO DEVELOP PARKETTES IN NEIGHBORHOODS THROUGHOUT THE CITY

---

REMOVE OR REPURPOSE FACILITIES THAT ARE CURRENTLY UNDERUTILIZED

---

INTEGRATE ROOFTOP PARKS INTO FACILITY DESIGNS WHEN BUILDING AND/OR REMODELING COMMUNITY CENTERS AND OTHER PUBLIC BUILDINGS

---



# PROPOSED PROJECTS

We have identified the following prioritized list of projects in support of the themes and strategies identified above. For a quick glance at all projects, please see page 51.



**A.1 EL PORTO POTENTIAL PARK SITE**



**A.1 POTENTIAL PARK SITE**

## QUICK WINS

### A.1 CREATE EL PORTO FAMILY PARK

Acquire the triangular lot east of the bike path from LA County and dedicate it as a local park intended to address the needs of El Porto residents for park space. The El Porto Family Park may include playground equipment, benches, picnic tables, and a shade structure. The 2016 Los Angeles County Parks Needs Assessment Report identified El Porto as the section of the City most severely lacking in park land per resident. Additionally, the residences in El Porto typically lack private yard space due to the small lots. The El Porto Family Park would address these issues and provide the families of El Porto with access to playground equipment without needing to drive their kids to Sand Dune Park or elsewhere.



**A.2 PROPOSED NATURE AREA**

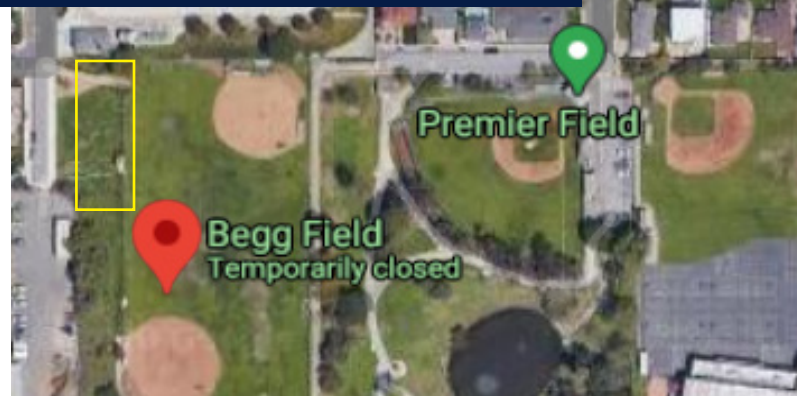
### A.2 DEVELOP NATURE TRAILS AND WELCOMING NATURE SPACE

50% of survey respondents would like to see more nature trails in Manhattan Beach. Currently, there are uncharted and fenced-off locations surrounding Sand Dune Park, and along the western perimeter of Live Oak Park. The City parks have several acres of currently unused land identified by the Parks and Recreation Commission to be repurposed as natural “wilderness” spaces open to the public. This project would simply require the removal of some fencing, addition of entrance gates, development of trails, and perhaps the addition of safety lighting.

### A.3 CREATE A COMMUNITY GARDEN

In partnership with MBUSD, create a community garden utilize the undeveloped/ underutilized nature area adjacent to Begg Field. There is currently a sizable and completely underutilized space on the west side of Begg field that is filled with overgrown brush. This area could be cleared, regraded, and repurposed as a community garden, encouraging multi-generational use.

### A.3 AERIAL VIEW BEGG FIELD



### A.4 EXPAND AREAS FOR OUR FOUR-LEGGED FRIENDS

Conduct additional community outreach to potentially build dog runs at 6th Street & Aviation Boulevard, and in partnership with MBUSD, Voorhees Avenue & Rowell Avenue. Alternatively, the neighborhood may determine a preferred use, possibly as a passive park or parkette, such as 8th Street or Larsson Street.

### A.4 AERIAL VIEW 6TH ST. & AVIATION BOULEVARD



### A.4 VOORHEES AVENUE & ROWELL AVENUE



### A.4 6TH STREET & AVIATION BOULEVARD





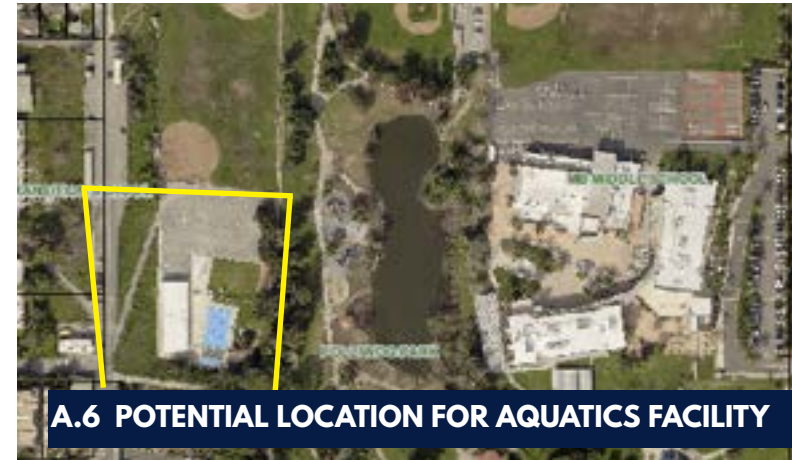
## MID-RANGE PROJECTS

### A.5 REPURPOSE THE LAND AND/OR BUILDING CURRENTLY OCCUPIED BY THE PAY 'N' PLAY RACQUETBALL COURTS

The building in Marine Ave Park housing the racquetball courts was constructed in 1986 through a partnership and long-term lease agreement (30 years with two 10-year extensions) with Pay 'N' Play Racquetball of America Associates. Since that time, the popularity of racquetball has fallen dramatically and use of the facility has declined consistently over the past several years. The City should actively explore options to reacquire the property, or work with the lessee to repurpose the land and/or building for higher-value recreational activities. The City should identify an optimal use for the park space and building based on current recreational demand patterns, including, but not limited to, a possible new aquatics facility location, subject to identifying appropriate parking facilities.



**A.5 MARINE AVENUE PARK PAY N' PLAY**



**A.6 POTENTIAL LOCATION FOR AQUATICS FACILITY**

## LONG-TERM PROJECTS

### A.6 SEEK POTENTIAL LOCATIONS TO BUILD A COMMUNITY AQUATICS FACILITY

While recognizing the cost and complexity of rebuilding a modern aquatics facility on the current site of Begg Pool, the ad-hoc committee has had discussions to explore other potential City-owned locations on which to build an aquatics facility.

### A.7 EXPLORE ACQUIRING ARMORY LAND

The Armory land consists of 4.4 acres that could be used for various potential purposes, including: a new site for aquatics facility, community center, or other athletic facilities (including parking). In 1948, the City donated the land of the Armory facility to the State. The City should open a dialogue with the State about reacquiring the land if, in the future, the State determines that it no longer needs this property. Historical note, in 1989 the National Guard considered closing and eliminating the facility.



**A.7 ARMORY LAND**

### A.8 CONSIDER ACQUIRING THE SMALL LOT LOCATED AT 26TH STREET AND BELL

This property was formerly an SCE transformer station and is currently being decommissioned and remediated. It is suitable for a small dog park, parkette or community garden.



**A.8 26TH STREET & BELL AVENUE**



# CREATE A SENSE OF COMMUNITY

## STRATEGIES:

DESIGN SPACES THAT ENCOURAGE MULTI-GENERATIONAL PROGRAMMING

---

EXPLORE OPPORTUNITIES TO FOSTER SOCIAL INTERACTIONS THROUGH DESIGN AND EVENTS

---

RENOVATE FACILITIES TO INCREASE CLASSES AND ACTIVITIES AND PROMOTE MULTI-USE, AND FACILITY RENTALS INCLUDING WEDDINGS, MEETINGS, EVENTS, AND PERFORMING ARTS

---





**B. 1 CONCEPTUAL DESIGN IDEA FOR SUSTAINABLE STAGE**

## PROPOSED PROJECTS

### MID-RANGE PROJECTS

#### **B.1 DESIGN AND BUILD A STAGE WITH A PAVILION IN POLLIWOG PARK AMPHITHEATER**

Thousands of community members come to Polliwog Park on a weekly basis to dance, gather with friends and listen to music during the summer Concerts in the Park. Currently, the City rents a stage and speaker trellis for each concert. A permanent stage designed with sustainable materials blending into the natural environment would provide a protective structure for electronics and stage equipment, as well as enhance the sound. This item is currently identified in the Capital Improvement Plan for funding of the stage and foundation, and the Public Art Trust Fund has been identified to fund the pavilion.

#### **B.2 SEEK TO RENT VACANT SPACES IN THE DOWNTOWN AREA TO UTILIZE AS “POP UP” ART GALLERIES**

In partnership with the Downtown Manhattan Beach Business and Professional Association (DBPA), commercial landlords, and the Cultural Arts Commission, the City has an opportunity to enhance the vibrancy of Downtown and expand the visual arts opportunities in Manhattan Beach for local artist exhibitions. Currently, the Art Center provides four exhibitions per year and has limited visitors primarily due to lack of visibility and awareness.

## LONG-TERM PROJECTS



**B.3 EXAMPLE OF AN UPGRADED SENIOR CENTER IN NEWPORT BEACH**



# STRENGTHEN COMMUNITY

### B.3 RENOVATE OR REPLACE THE JOSLYN COMMUNITY CENTER

If funding was not an obstacle, a state-of-the-art community center continues to rank 3<sup>rd</sup> in the Community Survey. With a state-of-the-art community center adjacent to the planned new Senior/Scout House, the City could provide ample programming for all ages, and host multiple functions and events, such as weddings, meetings, and performing arts activities. In addition, this would be an opportunity to explore an underground parking area to increase parking for use by participants and to serve the downtown area.

The older adult population has increased and there are few affordable health and wellness, fitness and enrichment programs in the South Bay for seniors. According to the Senior Advisory Committee, seniors prefer a “one-stop-shop” location where they can participate in an array of programs, such as luncheons, events, computer classes, arts and crafts, fitness activities, and clubs. Additionally, the Older Adults programs utilize 80% of the total available space at the Joslyn Community Center, leaving little time and space available for preschool, youth, teen and adult programs.





#### **B.4 RENOVATE OR REPLACE MANHATTAN HEIGHTS COMMUNITY CENTER**

Manhattan Heights provides a safe place for kids after school thereby proactively reducing crime within the community. The REC program as well as the MBUSD Extended Day Program are at capacity. The facility design is poor, with no hallways to access classrooms, the auditorium or restrooms. The entry lobby and entry way are perceived to be at the back of the facility. Facility rooms do not have adequate ventilation. Therefore, the facility should be master planned to meet programmatic and community needs.

**“The priority should focus on youth and teen after-school opportunities. Safe hang-out places can provide diversion programs to the teens”**

- 2019 Community Meeting Attendee



#### **B.4 EXAMPLE OF YOUTH CENTER IN GAITHSBURG, MD**





# OPTIMIZE EXISTING FACILITIES

## STRATEGIES:

REINVEST IN EXISTING INFRASTRUCTURE TO EXTEND USEFUL LIFE

---

UPGRADE BASIC COMFORTS SUCH AS LIGHTS, SHADE, AND SURFACING

---

INCREASE SUSTAINABLE FEATURES INTO FACILITIES THROUGH DESIGN AND PROGRAMMING

---

DEVELOP PROGRAMS TO INCREASE AWARENESS OF MANHATTAN BEACH HISTORY

---

INCORPORATE ART TO TELL THE STORY OF MANHATTAN BEACH

---

DEVELOP AREAS FOR SMALL GATHERINGS BY PROVIDING SEATING AND TABLES IN A VARIETY OF CONFIGURATIONS

---

INCORPORATE LITERACY AND THE USE OF TECHNOLOGY INTO PUBLIC PLACES BY ADDING CHARGING STATIONS INTO BENCHES, VIRTUAL REALITY-BASED INTERPRETIVE EXPERIENCES, AND PARK SPECIFIC MOBILE APPLICATIONS

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# PROPOSED PROJECTS

## QUICK WINS

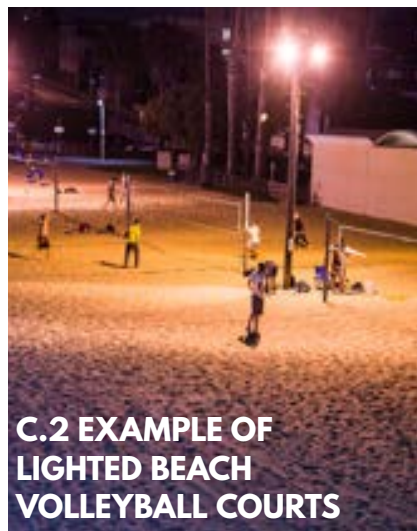
### C.1 INSTALL SHADE STRUCTURE AT LIVE OAK DOG RUN

Based on the usage of the Live Oak Dog Run, a permanent shade structure considering sunlight variations will provide for better aesthetics and ample shade for users.



C.1 LIVE OAK DOG RUN

## MID-RANGE PROJECTS



C.2 EXAMPLE OF  
LIGHTED BEACH  
VOLLEYBALL COURTS

### C.2 ADD ELEVATED SOLAR LIGHTS ON THE POLES OF THE BEACH VOLLEYBALL COURTS SOUTH OF THE PIER

Due to the popularity and high demand of beach volleyball courts for game play and instructional lessons, in partnership with LACDBH, the addition of solar lights on the poles will increase the play time available during the winter months when daylight is reduced.



C.3 PUBLIC ART IN PARKS

### C.3 INCREASE PUBLIC ART THROUGHOUT PARKS AND STREETSCAPES

Public art attracts attention, transforms a landscape, and heightens aesthetic awareness. Art in city parks provides enjoyment and is a form of collective community expression.



C.3 STREETSCAPE ART



C.4 MARINE AVENUE  
PARK COMMON AREA

### C.4 CREATE A COMMON AREA FOR SEATING AT MARINE AVENUE PARK

This area is not effectively utilized and has potential to provide additional seating and act as an extension for classes and camps that are held in the adjacent community center. Alternatively, it could be a suitable location for a skateable art installation.

### **C.5 REPLACE SAND DUNE BUILDING WITH A PREFABRICATED BUILDING**

The Sand Dune Community Center was once used as an afterschool program hub. Due to the lack of space and poor condition of the facility, however, the program was discontinued at that location. In addition, the facility lacks an adequate space for employees to check in dune users, and the restrooms are in poor condition and do not meet ADA standards. The adjacent wilderness area, rich in native plants, trees and flowers, often hosts members of the community for bird watching. A prefabricated community center could provide space for additional youth programming, classes, and serve as a resource to inform the community of the native flora and fauna.



**C.5 INSPIRATION FOR A PREFABRICATED NATURE COMMUNITY CENTER**



**C.6 EXAMPLE OF RETROFITTED SHIPPING CONTAINER (NEW ZEALAND)**

### **C.6 PLACE PREFABRICATED BUILDING FOR HISTORICAL ITEMS AND CREATE A HISTORICAL MUSEUM AT POLLIWOG PARK**

The Little Red Historical House, home to the Manhattan Beach Historical Society, is not ADA compliant and does not meet fire codes. Housing much of the City's history and a small museum, a prefabricated building would provide ample space for the history of the City to be displayed, stored, and accessed. In partnership with the Manhattan Beach Historical Society, the building would be operated and maintained by City employees and staffed by volunteers.



## LONG-TERM PROJECTS

### C.7 RENOVATE PUBLIC SPACES AT THE LIVE OAK HALL COMPLEX TO MAXIMIZE USAGE FOR CERAMICS, TENNIS OPERATIONS AND YOUTH AFTERSCHOOL AND SUMMER CAMP

With a vibrant community active in ceramics, tennis, youth sports and afterschool program activities, the Live Oak Hall Complex is heavily impacted, with a dated design that inhibits growth. In addition, the windows are outdated, the heating and air conditioning system is insufficient, storage is lacking, and there is no directional signage. Renovation of the area would provide options for the Ceramics Studio and the REC Afterschool Program to relocate and expand programming. An upgrade to the aesthetics of the rooms would provide for additional classes and rental spaces.



**C.7 INSPIRATION FOR A MODULAR ENERGY EFFICIENT BUILDING (MANTECA, CA)**



## IN PROGRESS

### BEGG FIELD RENOVATIONS

Although located on MBUSD property, Begg Field is not associated with a particular school. Similar to Begg Pool, the field is predominantly utilized by the City as a rental location for youth and adult sports, with little usage by Manhattan Beach Middle School students. Adjacent to Peck Reservoir, Begg Field serves as a multi-sport field, allowing for multiple soccer or baseball games to occur simultaneously. The field is currently sloped and in poor condition, and the drainage creates puddles of water in the outfield and north infield dirt. The bleachers are in disrepair and the field lights are dim. Lacking a sufficient fence, the field poses safety concerns with the south side parking lot. It is prone to people jumping the fence and cars driving on the field after hours.



# ENHANCE PLAY FOR ALL

***“AQUATICS IS AN ALL-AGES PROGRAM, IT’S  
LOW IMPACT AND CAN BE USED BY THE ENTIRE  
COMMUNITY”***

– SENIOR ADVISORY COMMITTEE

## STRATEGIES:

EXPLORE WAYS TO INCORPORATE MULTI-GENERATIONAL PROGRAMMING

---

SEEK TO DEVELOP AREAS FOR UNSTRUCTURED PLAY

---

EMBRACE THE CULTURE OF HEALTH AND FITNESS

---

INCORPORATE PLAYFUL AMENITIES, WATER FEATURES AND GAMES INTO EXISTING PARKS

---

DEVELOP PARTNERSHIPS WITH PRIVATE ENTITIES

---





D.1 INSPIRATION FOR SKATEABLE ART (UTAH)

## PROPOSED PROJECTS

### MID-RANGE PROJECTS

#### D.1 INCORPORATE SKATEABLE ART THROUGHOUT PARKS

Although the addition of the Skate Spot at Marine Avenue Park has provided a gathering place for locals to skateboard, there is still a demand for increased designated areas for youth to skateboard on the west side of town. Skateable art pieces are obstacles with an artistic flair that utilize concrete sculptures to create unique terrain where the innovations of skateboarders can truly flourish.

### IN PROGRESS MARIPOSA FITNESS STATION

There is a current project underway to replace the Mariposa equipment on Veterans Parkway with a National Fitness Court. Project to be completed by the end of spring 2021.

#### FUTURE FITNESS STATION RENDERING



# LONG-TERM PROJECTS

## D.2 DESIGN AND BUILD AN AQUATICS CENTER

Begg Pool is at program capacity with few opportunities for program expansion. 56 aquatics programs are offered per year with 96% of them at full capacity.

In terms of priority, Begg Pool unambiguously continues to emerge as the communities top priority amongst recreation facilities. ***If funding became available, 53.5% of survey respondents would like to see an upgraded aquatics center.***<sup>6</sup> In addition, consistent with the FSP, Begg Pool received the highest priority ranking by the community in response to, “facilities in need of significant updates, remodel or replacement”.<sup>7</sup> An Aquatics Facility with enhanced amenities, such as a 30-meter pool, water play features and cabanas will provide additional rental opportunities.

6  
7

2019 Parks Master Plan Community Survey  
February 2020 Community-wide Budget Survey



# IN PROGRESS

## LOWER POLLIWOG PARK PLAYGROUND RENOVATIONS

The original play area in lower Polliwog Park was built by members of a city service group in the 1970's with a large play area including a sunken wooden galleon. In 2003, the play structure was replaced with the modernized equipment and play surfacing present today.

The existing play equipment and surfacing is in a state of disrepair due to the extensive wear and tear of heavy regular use and periodic flooding. Due to safety concerns, a substantial portion of the existing play equipment is currently closed.

In Spring 2019, the City held community meetings and requested public input on playground equipment designs from four different playground equipment manufacturers. Through this process, the playground equipment design by Kompan, Inc. was selected for a revitalized Polliwog Park playground. Expected project completion: late 2021.

## D.2 EXAMPLE OF AN UPGRADED AQUATICS CENTER AT SAN JOSE STATE UNIVERSITY





**We have identified the following prioritized list of projects in support of the themes and strategies to enhance recreation and leisure opportunities in Manhattan Beach.**

## QUICK WINS

Create El Porto Family Park in the triangular lot east of the Bike Path at 45th Street  
 Develop nature trails around Sand Dune Park & Live Oak Park  
 Create a community garden on the west side of Begg Field  
 Expand areas for four-legged friends at 6th Street & Aviation Boulevard or Rowell Avenue & Voorhees Avenue  
 Install shade structure at Live Oak Park Dog Run

## MID-RANGE PROJECTS

Repurpose the land and/or building currently occupied by the Pay-N-Play at Marine Avenue Park  
 Design and build a stage with a pavilion (includes lighting & audio) at Polliwog Park  
 Replace Sand Dune building with prefabricated building  
 Create a common area for seating at Marine Avenue Park  
 Incorporate solar lights on the poles of the beach volleyball courts south of the pier  
 Incorporate skateable art equipment throughout parks  
 Install prefabricated building for Historical Museum at Polliwog Park  
 Seek to rent vacant spaces in downtown to utilize as pop-up art galleries  
 Increase public art throughout streetscapes and in parks

## LONG-TERM PROJECTS

Design & build an aquatics center  
 Renovate or replace Joslyn Community Center (includes increasing parking)  
 Renovate or replace Manhattan Heights Community Center  
 Renovate buildings at Live Oak Park used for ceramics, tennis and REC  
 Explore opportunities for acquiring the Armory land for use as a recreation facility  
 Explore opportunities for acquiring the small lot located at 26th Street & Bell Avenue

## IN-PROGRESS

Replacement of Mariposa Fitness Station equipment  
 Replacement of lower Polliwog Park play equipment  
 Begg Field renovations, including upgrading lights, sod, fencing and bleachers (pending agreement with Peck Reservoir contractor)

## ON-GOING MAINTENANCE & REPLACEMENT PROJECTS

Replace lights and bleachers at Manhattan Village, Dorsey and Begg Fields  
 Set aside funds to replace picnic pads throughout parks  
 Develop turf replacement fund  
 Replace rubber chips with poured-in-place surfacing at Manhattan Village & Marine Avenue Park  
 Relocate Marine Avenue Park ping pong tables to Polliwog Park  
 Set aside funds to replace playgrounds on a rotational basis, as needed  
 Set aside funds or solicit donations to replace fitness equipment on a rotational basis, as needed

## THEMES

Access to Open Space  
 Access to Open Space  
 Access to Open Space  
 Access to Open Space  
 Optimizing Experiences

Access to Open Space  
 Sense of Community  
 Optimizing Experiences  
 Sense of Community  
 Optimizing Experiences  
 Enhance Play for All  
 Optimizing Experiences  
 Sense of Community  
 Sense of Community

Enhance Play for All  
 Sense of Community  
 Sense of Community  
 Optimizing Experiences  
 Access to Open Space  
 Access to Open Space

Optimizing Experiences  
 Enhance Play for All  
 Optimizing Experiences

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Optimizing Experiences  
 Enhance Play for All  
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# FUNDING OPPORTUNITIES

Recommendations in the plan section of the document include operational expenses, maintenance expenses, and larger capital expenses. With a limited annual budget, park systems often need to be creative in finding funding sources. Prioritizing funding sources for ongoing maintenance, much needed renovations and new projects, is key to improving the opportunities, experiences and sense of community for Manhattan Beach residents.







# POTENTIAL FUNDING OPTIONS

## REPLACEMENT FUND

Although the City does not currently have a Parks and Recreation facility replacement fund, it is recommended the City consider developing a dedicated fund for future replacement of deferred maintenance items, such as picnic pads, play and fitness equipment, fencing, lighting, and bleachers. Such funding can be offset by Parks & Recreation facility reservations in addition to the City Facilities Improvement allocations.

## GENERAL FUND/CAPITAL IMPROVEMENT PROJECTS FUND

There are dedicated revenue sources for the City's Capital Improvement Fund which provide reliable funds for important projects. Often, these funds have competing interests and there are not enough funds to adequately address all parks and facility maintenance and repair needs. Designating a percentage of the General Fund Surplus or a percentage of a fund dedicated to the C.I.P. allocation for Parks and Recreation will allow funds to accumulate over time to assist in funding projects presented in this document.

## ENTERPRISE FUNDS

The goal of an enterprise fund is to serve as a basis for a future capital project by depositing revenues from designated programs into an account that can only be used to renovate or upgrade an earmarked project. For example, it is recommended a synthetic turf account be established and revenues from synthetic turf field rentals be deposited into this account on an ongoing basis; therefore, when the field needs to be replaced, there is accumulated capital to offset the new turf.

## PUBLIC ARTS TRUST FUND

The Public Art Trust Fund Ordinance (also known as Percent for the Arts) became effective December 18, 2002. It sets aside a 1% development fee on residential developments of four or more units, and every commercial and industrial building project with building valuation exceeding \$500,000. This fee or allocation is also be imposed upon any remodeling project of existing commercial or industrial buildings and any residential building or complex of four or more units whether exterior or interior, when remodeling has a building valuation exceeding \$250,000. The applicant pays the 1% fee directly to the Public Arts Trust Fund at the time the building permit is issued.

## DONATIONS

The City Donation program allows for donations of park amenities, cash donations and sponsorships which may include naming rights for large projects. A legacy gift program may serve to provide space for park opportunities if land is donated to the City, or to honor a longtime Manhattan Beach resident with a one-time gift or estate donation in their name.

## QUIMBY ACT FUNDS

Established in 1975, the Quimby Act authorizes cities and counties to establish ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements on projects of four or more residential units. Revenues generated through the Quimby Act are to be used only for the purpose of acquiring new land and improving parks. Funds cannot be used for the operation and maintenance of park facilities. The City collects approximately \$24,000 per year, which goes into the C.I.P. fund supporting recreation capital improvement projects.

## LA COUNTY SURPLUS LIBRARY FUNDS

This surplus is a result of Manhattan Beach property tax contributions exceeding the cost of library services. It is important to note that these funds are held by the County and are not available for any purpose other than library services.

## GRANTS & FUNDING PROGRAMS

### BOND MEASURES

With limited funds available through the City Capital Improvement Fund, the City may need to seek approval of a bond measure to provide funding to develop an Aquatics Center, Community Center or similar large-scale project. This may require voter approval and/or a new revenue source to fund debt service.

### PROP 68

The “California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018” was approved by voters in June 2018 and provides for a one-time allocation of \$177,952 through the Per Capita Grant Program, and an additional \$22,003 through the “Entities with Populations Less Than 200,000 in Heavily Urbanized Counties Per Capita Grant Program.” These allocations will be used to help fund the Polliwog Park Playground replacement project.

### MEASURE A

The “Los Angeles County Safe, Clean Neighborhood Parks and Beaches Measure of 2016” (Measure A) was approved by 75% of the voters in November 2016 to help meet current and future park needs. It replaces and improves on expiring funding from the voter-approved Propositions A of 1992 and 1996, and is administered by the Los Angeles County Regional Park and Open Space District. Measure A provides for an annual grant allocation to the City of Manhattan Beach of approximately \$130,000 for projects and \$37,000 for maintenance and servicing of completed grant-funded projects, in perpetuity. Competitive grants are also available through Measure A.



