

Belmont Beach & Aquatics Center

Long Beach City Council
Study Session
June 14, 2016



Project History

January 10, 2013

Belmont Plaza Pool closed

December 19, 2013

Temporary pool opens

March 4, 2014

Council approves contract for design team of permanent pool



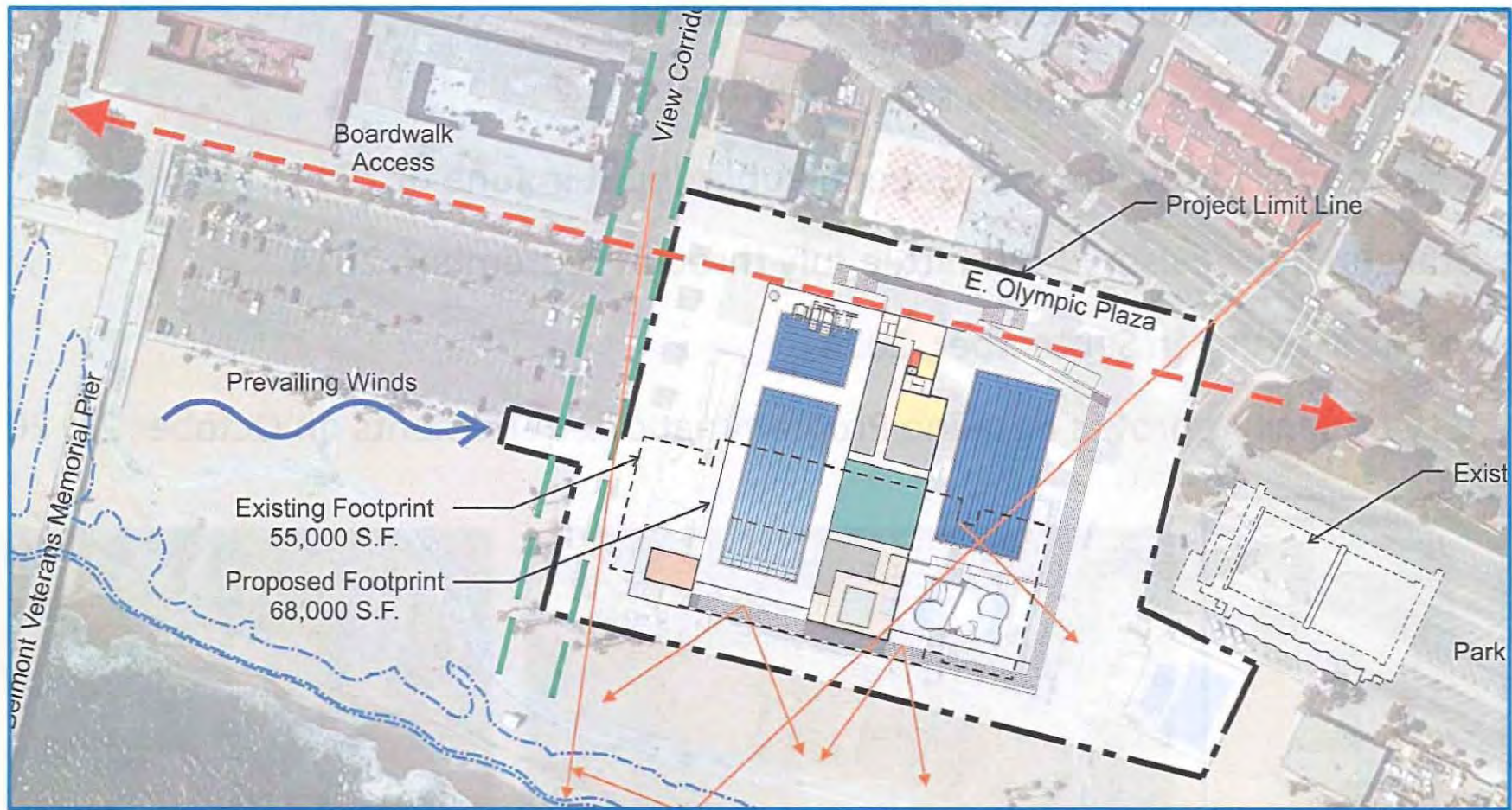
Project History (continued)

Programmatic Requirements – Public Outreach

- Initial Meeting with Aquatics Group in April 2014
- City Council Study Session, General Public Input in June of 2014
- Stakeholder Advisory Committee July through September, 2014
- Public Meeting in September, 2014
- City Council Approves Baseline Programmatic Requirements on October 21, 2014

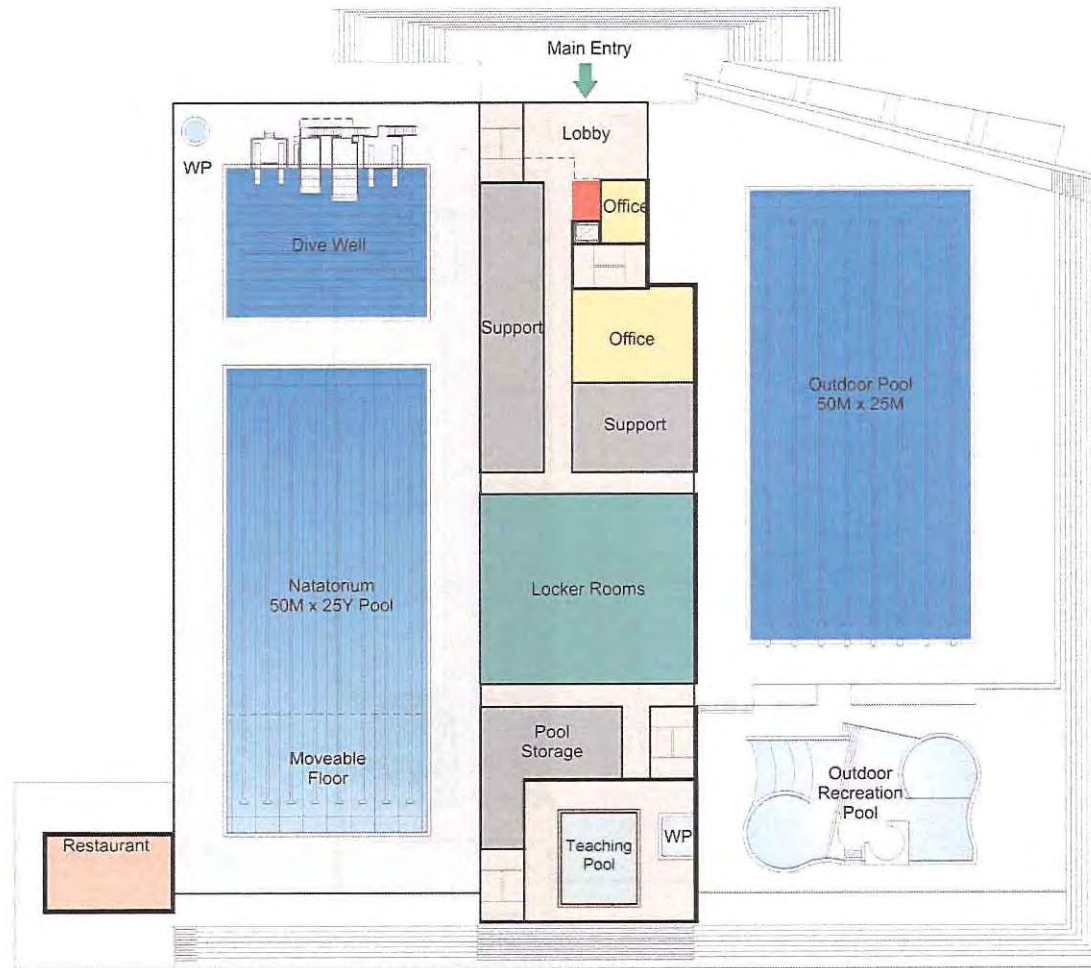


Project Site



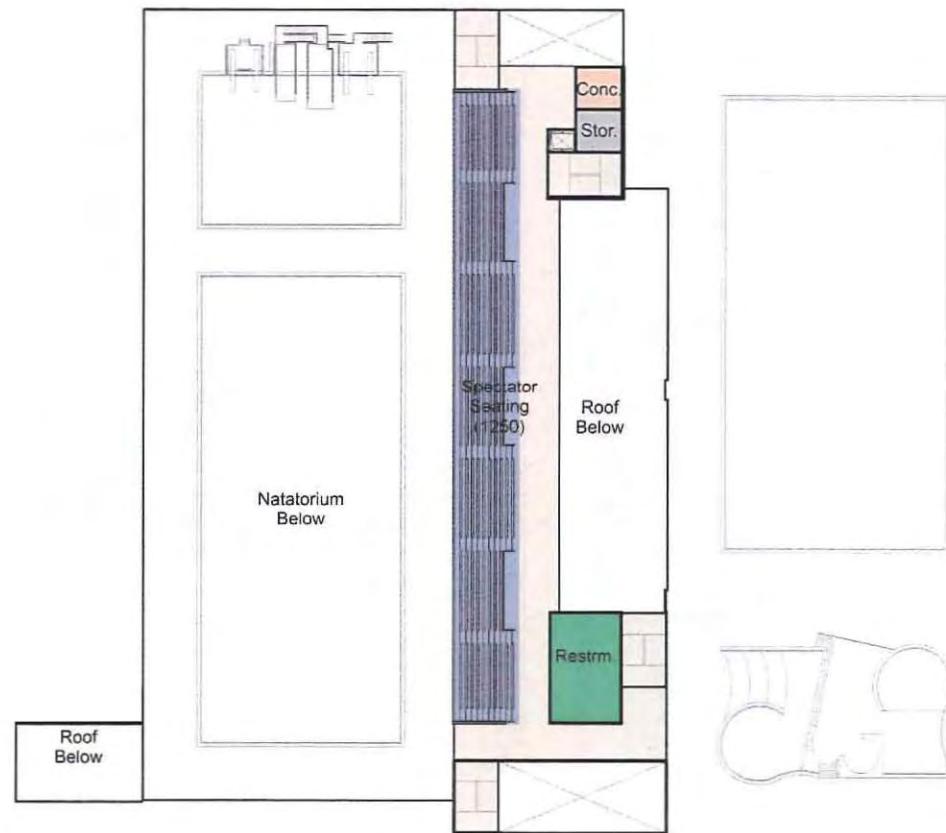
Site Plan, Design Constraints

Approved Baseline Programmatic Requirements



First Floor / Lower Level

Approved Baseline Programmatic Requirements



2nd Floor

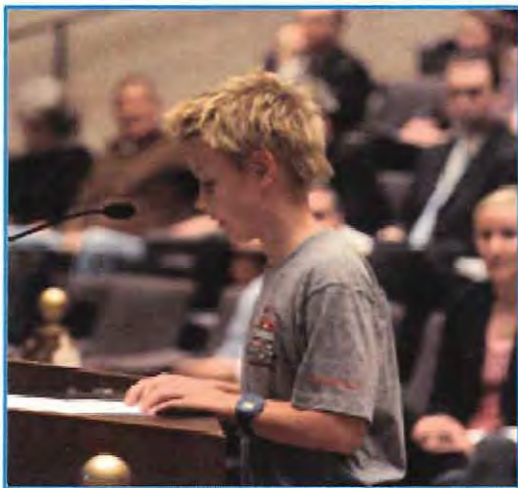
Project History (continued)

Existing Facility Demolition

- Coastal Commission De Minimis Waiver Hearing, Approval, August 2014

Facility Design – Public Outreach

- Public Meeting and Design Survey, May 2015
- Concept Design Development, Draft Environmental Impact Report Preparation, Summer 2015 – Spring 2016



Design Survey

- Tool to help capture broad community input on the design for the architect to consider
- Non-scientific, but a good way to measure general sentiment and issues of importance
- 506 surveys completed, with lots of input to consider
- Full results on line at www.belmontpool.com



Features Imagined

1. Natural Colors
2. Exposed Structures
3. Round Edges
4. Simple Shapes, Soaring Trusses
5. Variety of Shapes

Materials Imagined

1. Glass
2. Exposed Steel
3. Concrete
4. Polymer Panels
5. Wood
6. Concrete Block, Brick, Other



Project Goals Established by City Council

Create a facility unlike any municipal aquatics facility on the West Coast:

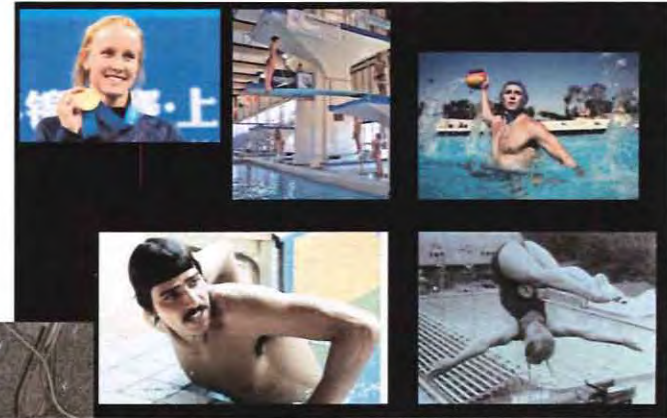
- Facility that is in harmony with the neighborhood
- Employs an iconic and sustainable design
- Meets the needs of our local residents
- Can support competitive events as desired
- Supports the Coastal Act



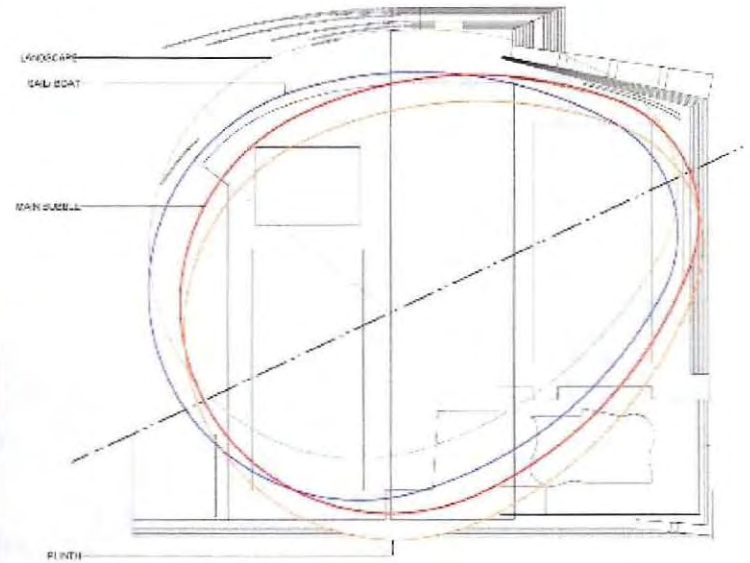
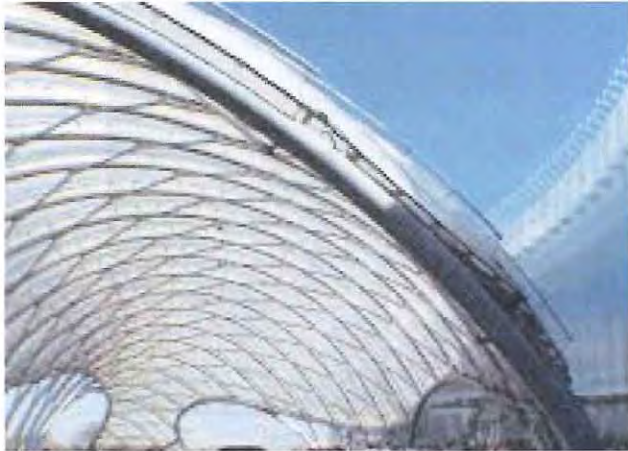
Architect's Challenge

- Incorporate the project goals
- Incorporate the community input
- Meet the programmatic outline
- Utilize appropriate materials for the site
- Adhere to Coastal Commission requirements
- Mitigate environmental impacts
- Create a beautiful facility

Informing the Design



Informing the Design (continued)



Informing the Design Based (continued)



Informing the Design (continued)

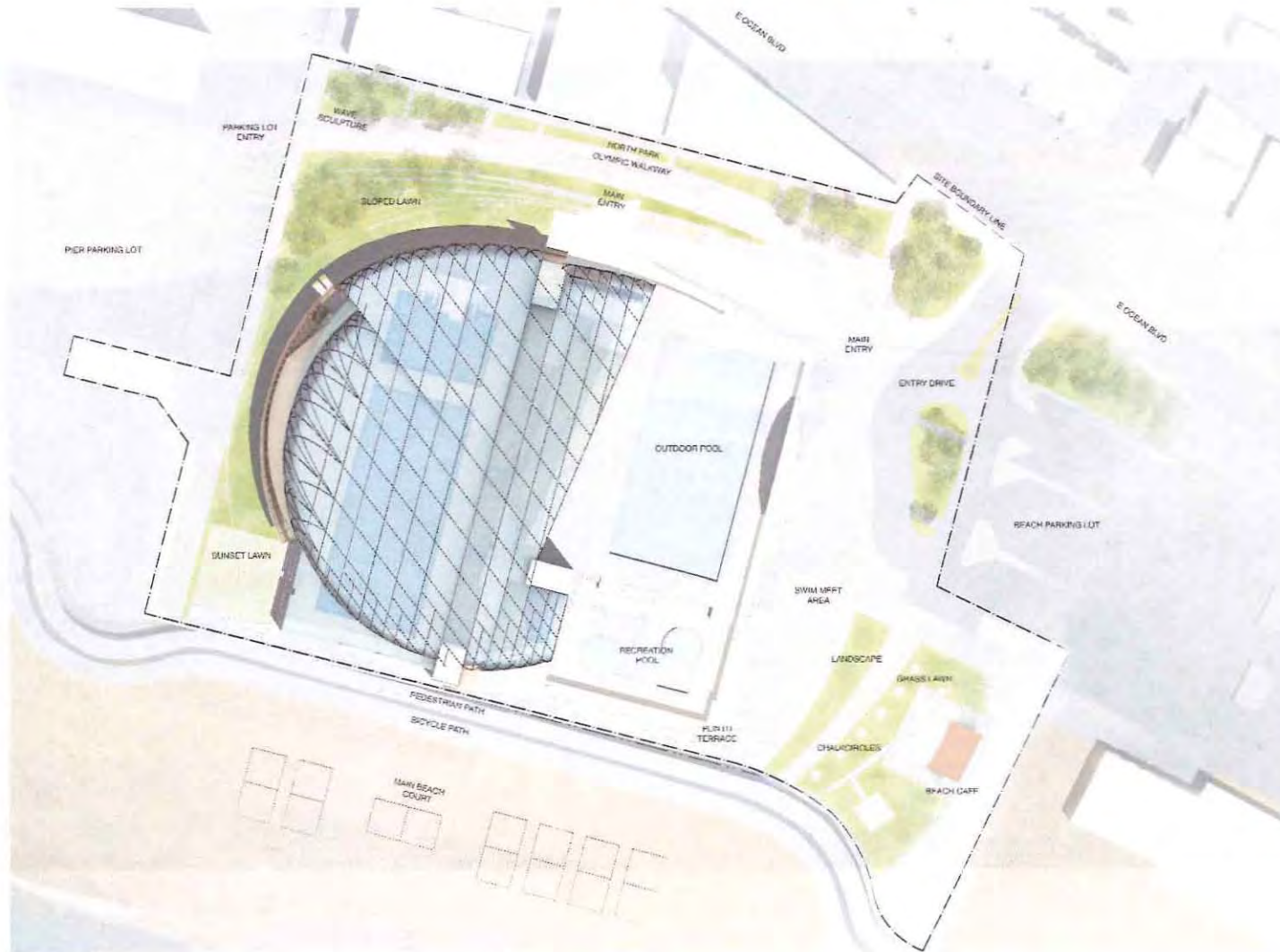


Proposed Facility Design



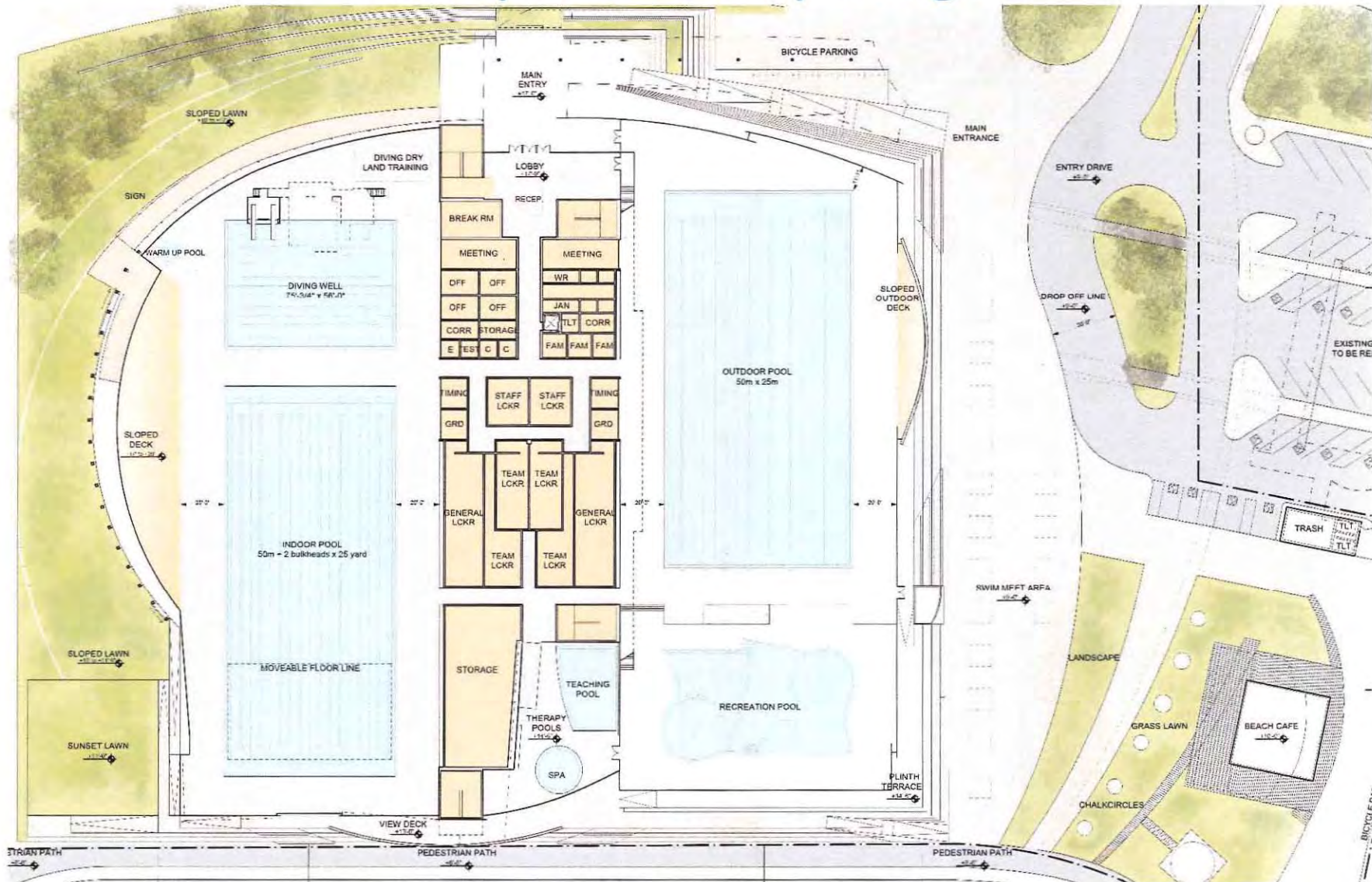
Looking South from Above Olympic Plaza

Proposed Facility Design



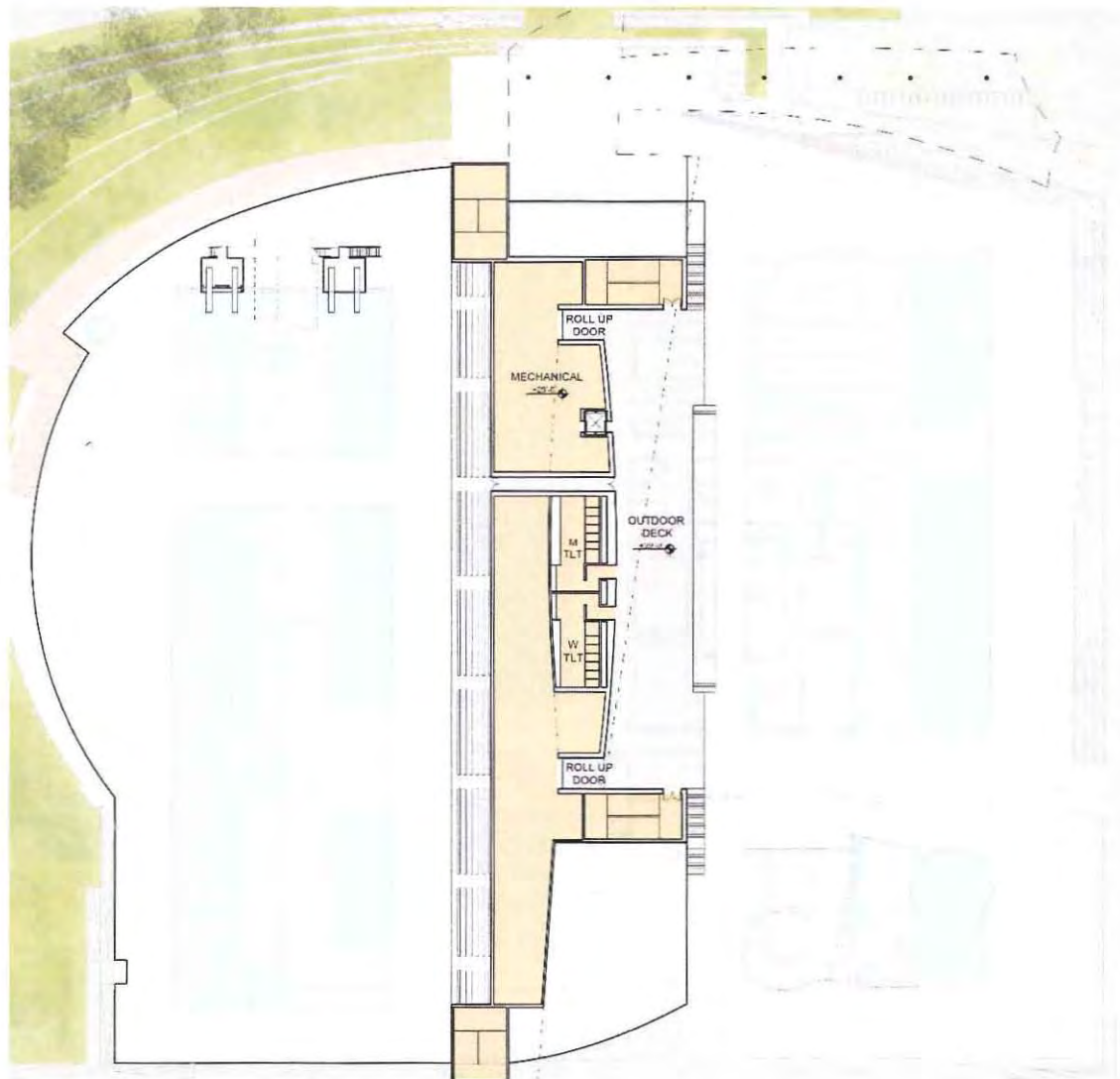
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N Site Plan

Proposed Facility Design



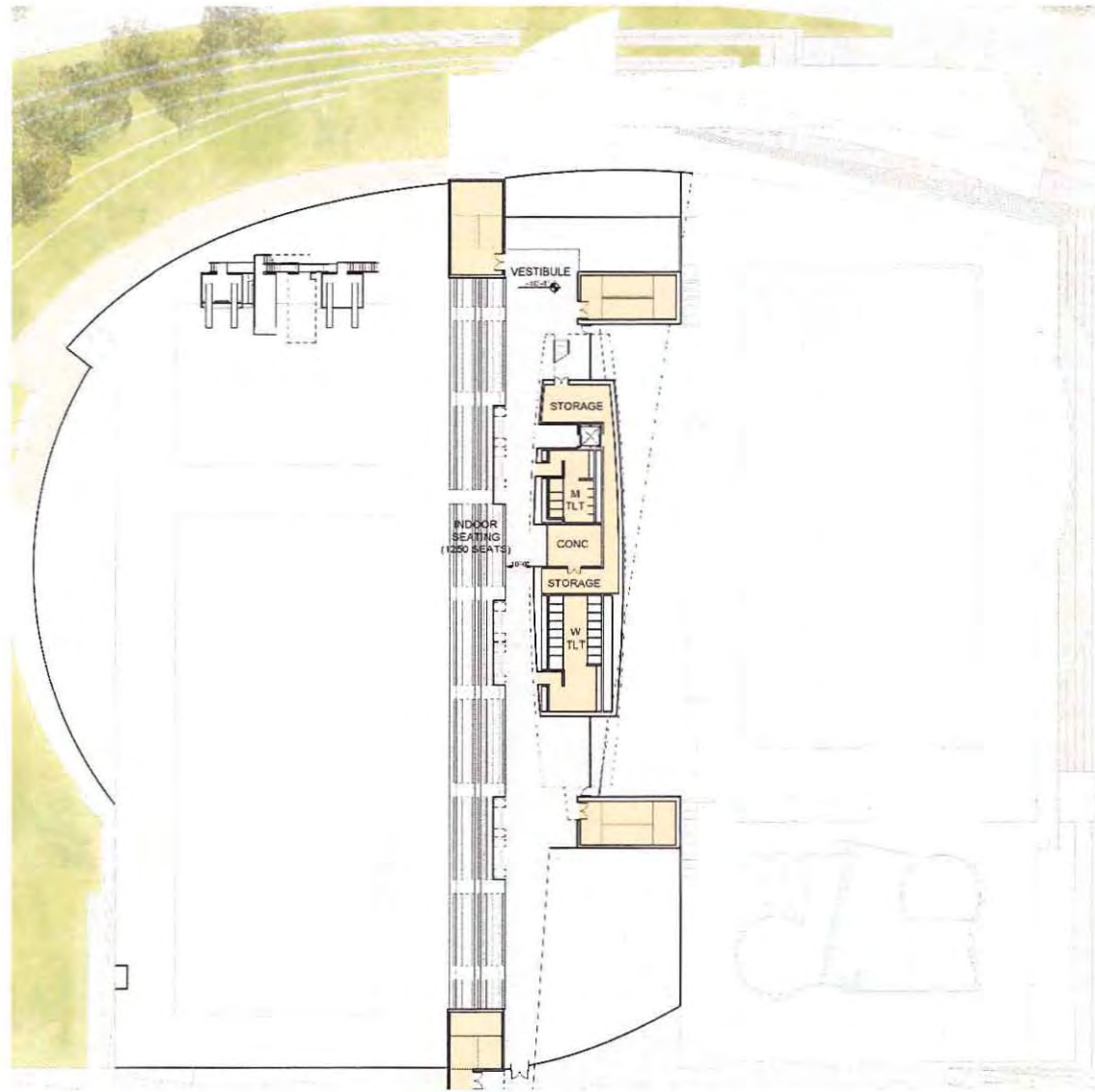
First Level

Proposed Facility Design



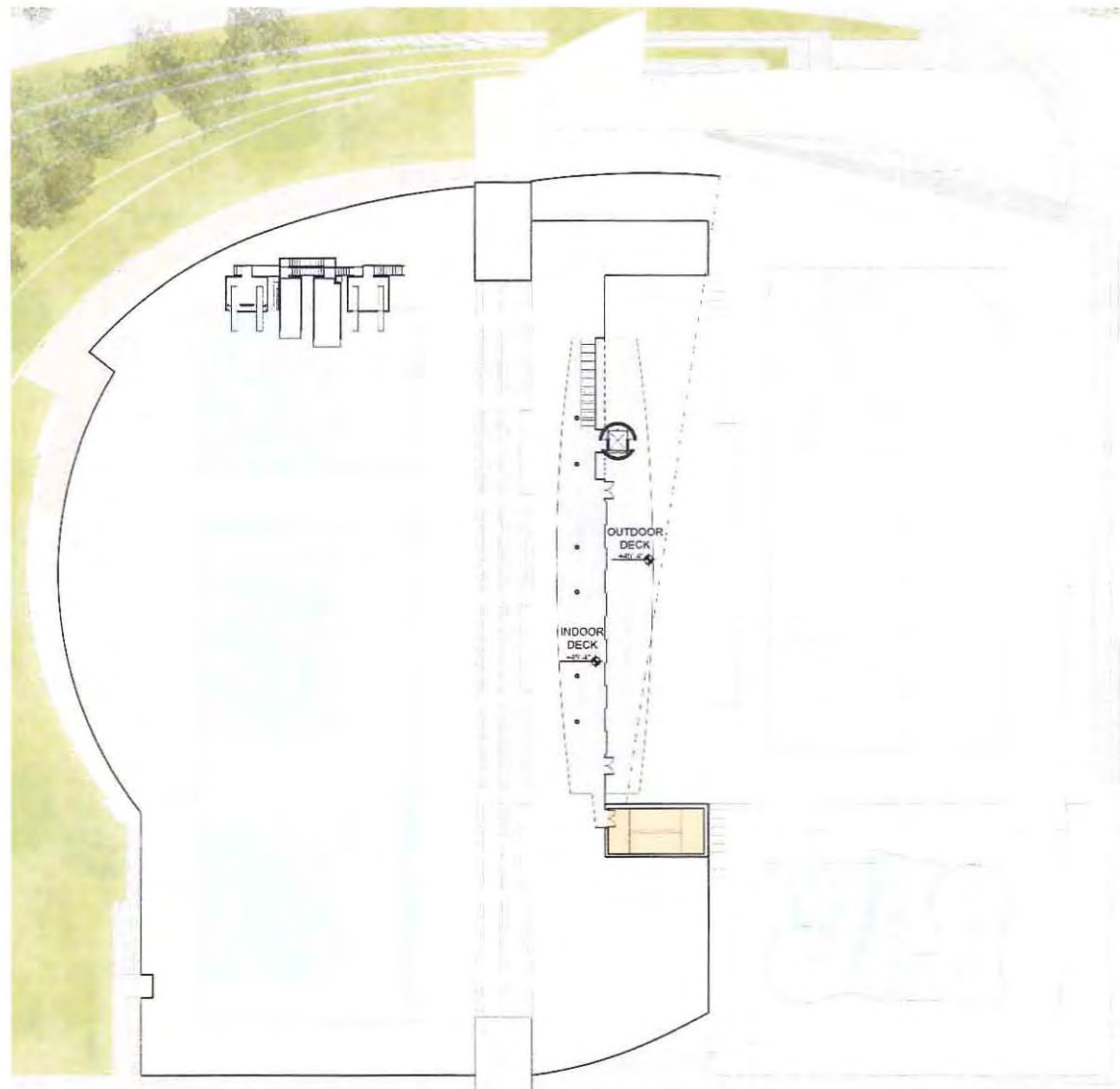
First Level Mezzanine

Proposed Facility Design



Second Level

Proposed Facility Design



Second Level Mezzanine

Proposed Facility Design



Looking South from Above Olympic Plaza

Proposed Facility Design



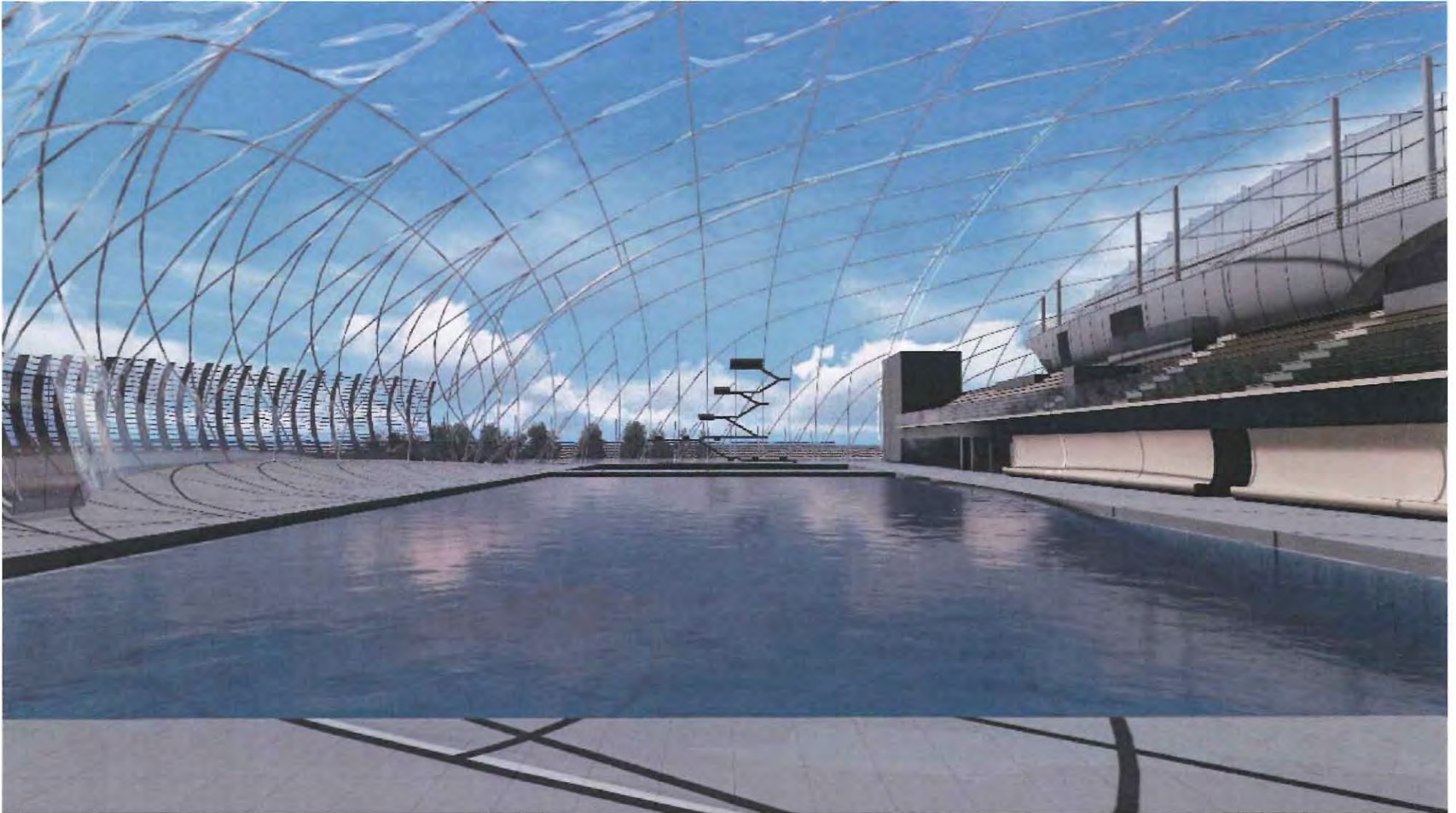
Looking South from Olympic Plaza at Bennett

Proposed Facility Design



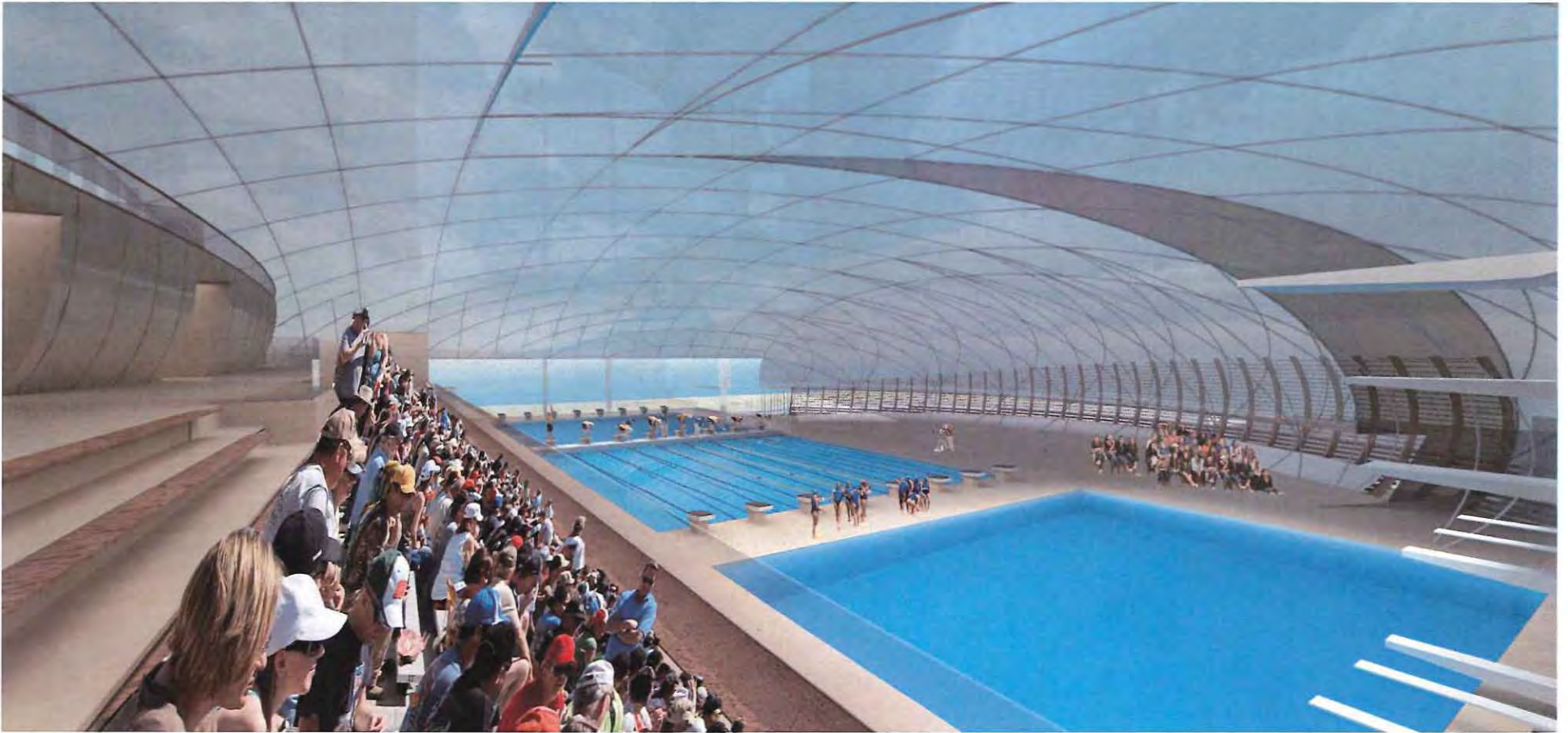
View from the Southeast – Outdoor Pool Deck

Proposed Facility Design



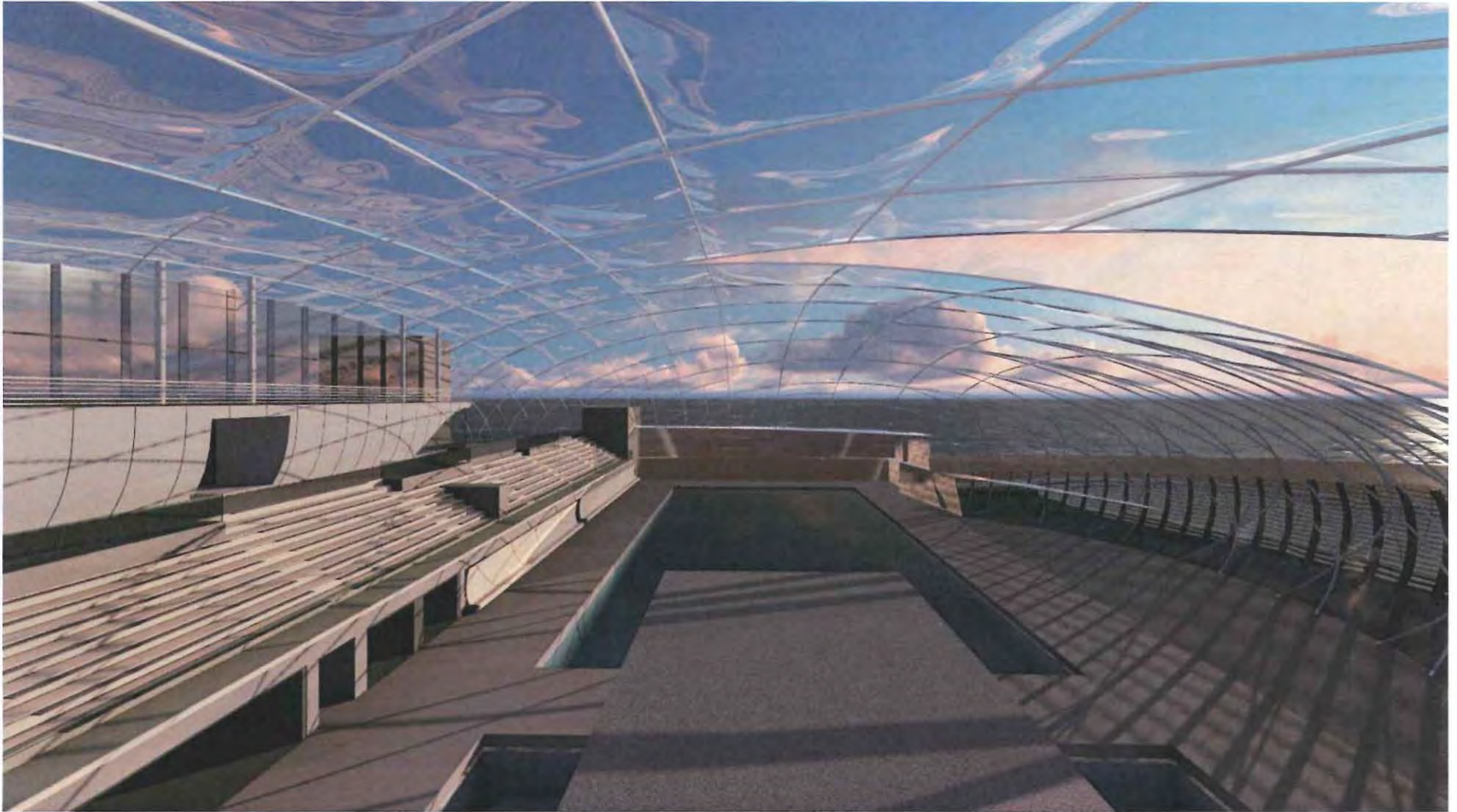
View from the South – Indoor Pool Deck

Proposed Facility Design



Looking West from the Indoor Pool Spectator Seating

Proposed Facility Design



Looking South from the 10 Meter Diving Platform

Proposed Facility Design



View from the Beach

Proposed Facility Design



View from the Belmont Pier Parking Lot

Proposed Facility Design



1st Level Mezzanine – Outdoor Pool

Proposed Facility Design



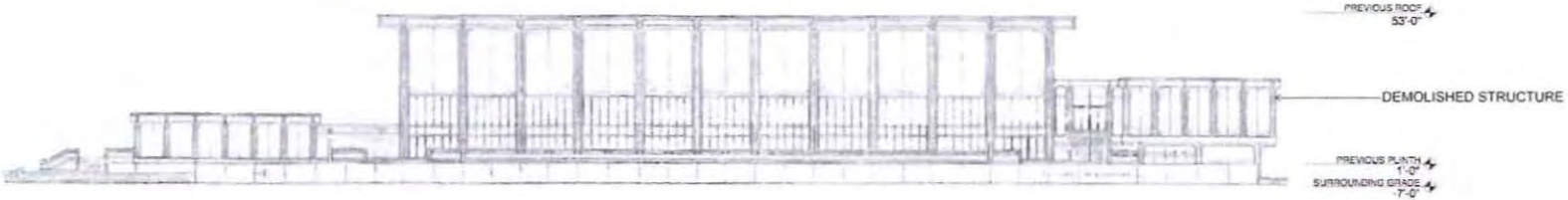
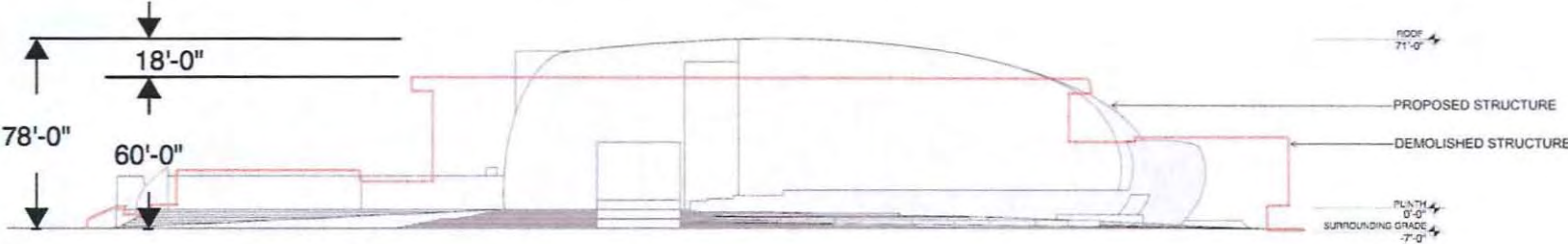
Viewing Patio on East Side of Natatorium

Proposed Facility Design

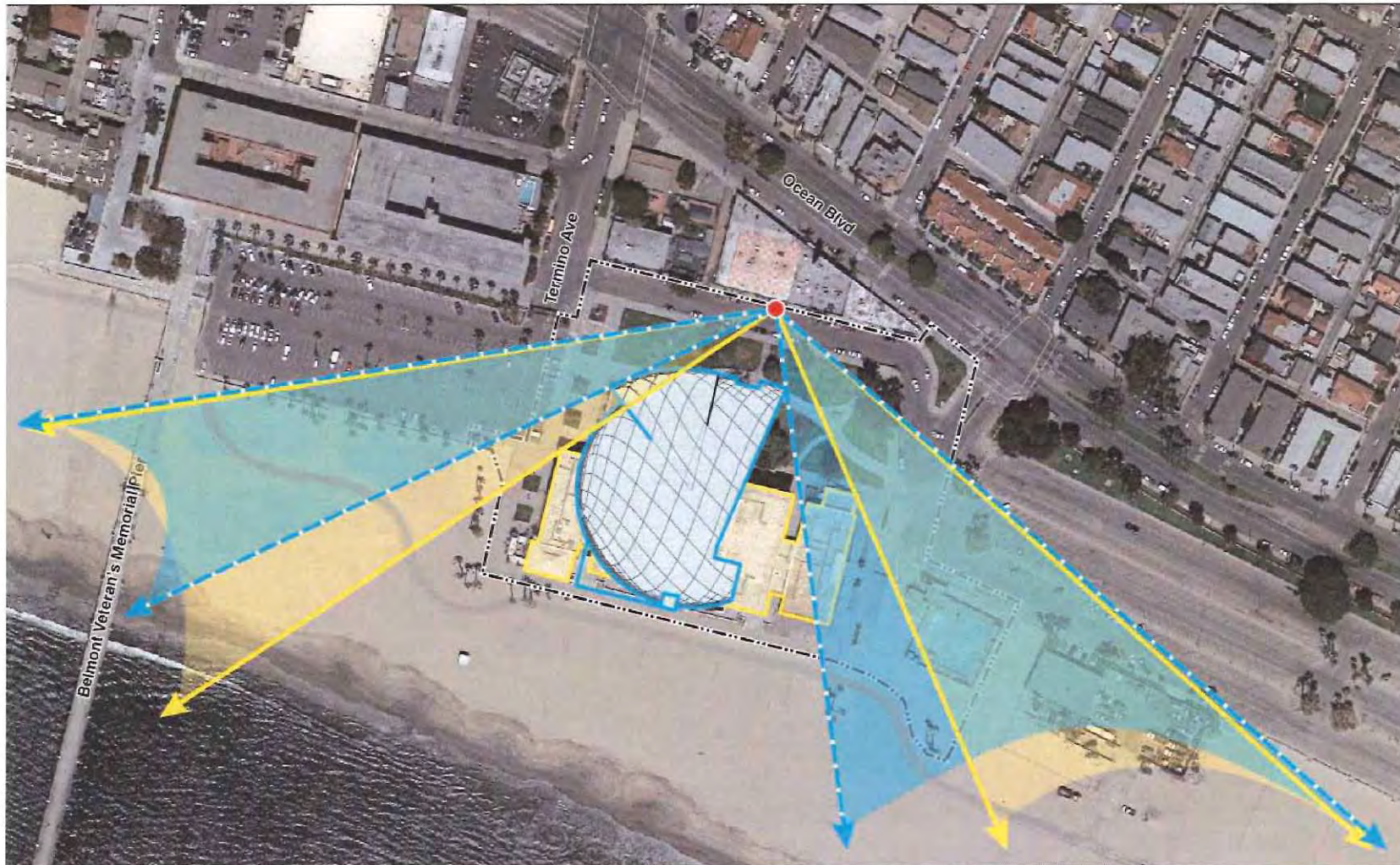


View from the Ocean at Night

Proposed Facility Design Elevation Comparison



Proposed Facility Design Pre and Post Viewsheds



Proposed Facility Design Simulated View



Looking West from Ocean Boulevard at Prospect Avenue

Proposed Facility Design Simulated View



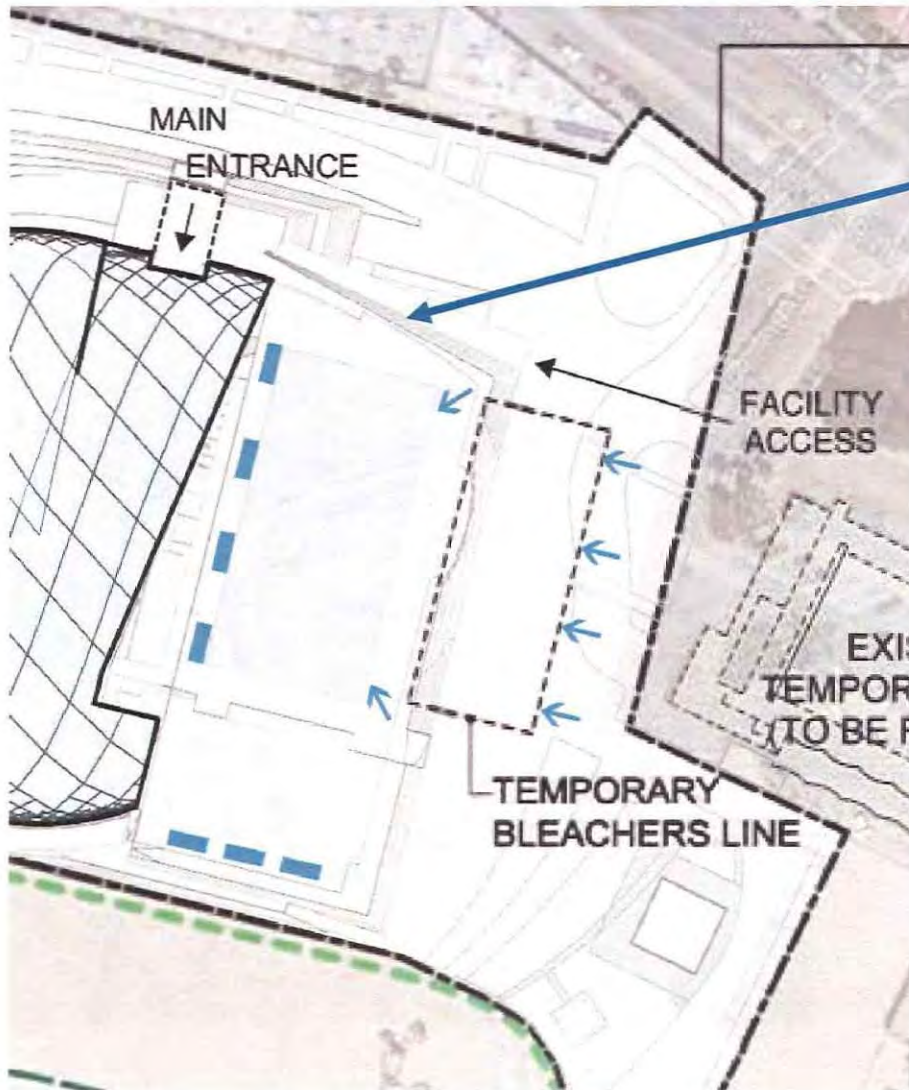
Looking South from Termino Avenue at Midway Street

Proposed Facility Design Simulated View



Looking Southwest from Ocean Boulevard at Bennett Avenue

Proposed Facility Design – Design Feature

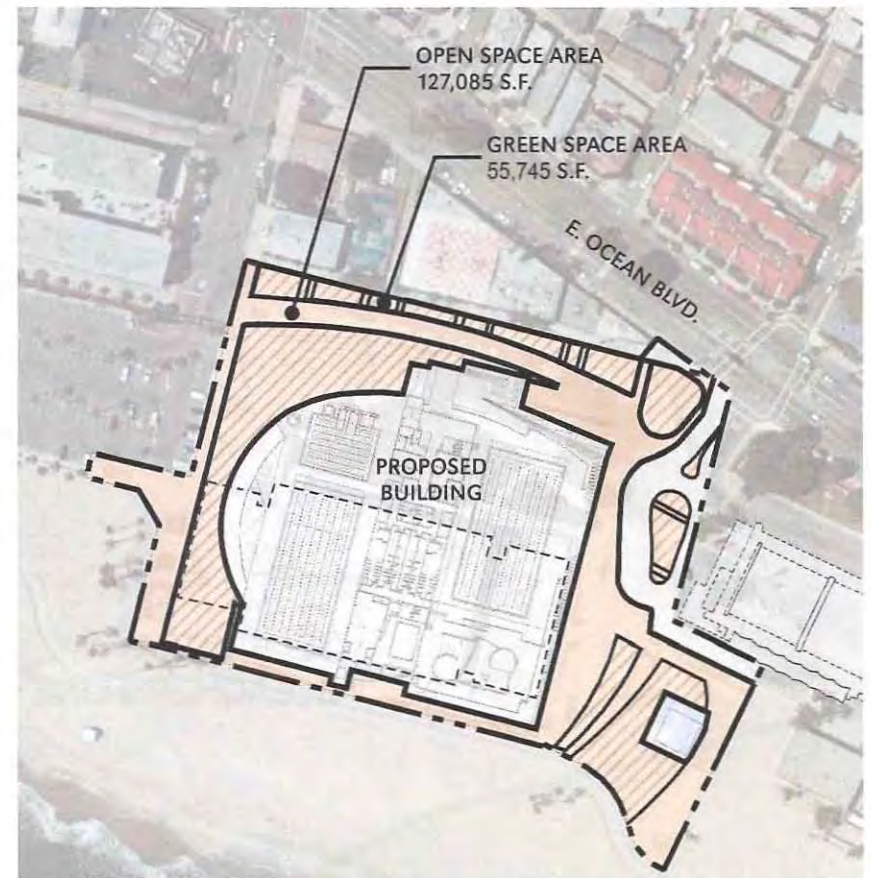
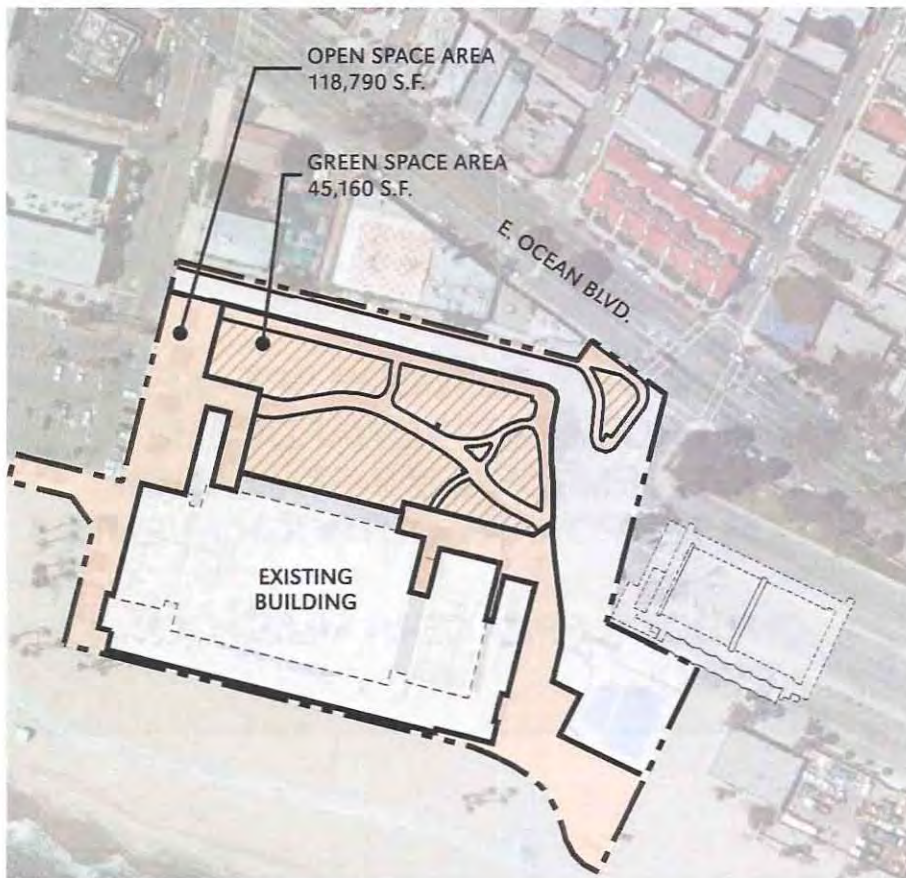


12-Foot High Transparent
Sound Wall at North and
East Sides of Outdoor Pool

- TEMPORARY OUTDOOR SPEAKERS ON FENCE AIMED TOWARDS THE WEST (TEMPORARY INSTALLATION FOR TEMPORARY OUTDOOR EVENTS.)
- OUTDOOR SPEAKERS AIMED DOWN AT POOL.

Proposed Facility Design – Open Space Comparison

Existing Open Space Area	Existing Vegetated Area	Proposed Open Space Area	Proposed Vegetated Area
118,790 S. F.	45,160 S. F.	127,085 S.F.	55,745 S.F





Funding

- City approved \$103.1 Million project budget in October, 2014.
- Funding delayed due to drop in oil prices
- Currently the City has enough budgeted to complete the entitlement process and finalize construction documents
- City Staff is developing a strategy to address revenue shortfalls
- Construction cost escalation will affect the total cost
- Cost will not be certain until the design is ultimately approved by the City and Coastal Commission and the project is bid

Environmental Impact Report / Public Comment

Draft Environmental Impact Report (DEIR)

- **Release:** April 13, 2016
- Instructions on how to access to the DEIR will be issued with the Notice of Availability

Planning Commission DEIR Study Session:

- May 5, 2016 at 5:00 PM
- City Council Chambers

Marine Advisory Commission DEIR Study Session:

- May 12, 2016 at 2:30 PM
- Long Beach Yacht Club at 6201 Appian Way

City Council DEIR Study Session

- June 14, 2016 at 4:00 PM
- City Council Chambers

DEIR will be available in hard copy at Main Library and Shore Branch Library.

A Notice of Availability will be distributed publicly, including direct links to access the DEIR online.

Submission of Comments on the DEIR by June 15, 2016:

City of Long Beach
Department of Development Services,
Planning Bureau
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Attention: Craig Chalfant, Planner

Email: craig.Chalfant@longbeach.gov

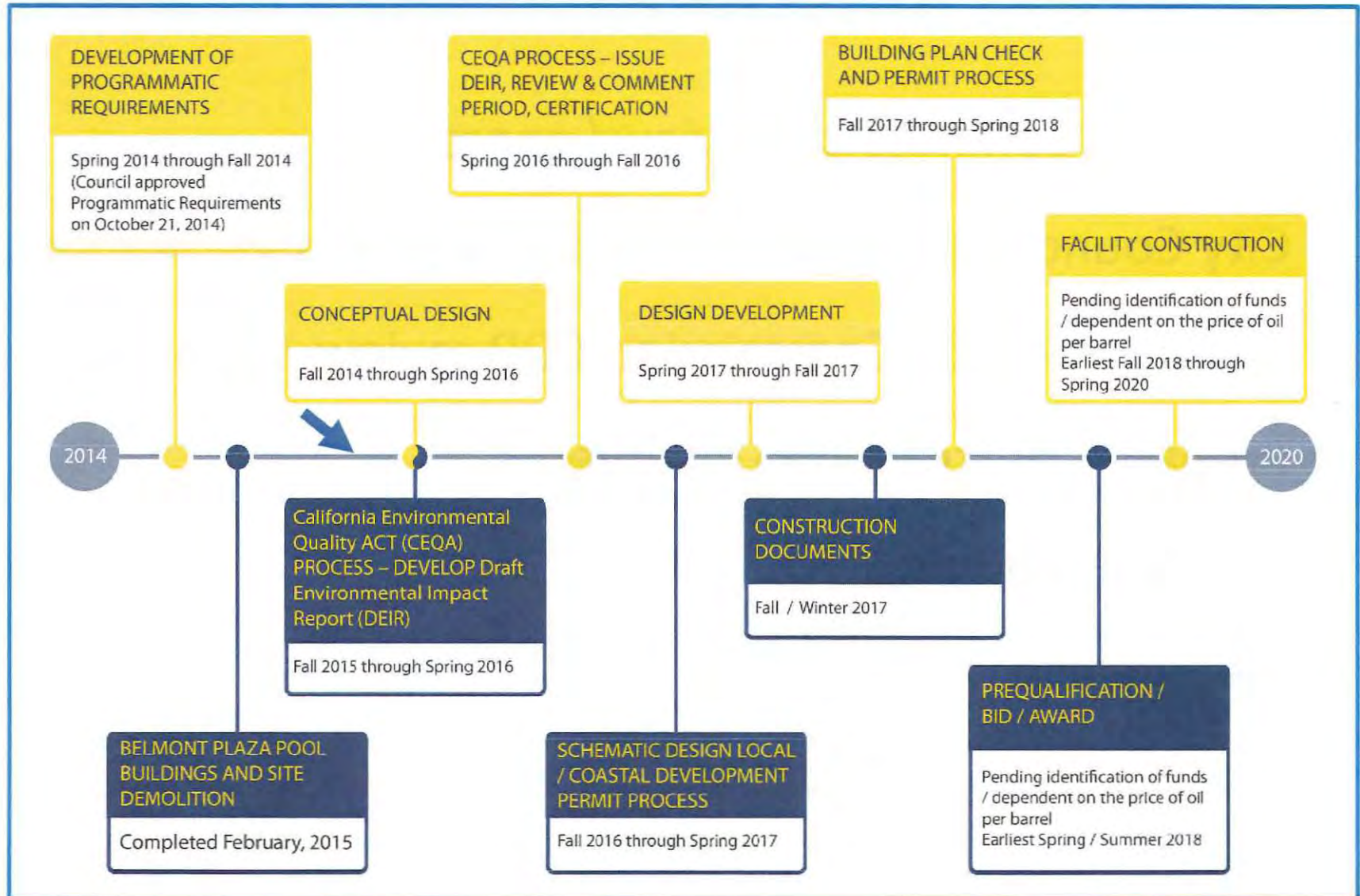
Fax: 562.570.6068



Remaining Project Development Process

- Planning commission review/ approval
- City Council EIR Appeal (if Necessary), Budget Approval
- City and Coastal Commission CDP review / approval
- Prepare Construction Documents
- Identify Funding
- Bid, Award
- Construction, 18 Months

Project Timeline





CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROCESS


BELMONT POOL REVITALIZATION PROJECT EIR





Environmental Impact Report (EIR)

- Initial Study and Notice of Preparation (NOP) were published from April 18 to May 17, 2013
- Revised NOP was published April 9 to May 8, 2014
- Draft EIR was prepared
- Public Review for 65 days: April 13 through June 16, 2016
- Respond to Comments/Final EIR
- Project Approval and EIR Certification

**CITY OF LONG BEACH**
DEPARTMENT OF DEVELOPMENT SERVICES
333 W. Ocean Blvd. Long Beach, CA 90802 (562) 761-6000 FAX: (562) 761-6001

RE-ISSUED NOTICE OF PREPARATION

TO: Agencies, Organizations and Interested Parties

SUBJECT: Re-Issued Notice of Preparation of a Focused Environmental Impact Report for the proposed Belmont Pool Revitalization Project

In compliance with the Guidelines for the California Environmental Quality Act (CEQA) Section 15050, the City of Long Beach is the Lead Agency responsible for preparation of a Focused Environmental Impact Report (EIR) addressing potential impacts associated with the Belmont Pool Project (project) below.

AGENCIES: The purpose of this notice is to serve as a re-issued Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15062, and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project. The original NOP was circulated April 18th, 2013 to May 17th, 2013. Due to revisions in the Project Description, this NOP is being re-issued. Specifically, the indoor component of the pool is increasing from 17,000 square feet (sf) to 18,500 sf and the proposed building would increase from approximately 60,000 gross sf to 110,000 gross sf. Additionally, the proposed outdoor pool surface area would be reduced from approximately 20,000 sf to 17,200 sf. The City of Long Beach requests input on the environmental information that is germane to your agency's statutory responsibility in connection with the proposed project. Your agency may rely on the Draft EIR prepared by the City when considering permits or other approvals for this project.

ORGANIZATIONS AND INTERESTED PARTIES: The City of Long Beach requests your comments and concerns regarding the proposed scope and content of the environmental information to be included in the EIR.

PROJECT TITLE: Belmont Pool Revitalization Project

PROJECT LOCATION: 4000 E Olympic Plaza, Long Beach, CA, 90803

PROJECT DESCRIPTION: The project proposes the replacement of the Belmont Pool Facility with a new pool facility at the same approximate location of the existing Belmont Pool Plaza. The new pool facility would include a new natatorium with diving facilities and new outdoor pool facilities.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT: The proposed project could have potentially significant impacts on the following environmental factors: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions/Climate Change, Hazards and Hazardous Material, Hydrology and Water Quality, Land Use Planning, Noise, Recreation, Traffic and Circulation and Utilities-Service Systems.

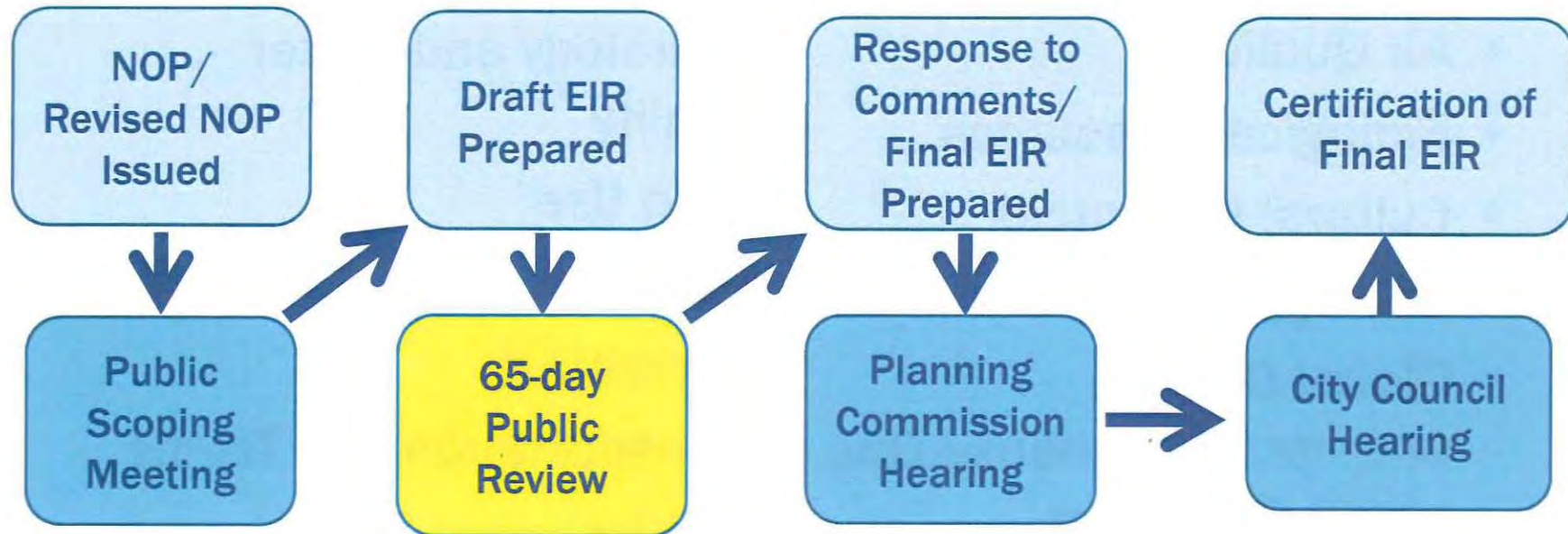


Where are We Now in the CEQA Process?





Where are We Now in the CEQA Process?





Draft EIR Topics Analyzed

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Global Climate Change/Greenhouse Gas (GHG) Emissions
- Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Recreation
- Transportation and Traffic
- Utilities

**ALL IMPACTS MITIGATED TO A
LESS THAN SIGNIFICANT LEVEL**



Less than Significant Impacts

- Aesthetics
- **Air Quality**
- Biological Resources
- Cultural Resources
- Geology and Soils
- **Global Climate Change/Greenhouse Gas (GHG) Emissions**
- Hazardous Materials
- Hydrology and Water Quality
- **Land Use**
- Noise
- **Recreation**
- Transportation and Traffic
- Utilities



Less Than Significant with Mitigation Measures (MM)

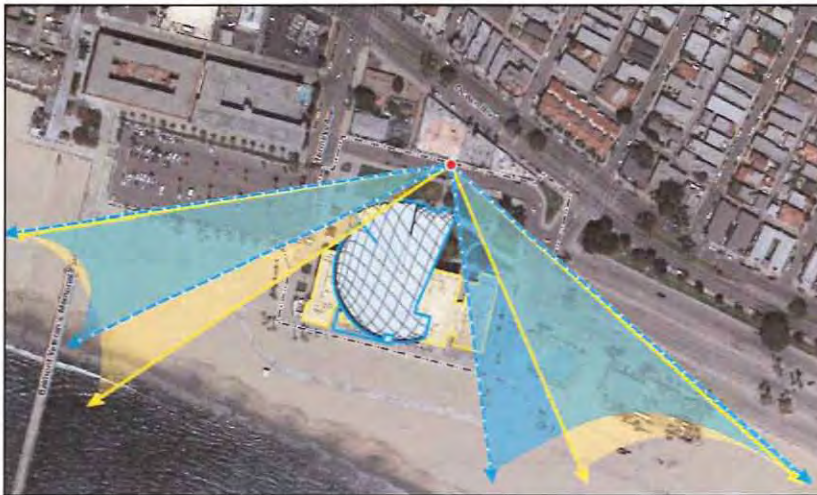
- **Aesthetics (1)**
- **Air Quality**
- **Biological Resources (2)**
- **Cultural Resources (1)**
- **Geology and Soils (1)**
- **Global Climate Change/Greenhouse Gas (GHG) Emissions**
- **Hazardous Materials (2)**
- **Hydrology and Water Quality (5)**
- **Land Use**
- **Noise (3)**
- **Recreation**
- **Transportation and Traffic (2)**
- **Utilities (3)**



Less Than Significant with Mitigation Measures (MM)

Aesthetics:

- Alter views but comparable in mass, scale, and height
- Aligned to increase coastal views
- Structure would be illuminated from the inside – produce glow and not direct light
- Construction fencing could serve as a potential target for graffiti and trash



MM Required: Maintenance of Construction Barriers



Less Than Significant with Mitigation Measures (MM)

Biological Resources:

- No sensitive natural communities or special-status plant species
- May interfere with nesting birds

MMs required:

- (1) Avoid impacts to nesting birds (Jan. 15 to Sept. 1)
- (2) Obtain a tree removal permit



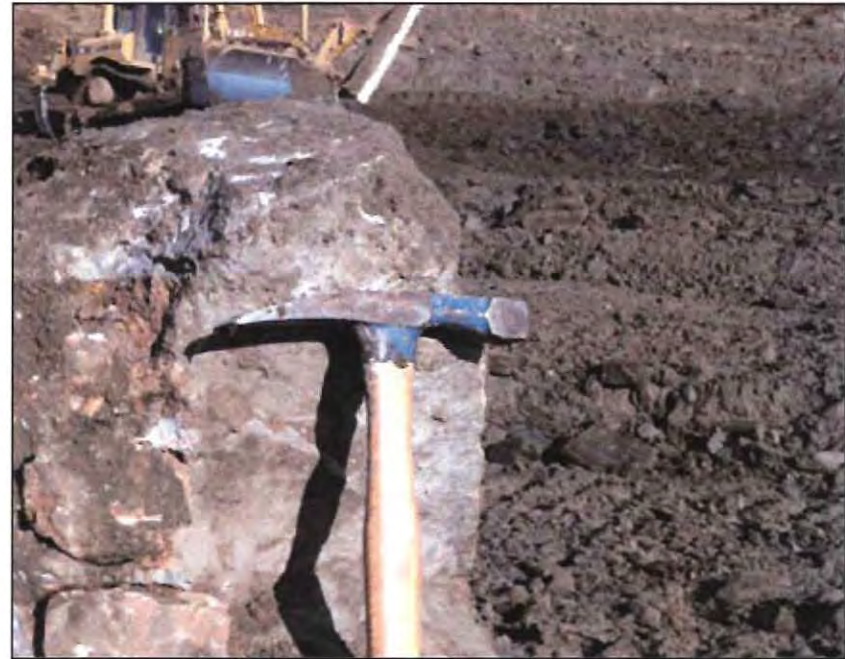


Less Than Significant with Mitigation Measures (MM)

Cultural Resources:

- No known resources

**MM required:
Retain an on-call
paleontologist for activities
below 23 feet**





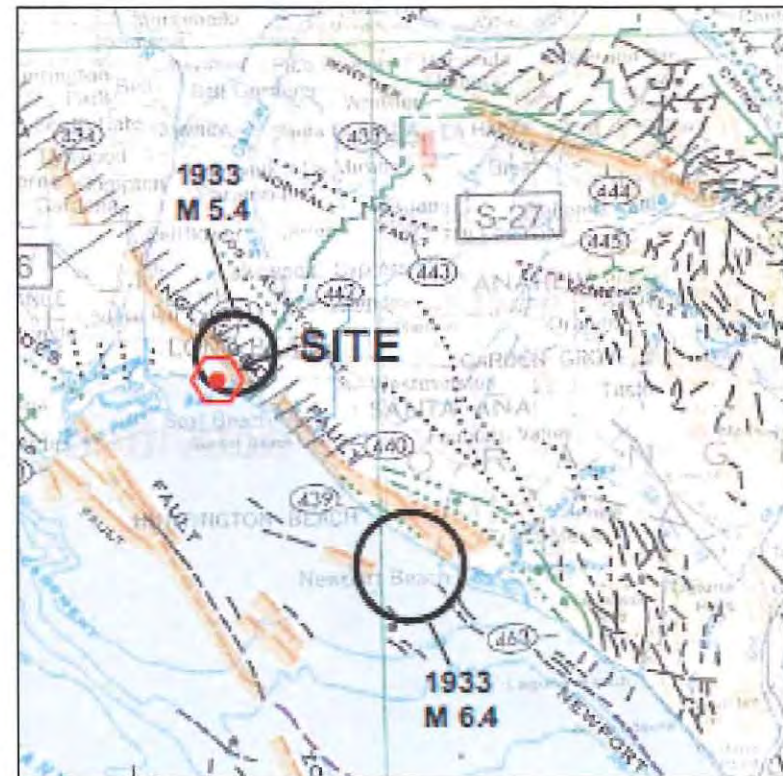
Less Than Significant with Mitigation Measures (MM)

Geology and Soils:

- No geological hazards and Project is feasible

MM required:

Require conformance
with recommendations
in Geotechnical Study





Less Than Significant with Mitigation Measures (MM)

Hazards and Hazardous Materials:

- Not on any hazardous materials sites
- No unusual use of hazardous materials during construction or operation
- Would comply with applicable regulations

MMs required:

- (1) Contingency Plan for unknown hazardous materials during construction
- (2) Predemolition surveys for potential asbestos-containing materials and lead



Less Than Significant with Mitigation Measures (MM)

Hydrology and Water Quality:

- Potential for soil erosion during construction and dewatering
- (1) Compliance with General Construction Permit**
- (2) Obtain Groundwater Discharge Permit**
- Decreases impervious area, but potential pollutants in runoff
- (3) Prepare Standard Urban Stormwater Mitigation Plan**
 - Drainage patterns would change
- (4) Prepare Hydrology Report**
 - Eastern half of site in Flood Zone A
- (5) Require a floodplain report**



Less Than Significant with Mitigation Measures (MM)

Noise:

- Heavy construction equipment could cause noise impacts

MMs required:

- (1) Standard conditions for construction equipment**
- (2) Preconstruction Community Meeting**

- Normal operations would not impact sensitive uses, but special events at outdoor pool could impact such uses

MM required:

- (3) Reduce noise levels from the outdoor speakers to a level below City standards.**



Less Than Significant with Mitigation Measures (MM)

Traffic:

- No construction traffic impact, but MM required to ensure adequate emergency access

MM required:

Traffic Management Plan

- All study intersections would operate at an acceptable Level of Service (LOS); however, large events would require mitigation

MM required: Event Traffic Management Plan





Less Than Significant with Mitigation Measures (MM)

Utilities and Service Systems:

- No new major facilities required

**MM required: Hydrology MMs
(Groundwater Discharge Permit,
SUSMP, Hydrology Report) to
reduce impacts**

- Potential to encounter
groundwater during construction

MM required: Dewatering Permits

- Change in drainage patterns.
New stormwater Best
Management Practices (BMPs)
require an operations and
maintenance plan

**MM required: Hydrology MMs
(SUSMP and Hydrology Report)**

- Increase in water demand =
0.027% of LBWD water supply
in 2015 and within available
and projected water supplies of
UWMP
- Less than significant impacts to
electricity and natural gas



Off-Site Alternatives Considered But Rejected

- **The Harry Bridges Memorial Park**
 - Parkland mitigation for the Aquarium and Rainbow Harbor
 - Federally Funded – Must be used for outdoor recreation
- **The Queen Mary Site (Pier J)**
 - Current lease to private operator expires in 40 years
- **“Elephant Lot” at Long Beach Convention Center**
 - Current lease expires in 2030



Alternatives Considered

- **Alternative 1: No Project/No New Development**
- **Alternative 2: Maintain Temporary Pool with Ancillary Uses**
- **Alternative 3: Outdoor Diving Well**
- **Alternative 4: Reduced Project – No Outdoor Components**
- **Alternative 5: Reduced Project – No Diving Well and No Outdoor Components**

Project Objectives

- **Replace the former Belmont Pool facility with a state-of-the-art aquatic facility to continue to serve as a recreational and competitive venue for the community, City, region, and State.**
- Redevelop the City-owned site of the former Belmont Pool with **similar aquatic recreational purposes**, consistent with the original ballot measure;
- Replace the former Belmont Pool with a **more modern facility** that better meets the needs of the local community, region, and State's recreational and competitive swimmers, divers, aquatic sports participants, and additional pool users due to the tremendous demand for these services in the local community, region, and State;
- **Minimize the time period** that the community is without a permanent recreation and competitive pool facility;
- Provide a facility that supports recreation, training, and all **competitive events for up to 4,250 spectators** (1,250 permanent interior seats, up to 3,000 temporary exterior seats);
- **Increase programmable water space** for recreational swimming to minimize scheduling conflicts with team practices and events;
- **Provide a signature design** in a new pool complex that is distinctive, yet appropriate for its seaside location;
- Accommodate swimming, diving, and water polo national/international events by reflecting **current competitive standards**, in accordance with FINA regulations;
- Operate a pool facility that would **generate revenue** to help offset the ongoing operations and maintenance costs;
- Implement the **land use goals of Planned Development PD-2**;
- Provide a facility that **maximizes sustainability and energy efficiency** through the use of selected high performance materials;
- **Minimize view disruptions** compared to the former Belmont Pool facility;
- Maximize **views to the ocean from inside** the facility;
- Locate the pool in an area that **serves the existing users**;
- Design the passive open space with **drought tolerant and/or native landscaping** and include areas suitable for general community use; **Maintain or increase the amount of open space** compared to the former Belmont Pool facility.



Alternatives Considered

Alternative 1: No Project/No New Development

- **No changes to the existing land uses and conditions on the Project site**
- **No new development on the Project site**
- **Temporary pool located in the parking area would continue to operate, but no new pool facilities or open space would be constructed**
- **The existing backfilled sand area would remain unchanged**



Alternatives Considered

Alternative 2: Maintain Temporary Pool with Ancillary Uses

- **Improvements to construct a permanent foundation and permanent administrative and support facilities (lockers, restrooms, snack bar) consistent with the temporary pool configuration**
- **Existing backfilled sand area would be removed and the open space park area would be expanded**



Alternatives Considered

Alternative 3: Outdoor Diving Well

- Similar to the Project, but would locate the diving well outside the proposed enclosed pool facility
- Allows the building height to be reduced
- All other components would be included in this alternative, allowing similar programming and events to occur at the site



Alternatives Considered

Alternative 4: Reduced Project – No Outdoor Components

- Eliminates the outdoor pool and reduces the footprint of the pool structure
- Open space and park areas would be increased
- Many of the facility amenities would remain, and the indoor pool components would remain the same as the Project
- A height variance would still be required because the diving well would still be located within the structure



Alternatives Considered

Alternative 5: Reduced Project – No Diving Well and No Outdoor Components

- Similar to Alternative 4, but would eliminate the indoor diving well along with the outdoor pool facilities. Reduces the footprint and height of the pool structure and increases open space and park areas
- Height variance would still be required under this alternative because the existing height limitation is 30 feet



How to Comment on the Draft EIR

Online:

http://www.lbds.info/planning/environmental_planning/environmental_reports.asp

Libraries:

Long Beach Main Library
101 Pacific Avenue
Long Beach, California 90802

Bay Shore Neighborhood Library
195 Bay Shore Avenue
Long Beach, California 90803

Submit written comments by June 16, 2016, to:

Craig Chalfant, Senior Planner
City of Long Beach

Development Services/Planning Bureau
333 West Ocean Boulevard, 5th Floor
Long Beach, California 90802

* Email: craig.chalfant@longbeach.gov