

Belmont Beach & Aquatics Center

Planning Commission
Study Session

May 5, 2016



Project History

January 10, 2013 Belmont Plaza Pool closed

December 19, 2013

Temporary pool opens

March 4, 2014

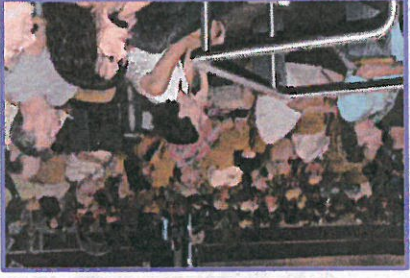
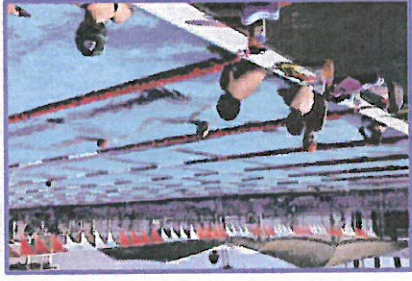
Council approves contract for design team of permanent pool

July – Sept 2014

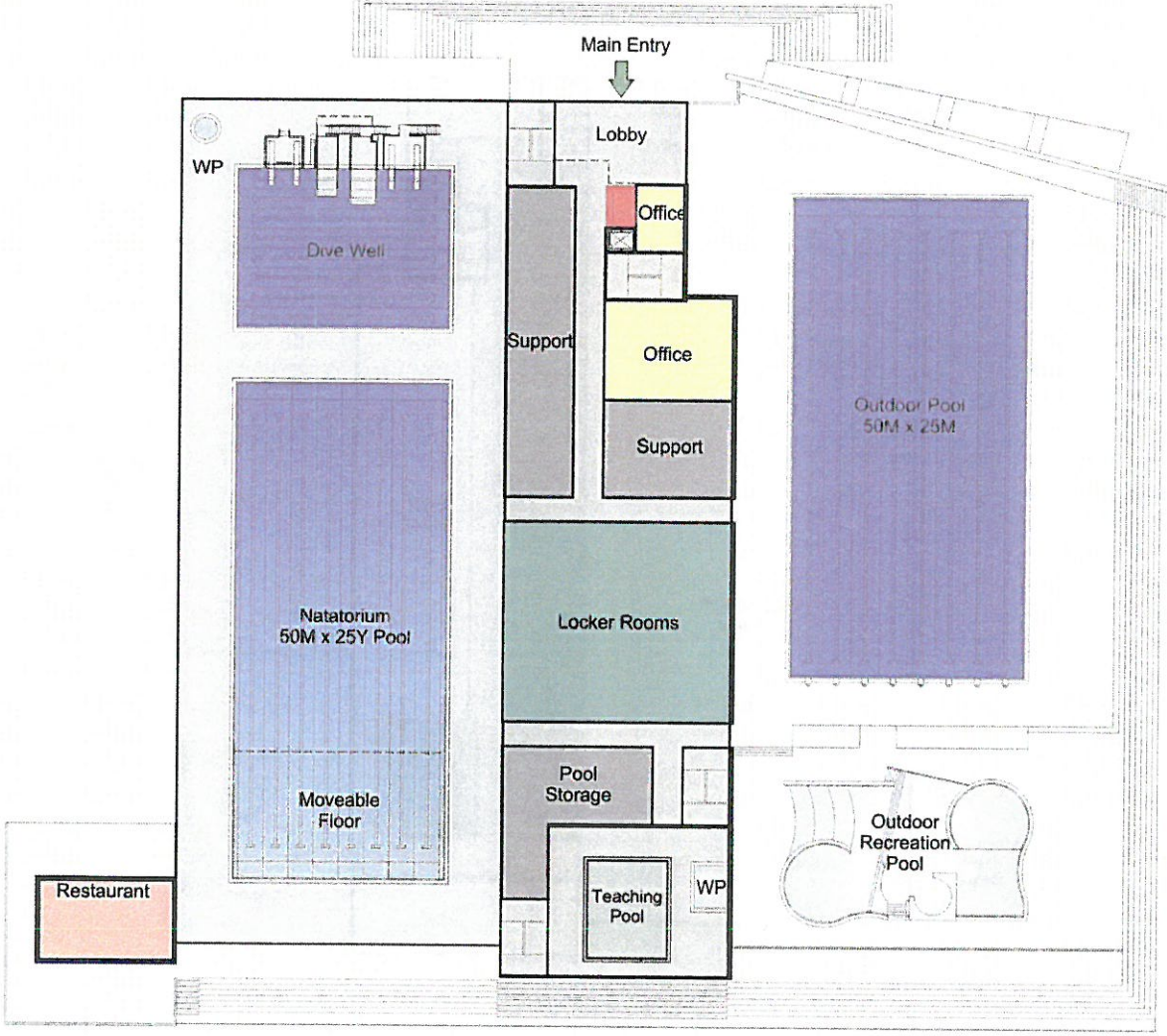
Stakeholder Advisory Committee drafts recommendations & hosts public input session

October 21, 2014

City Council approves baseline programmatic requirements

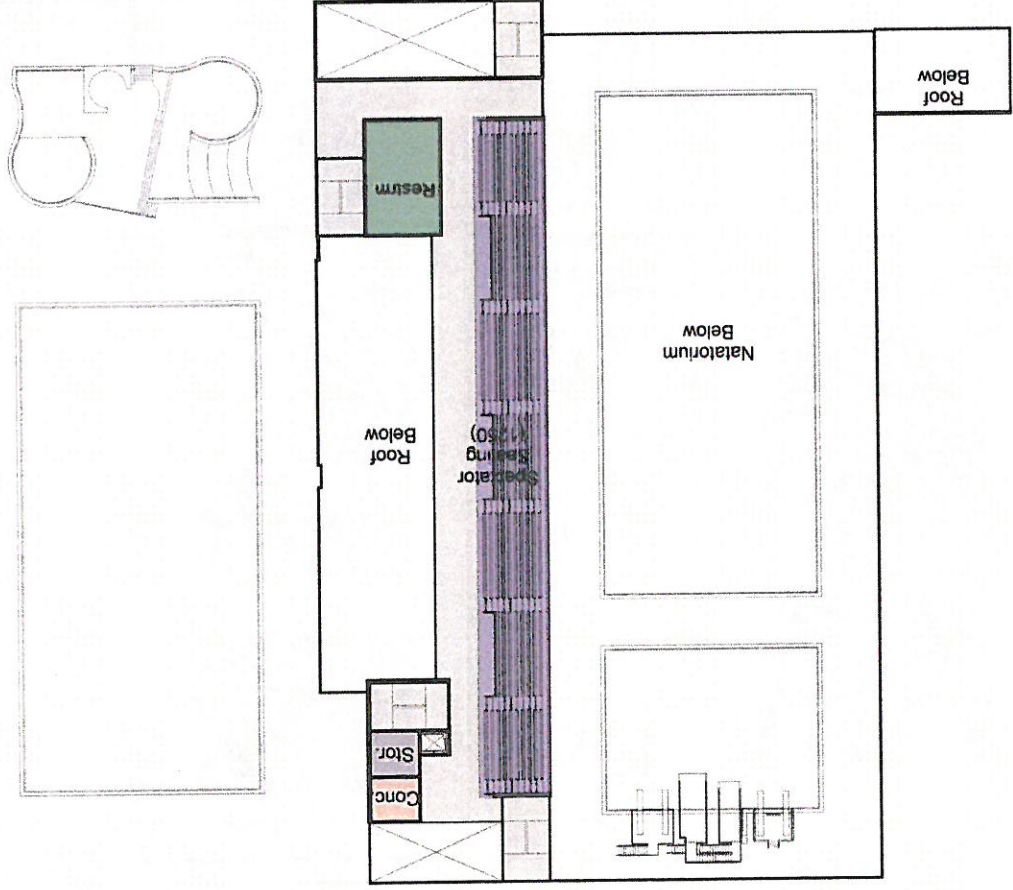


Approved Baseline Programmatic Requirements



First Floor / Lower Level

Approved Baseline Programmatic Requirements



2nd Floor

Project History (cont'd)

August 2014

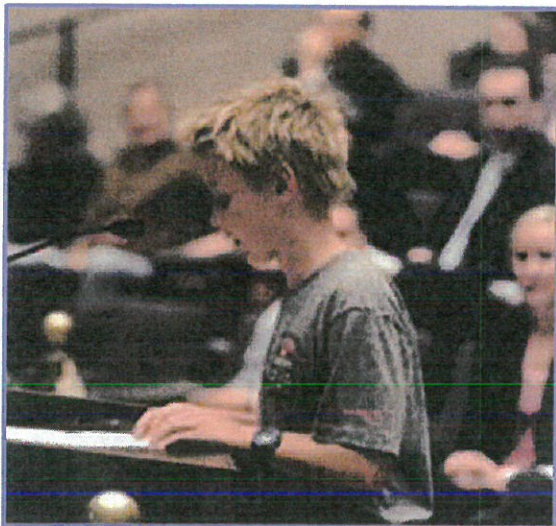
Approval for existing facility demolition

May 2015

Public Meeting & Design Survey

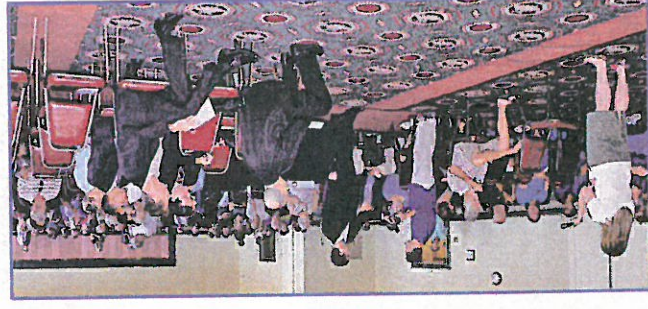
Spring 2015 – Spring
2016

Concept design development, Draft
Environmental Impact Report Preparation (DEIR)



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

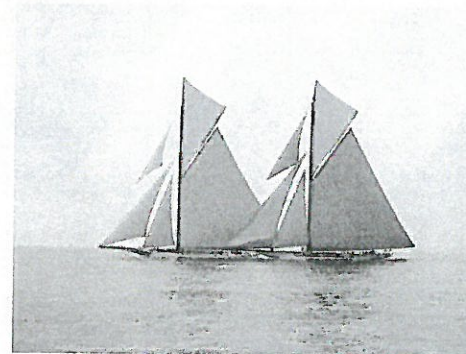
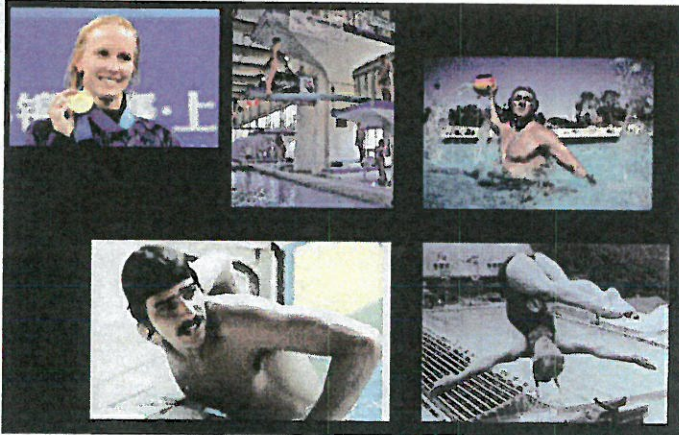
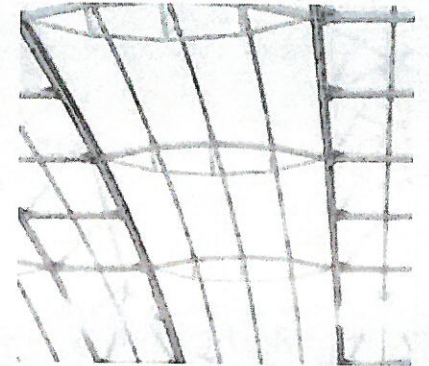
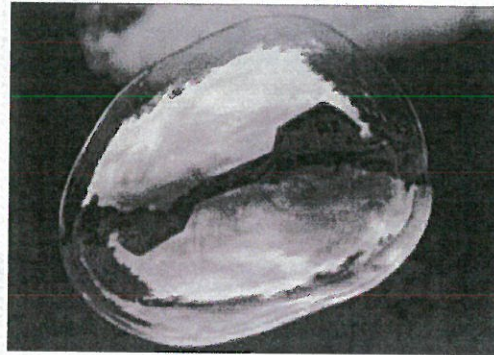
Create a facility unlike any municipal aquatics facility on the West Coast:

- 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

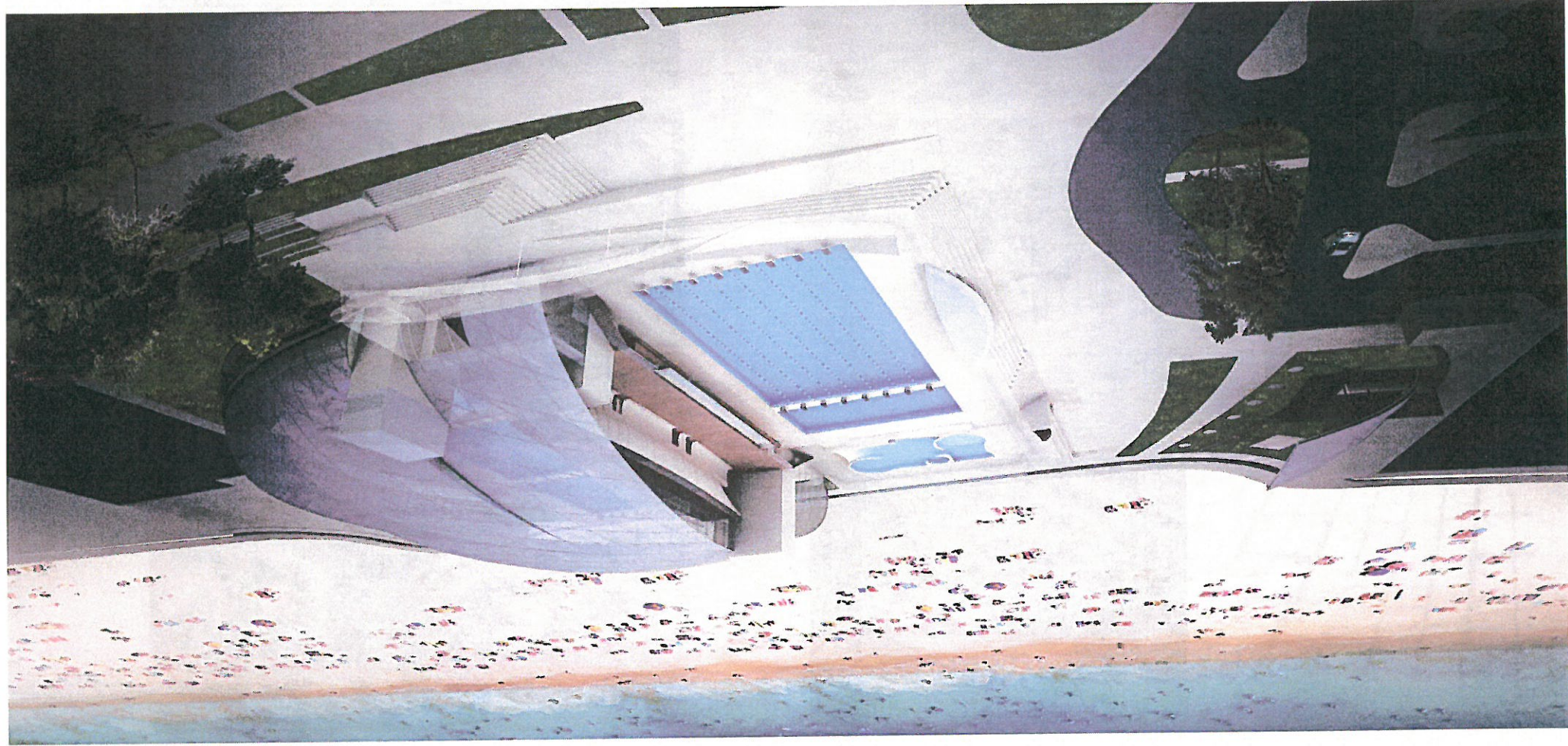
Architect's Challenge

- 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

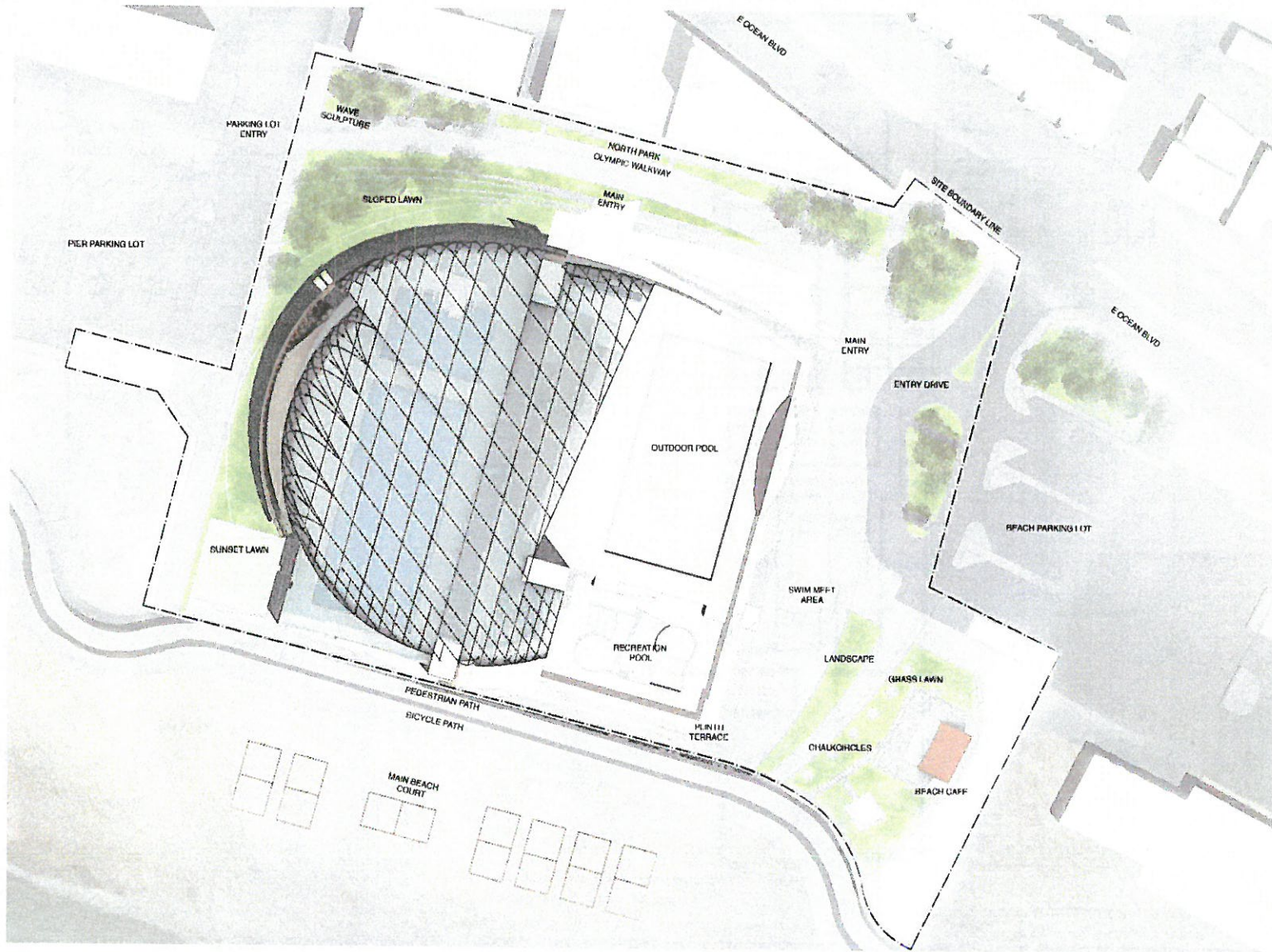


Proposed Facility Design



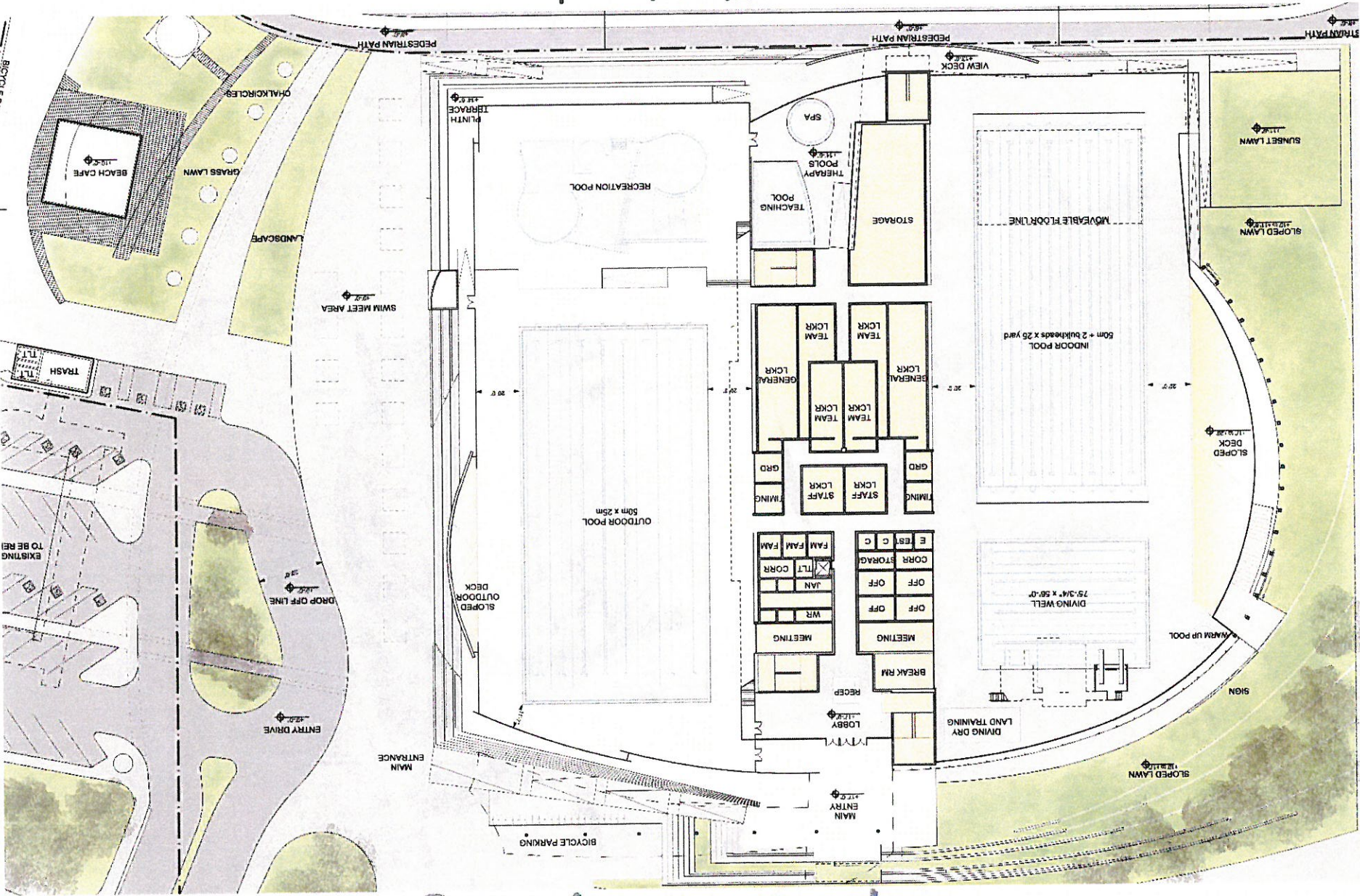
Looking South from Above Olympic Plaza

Proposed Facility Design



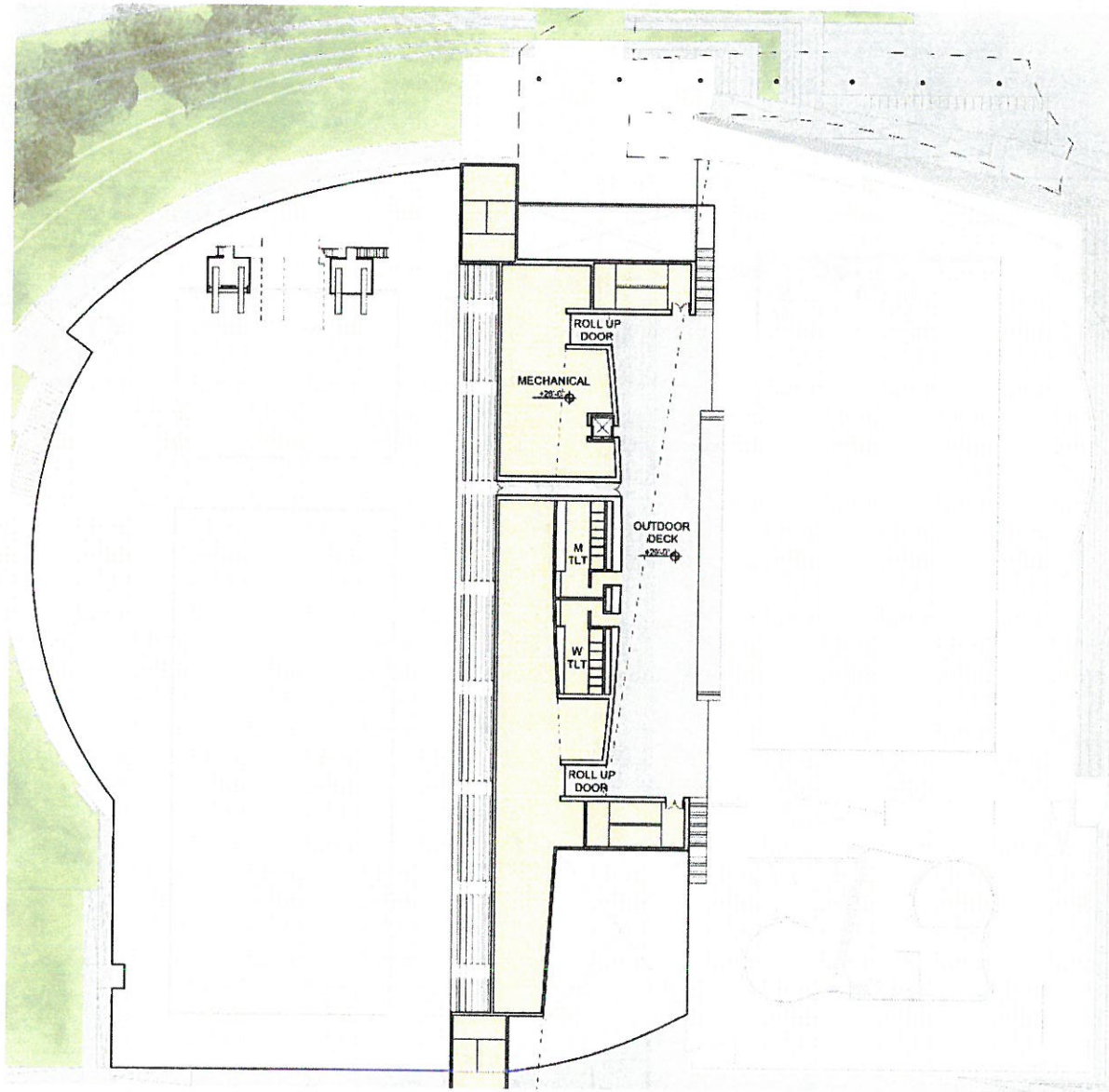
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Site Plan

Proposed Facility Design



First Level

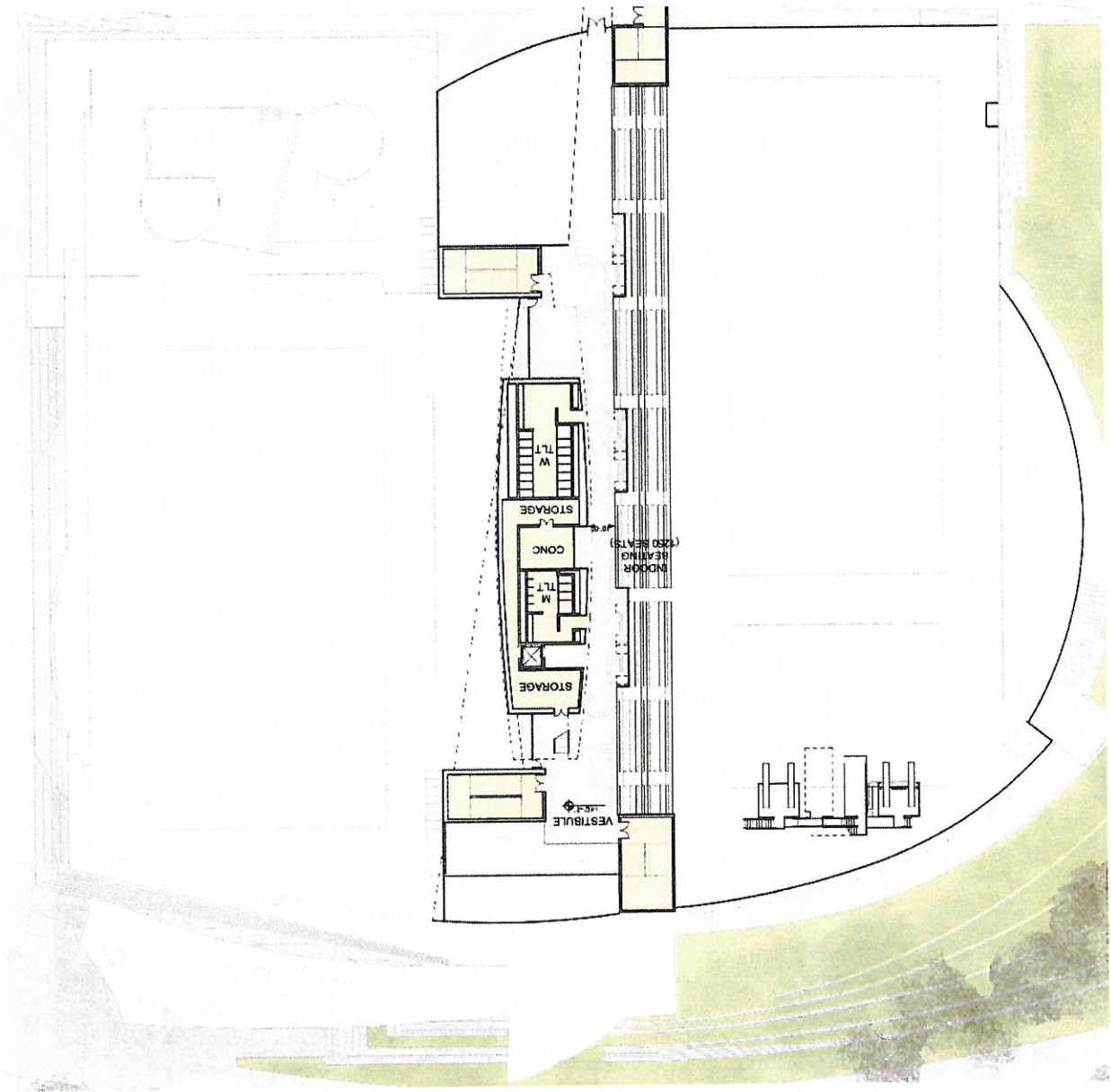
Proposed Facility Design



First Level Mezzanine



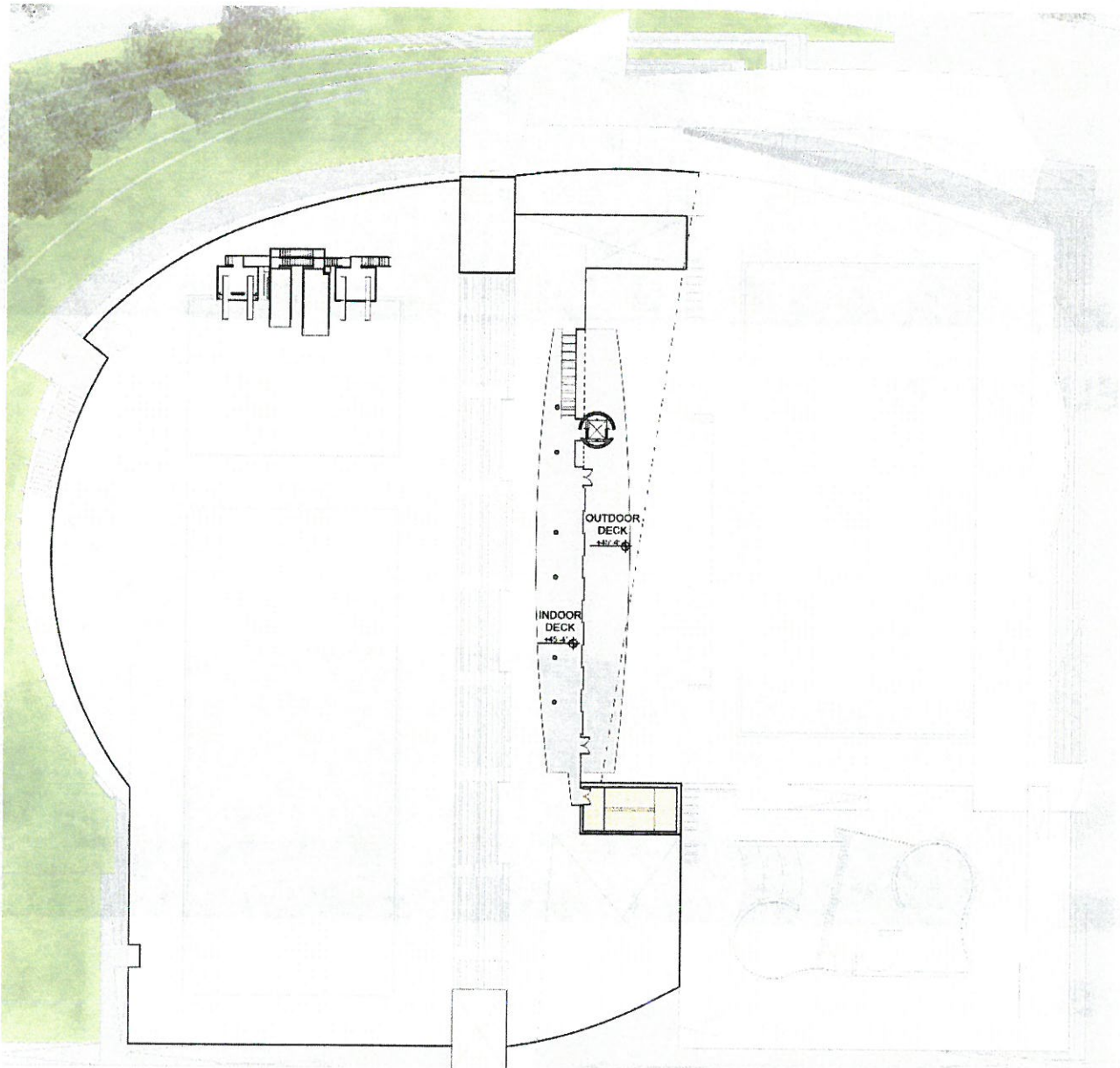
Proposed Facility Design



Second Level

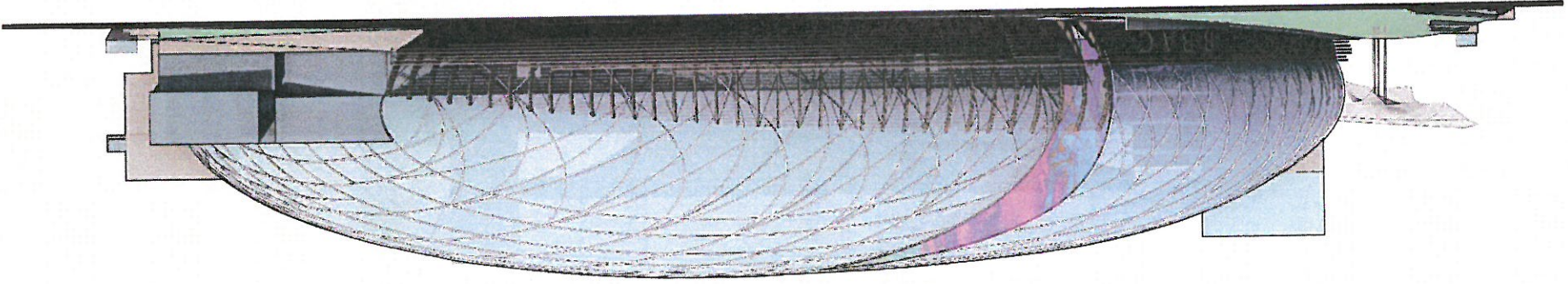


Proposed Facility Design

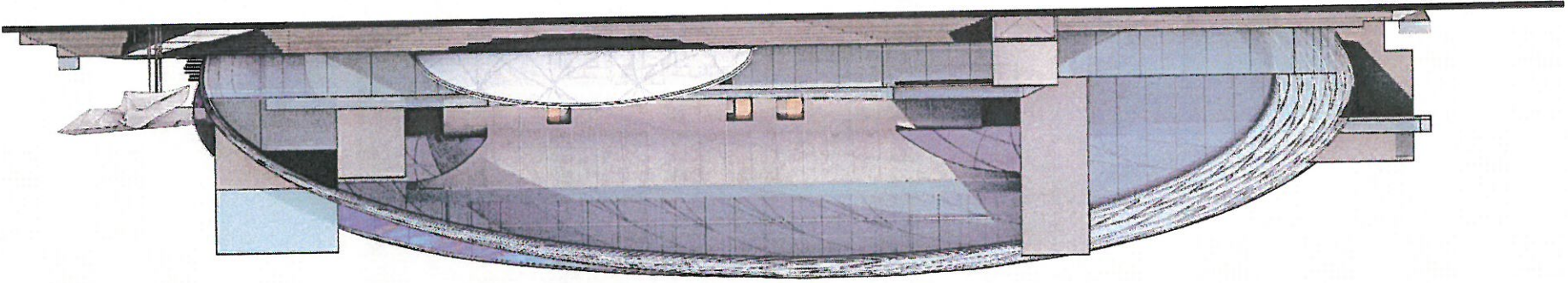


Second Level Mezzanine

WEST ELEVATION



EAST ELEVATION



Proposed Facility Design



Proposed Facility Design

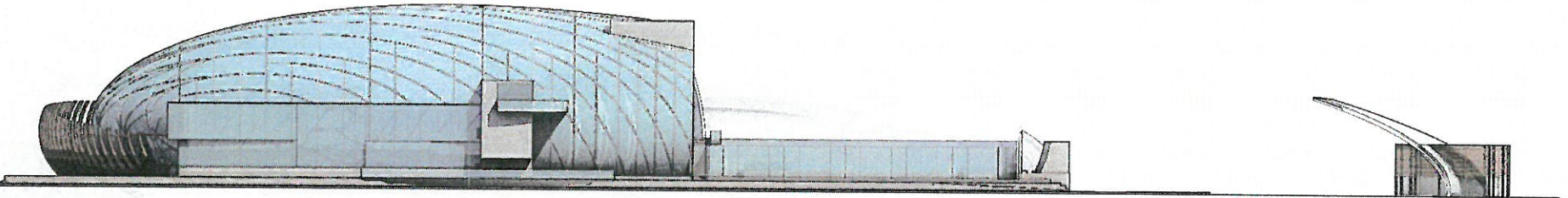
ROOF
+ 75'

SECOND MEZZ
+ 33'-4"

SECOND LEVEL
+ 23'-4"

FIRST MEZZ
+ 12'-0"

PLINTH
+ 0'
GROUND
+ 0'-0"



SOUTH ELEVATION

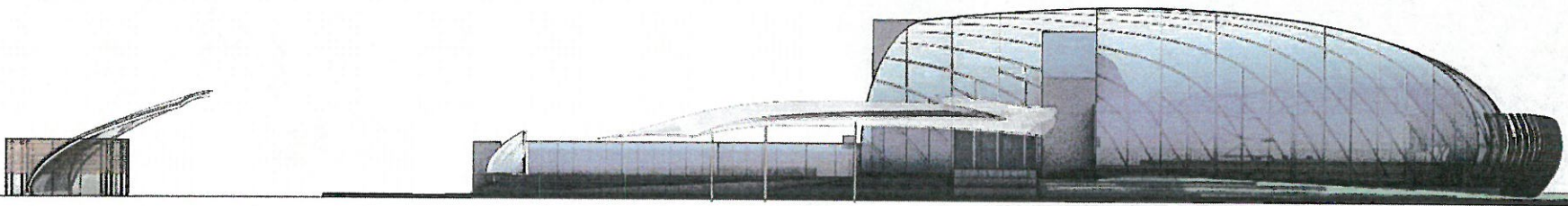
ROOF
+ 75'

SECOND MEZZ
+ 33'-4"

SECOND LEVEL
+ 23'-4"

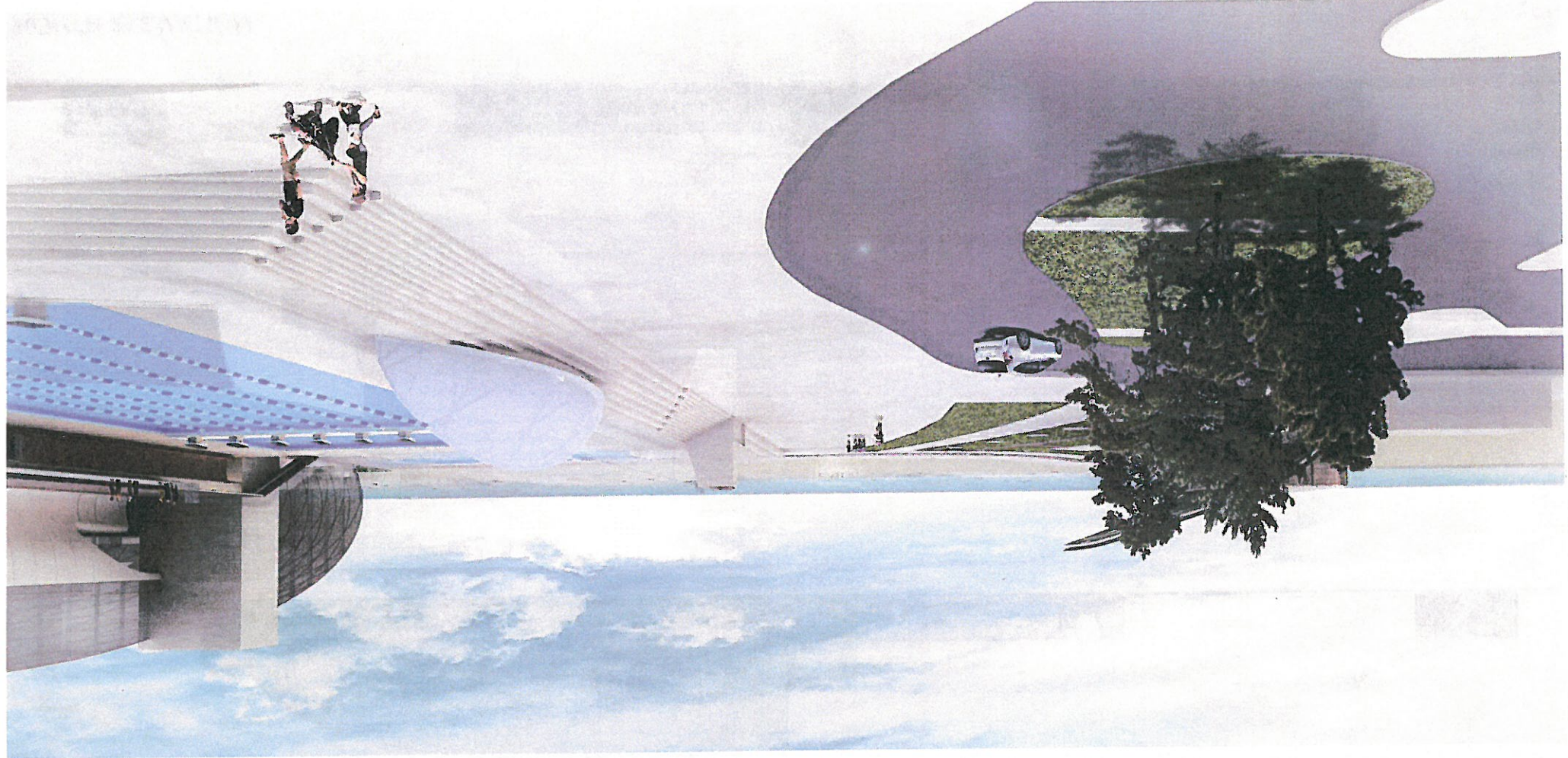
FIRST MEZZ
+ 12'-0"

PLINTH
+ 0'
GROUND
+ 0'-0"



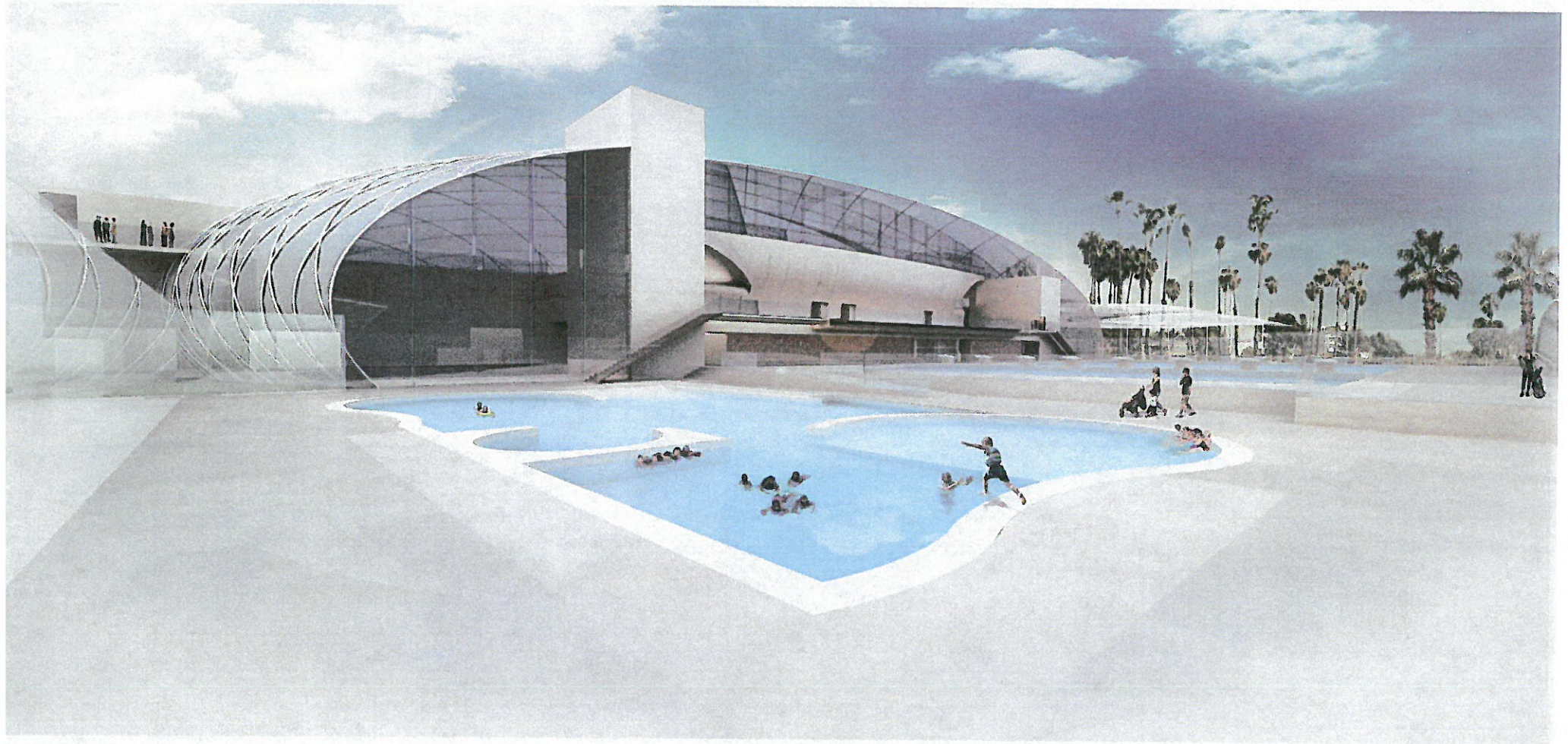
NORTH ELEVATION

Proposed Facility Design



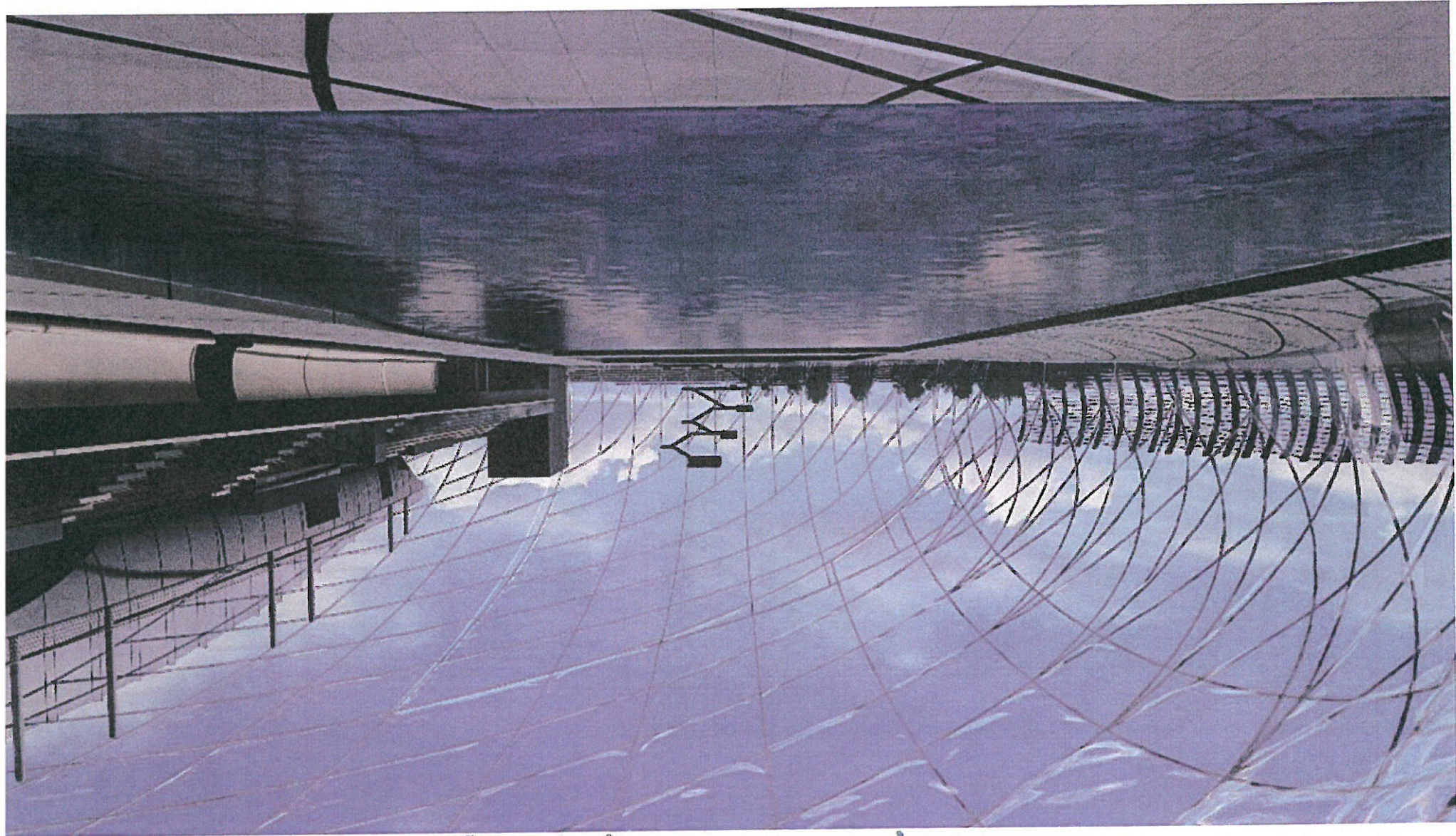
Looking South from Olympic Plaza at Bennett

Proposed Facility Design



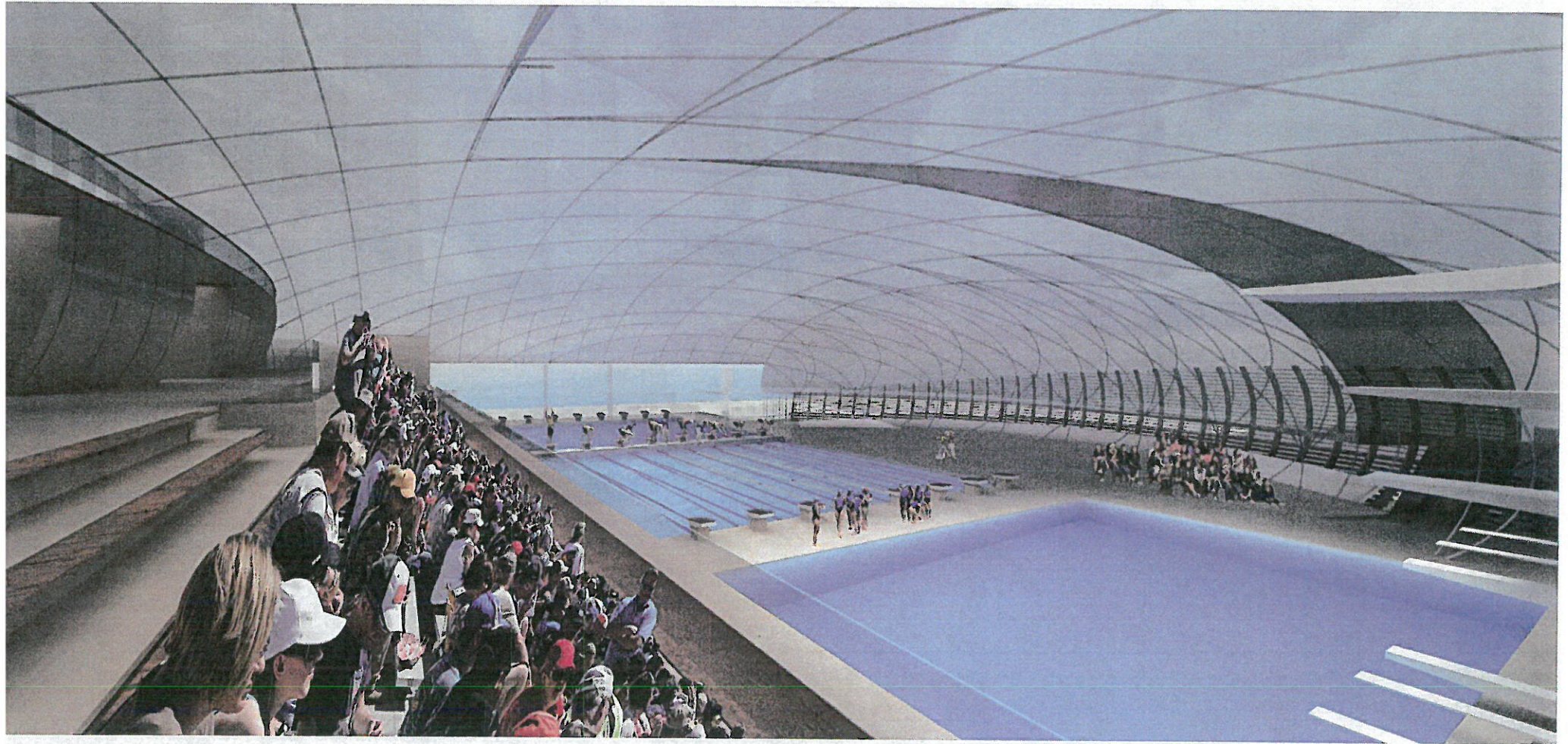
View from the Southeast – Outdoor Pool Deck

Proposed Facility Design



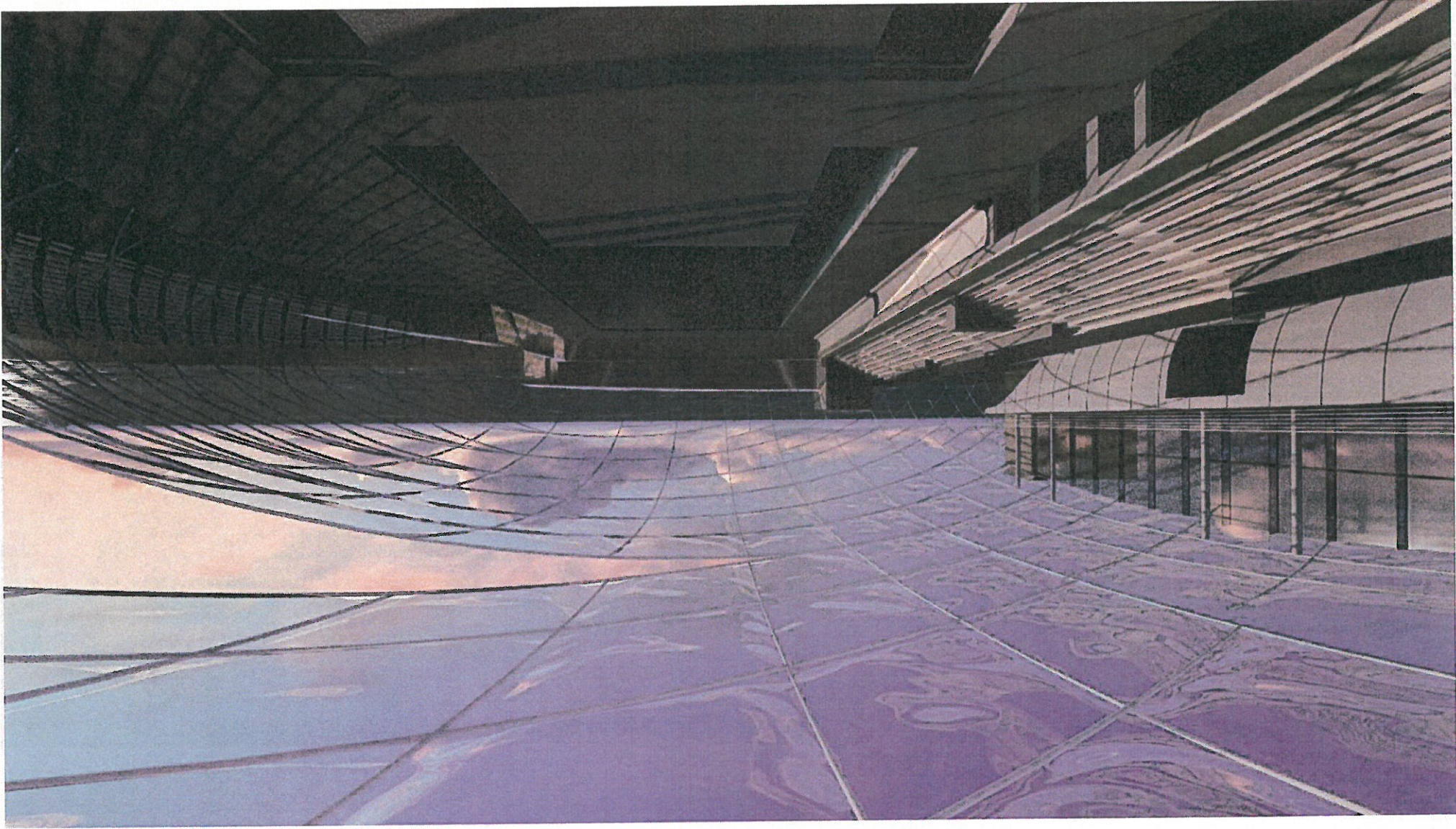
View from the South – Indoor Pool Deck

Proposed Facility Design



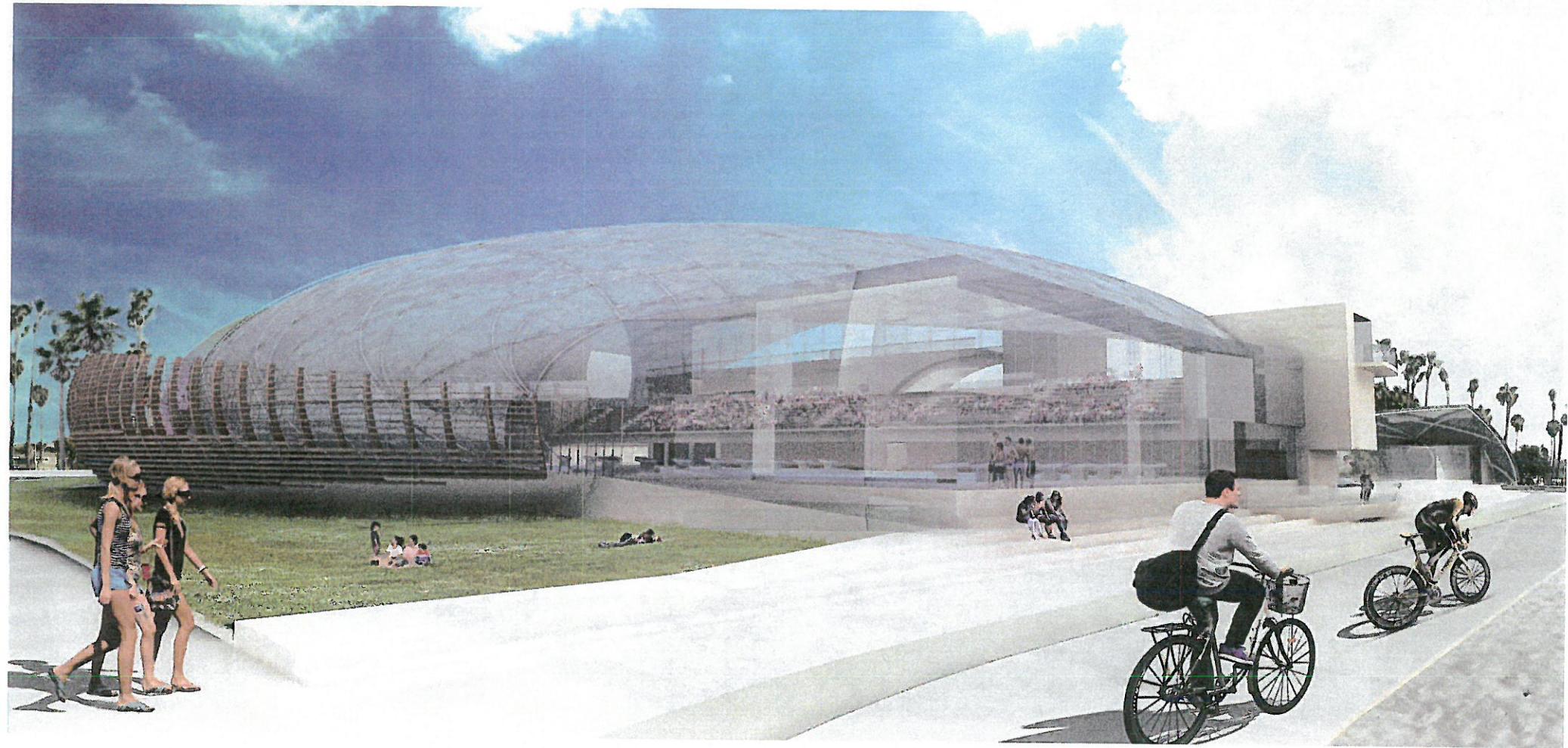
Looking West from the Indoor Pool Spectator Seating

Proposed Facility Design



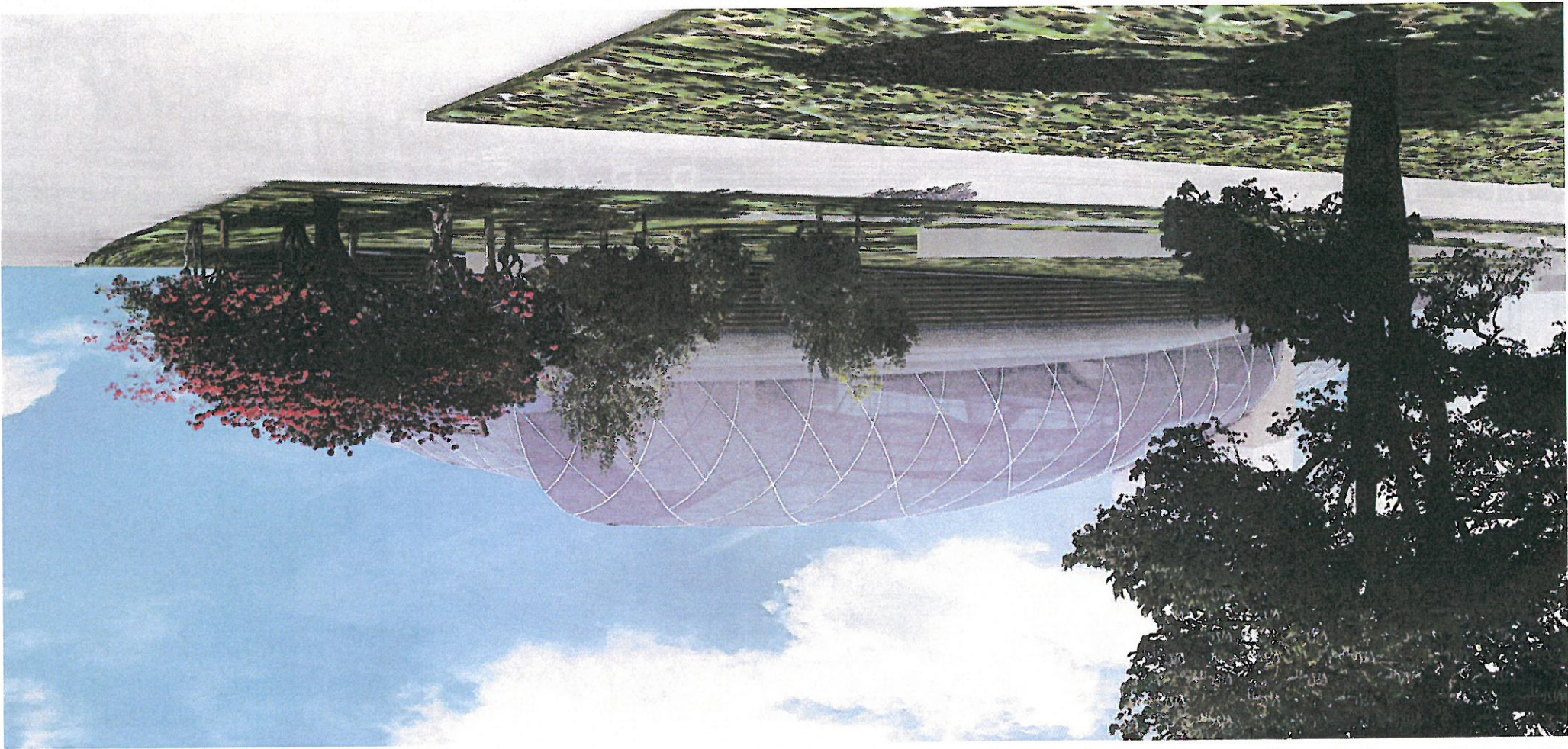
Looking South from the 10 Meter Diving Platform

Proposed Facility Design



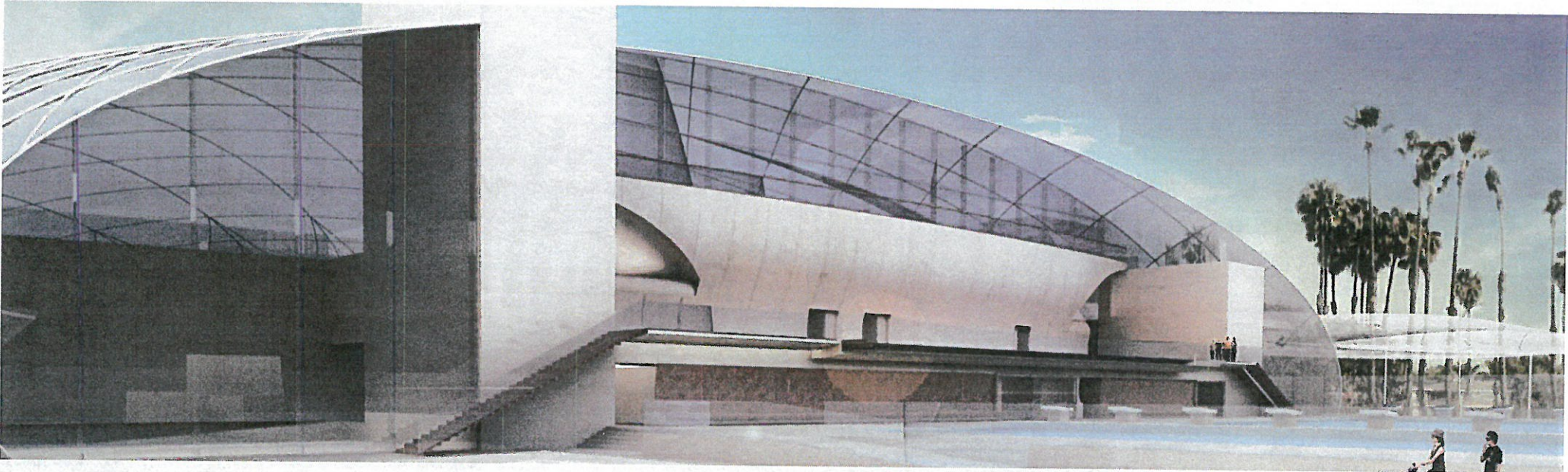
View from the Beach

Proposed Facility Design



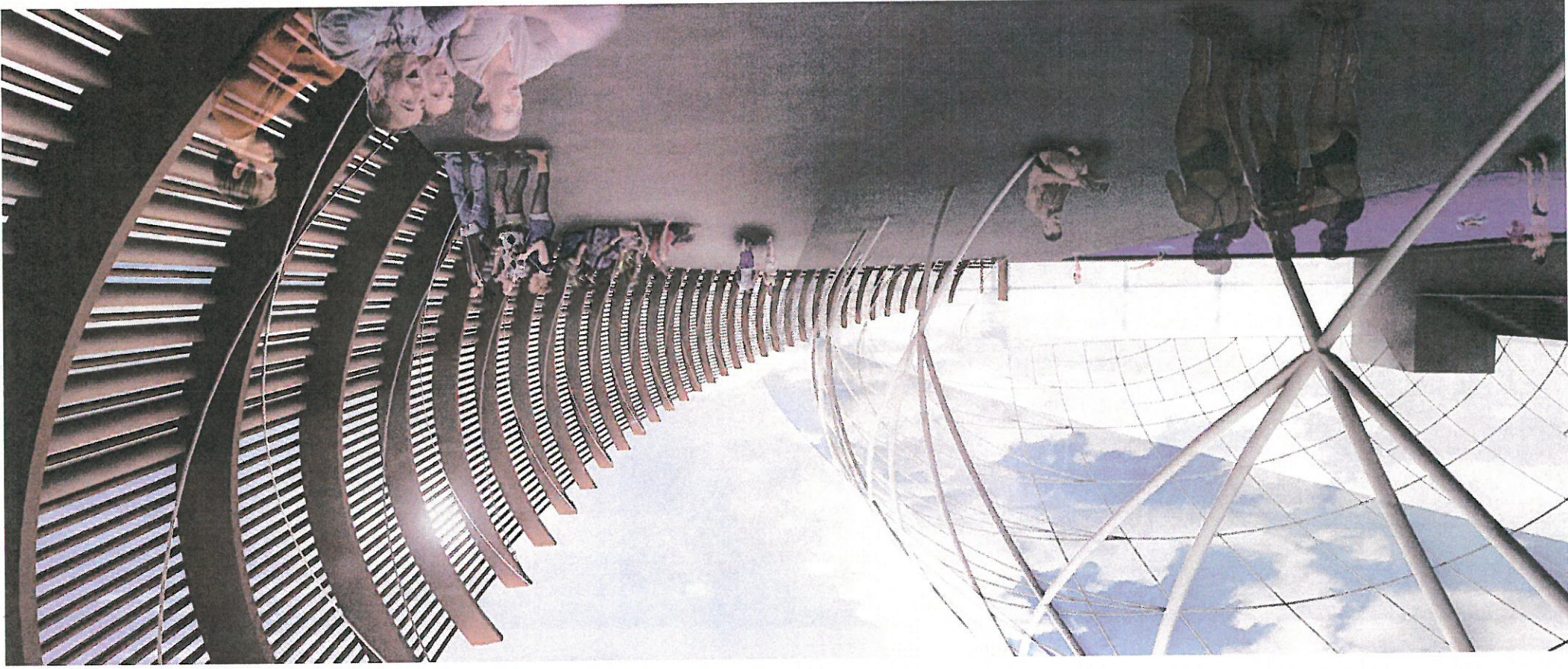
View from the Belmont Pier Parking Lot

Proposed Facility Design



1st Level Mezzanine – Outdoor Pool

Proposed Facility Design



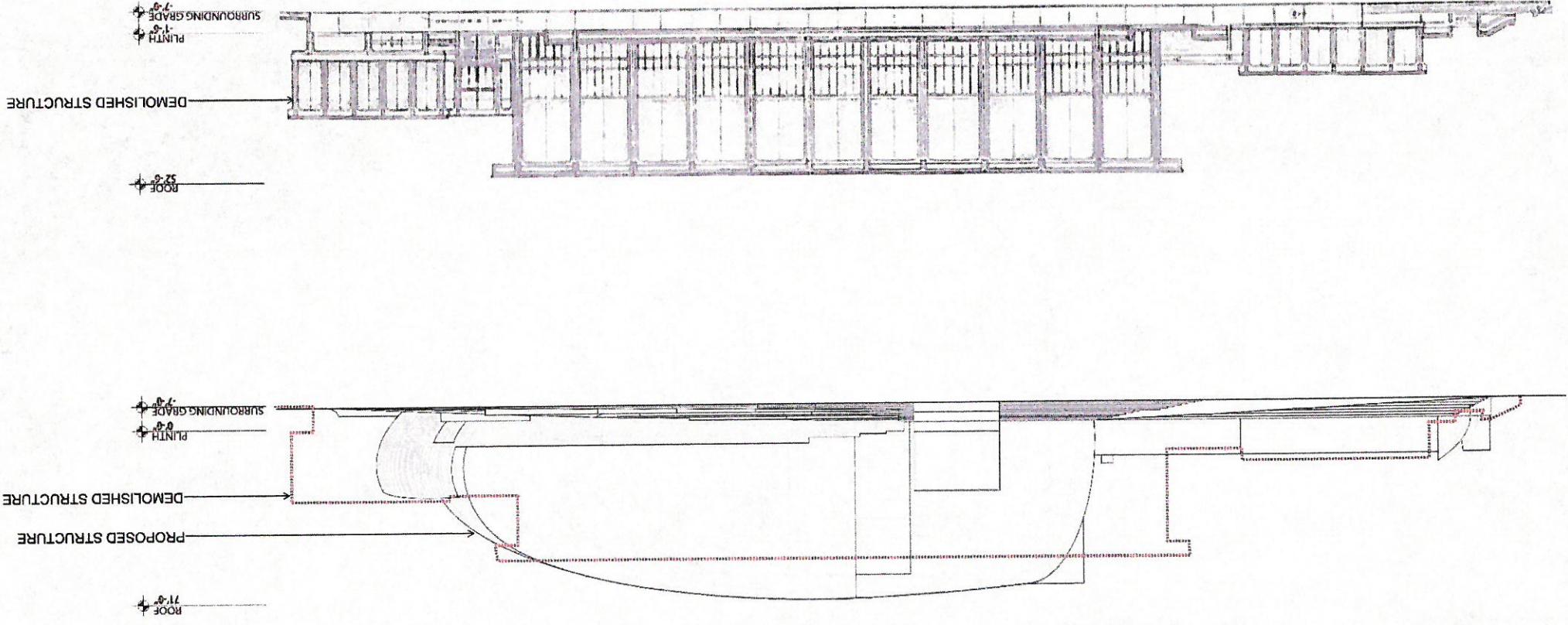
Viewing Patio on East Side of Natatorium

Proposed Facility Design

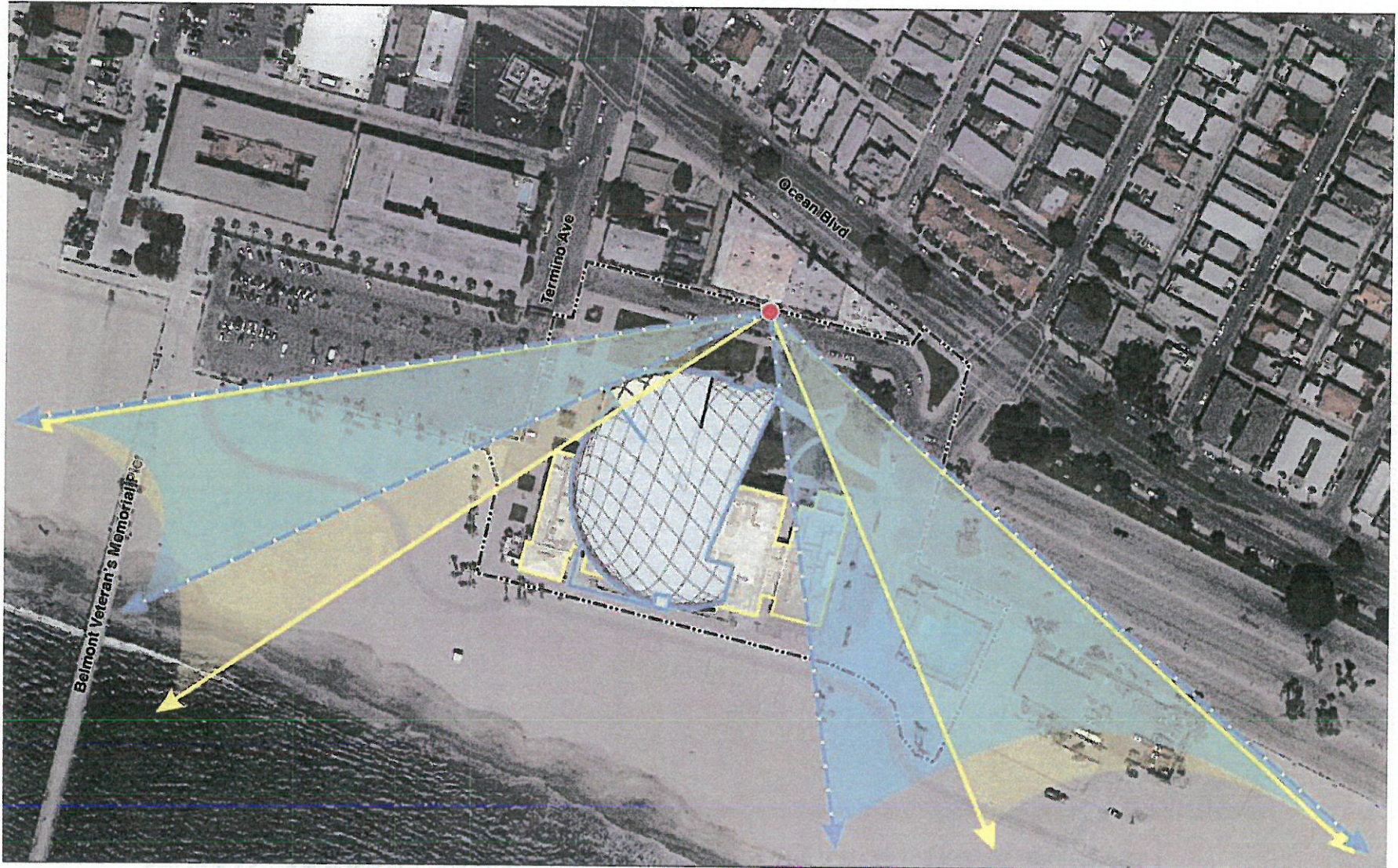


View from the Ocean at Night

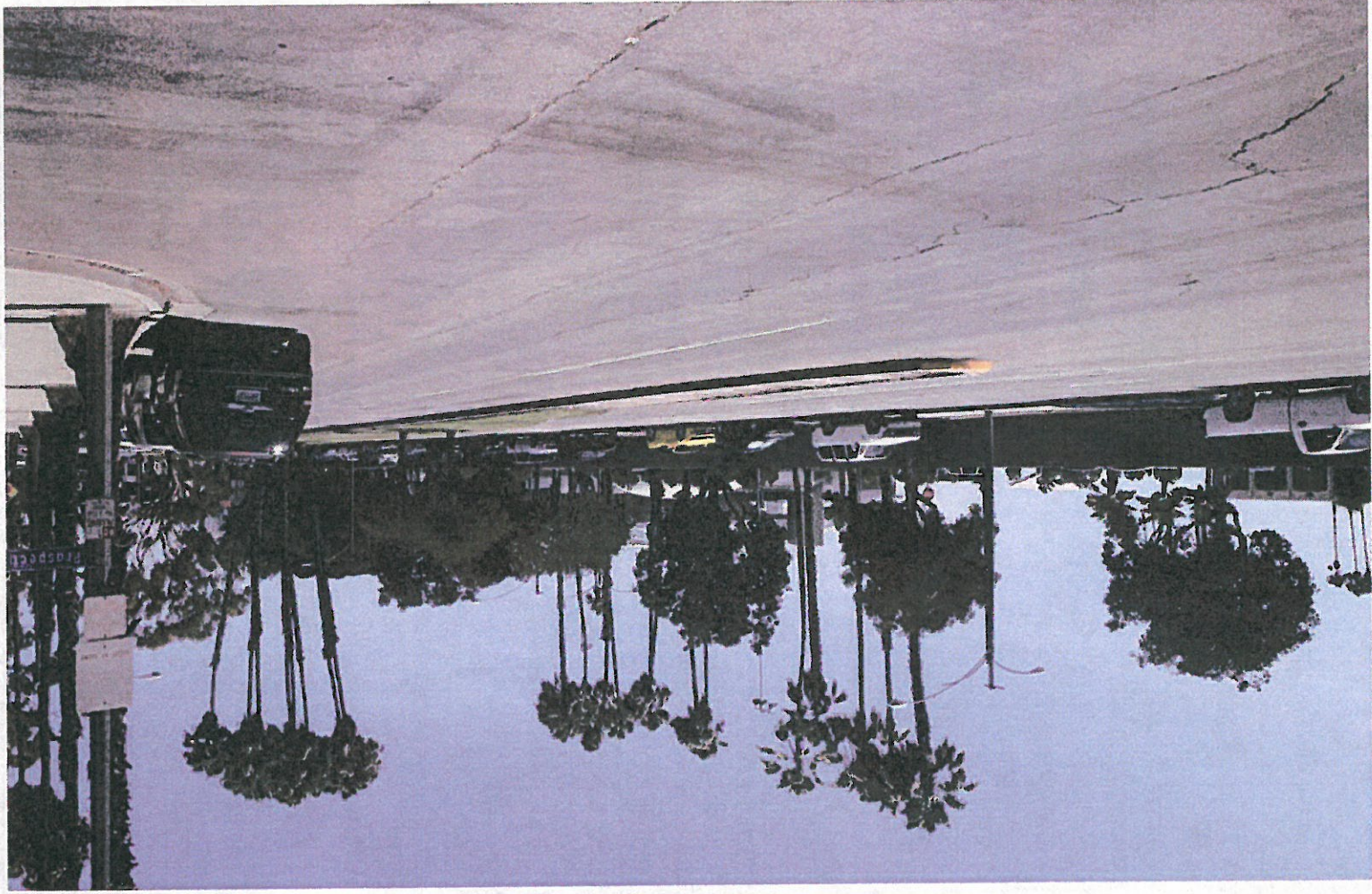
Proposed Facility Design Elevation Comparison



Proposed Facility Design Pre and Post Viewsheds



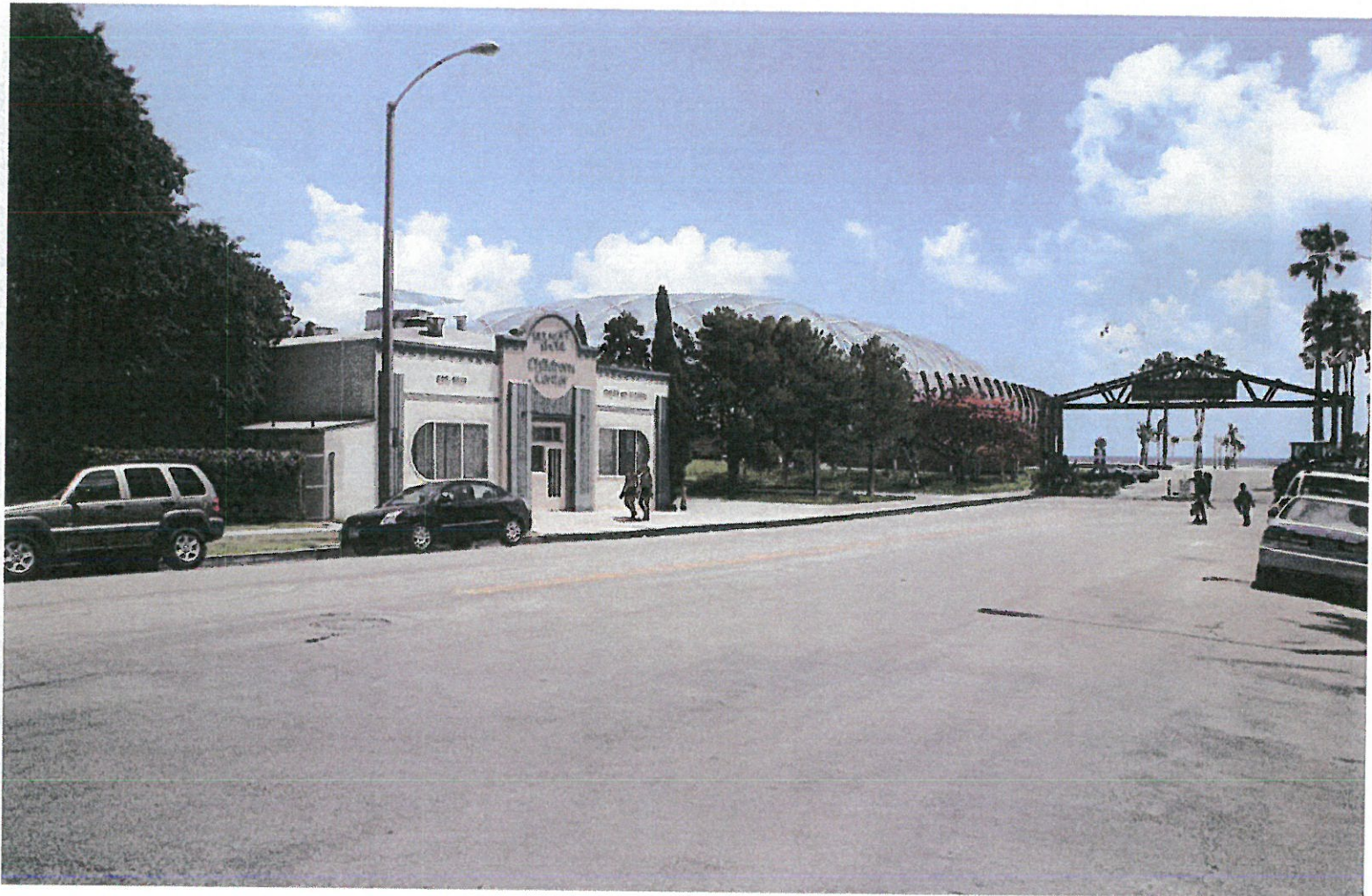
Looking West from Ocean Boulevard at Prospect Avenue



Proposed Facility Design
Simulated View



Proposed Facility Design Simulated View



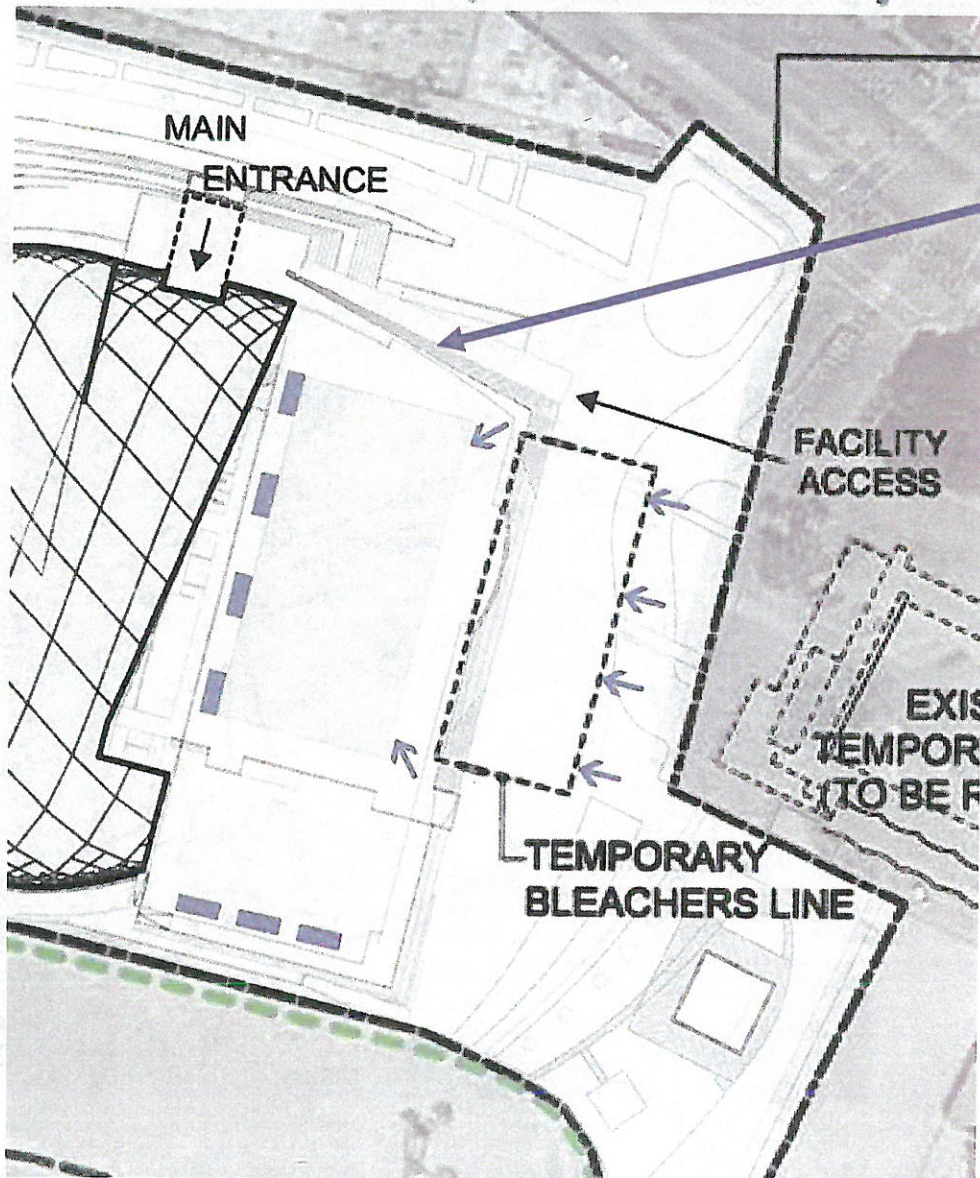
Looking South from Termino Avenue at Midway Street

Proposed Facility Design Simulated View

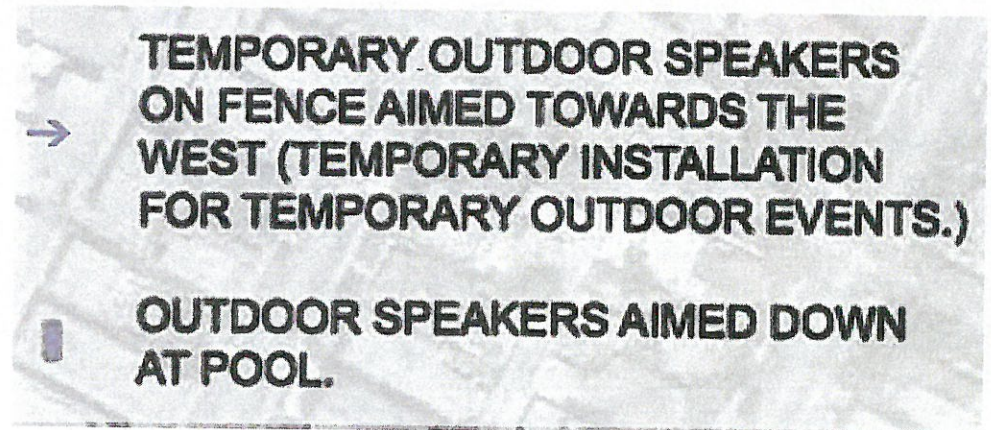


Looking Southwest from Ocean Boulevard at Bennett Avenue

Proposed Facility Design – Design Feature

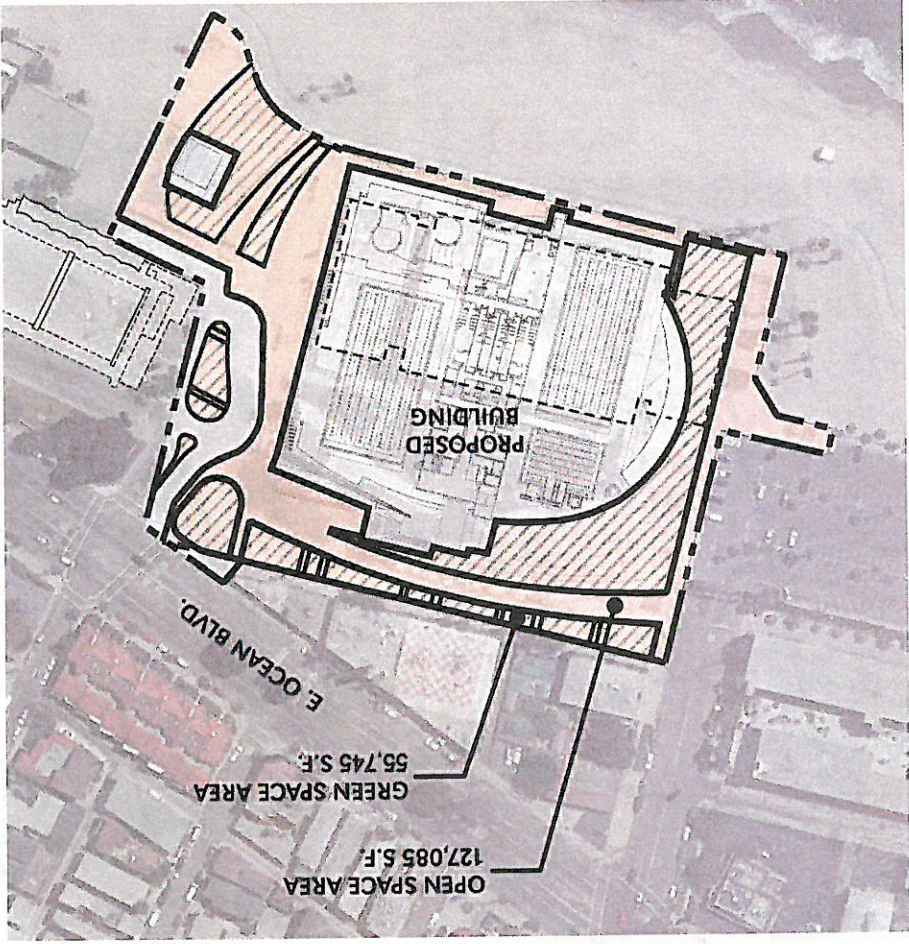
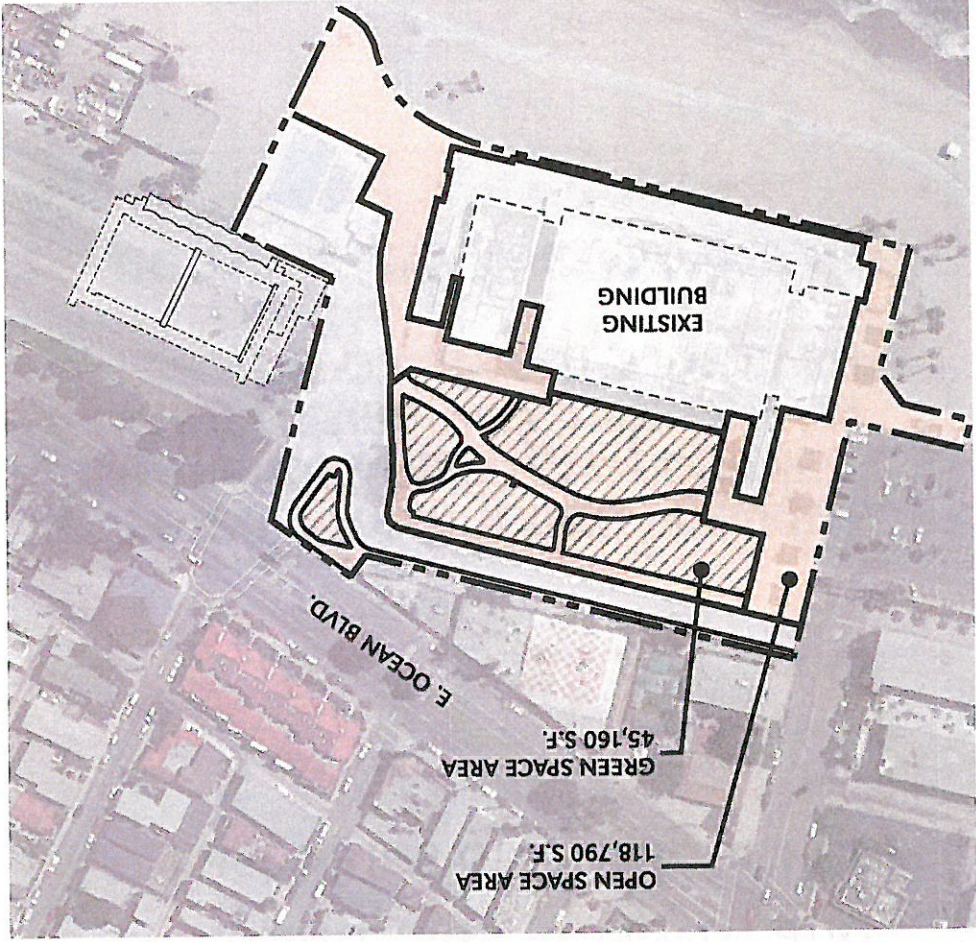


12-Foot High Transparent
Sound Wall at North and
East Sides of Outdoor Pool



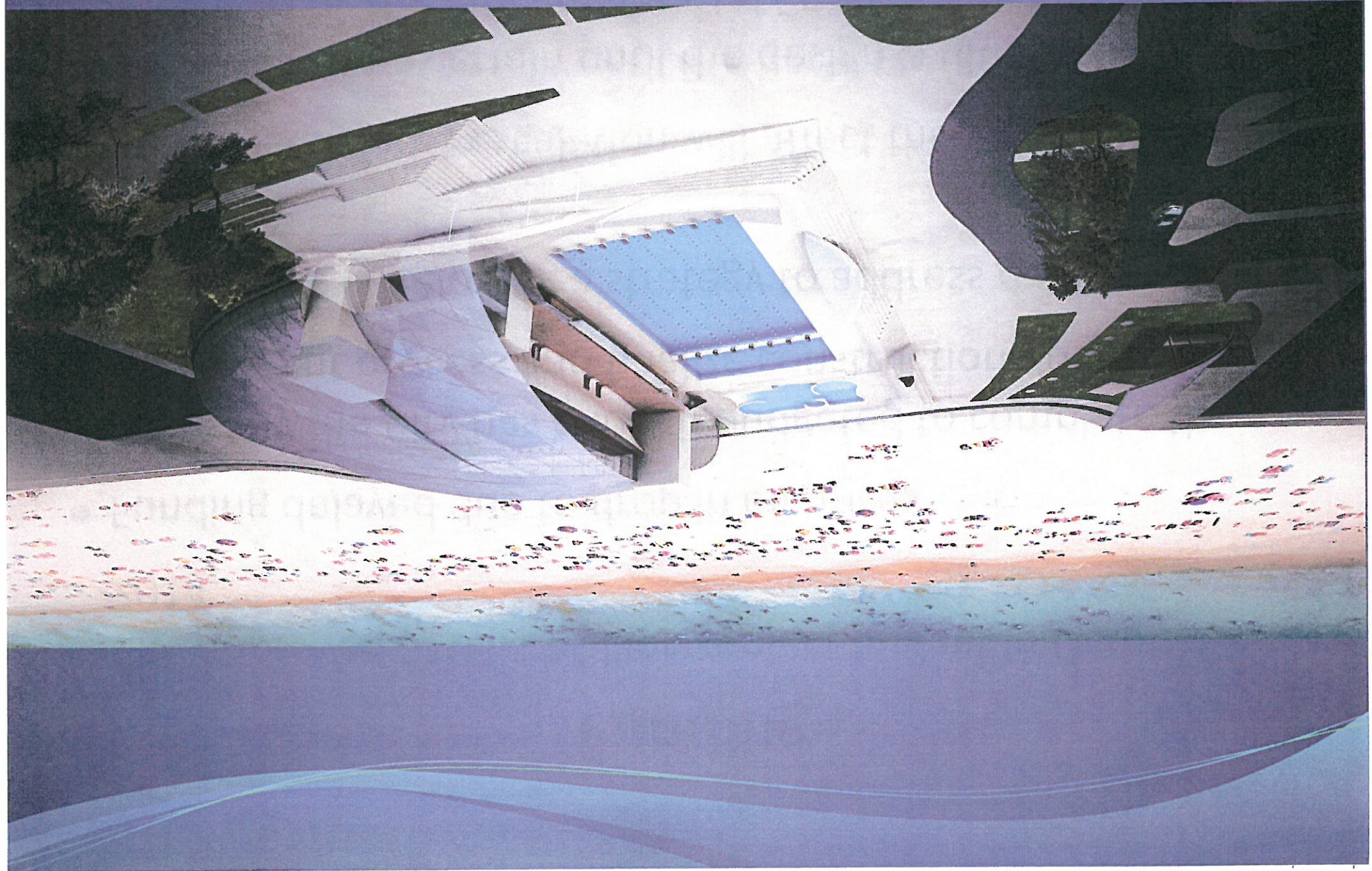
Proposed Facility Design – Open Space Comparison

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



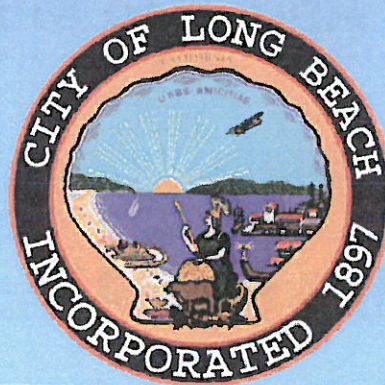
Funding

- 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

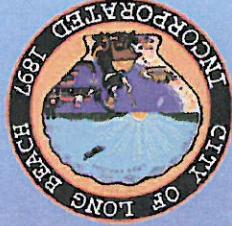


CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROCESS

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 Published April 9 to May 8, 2014
- Draft EIR Prepared
- Public Review for 65 days: April 13 through June 16, 2016
- Respond to Comments/Final EIR
- Project Approval and EIR Certification

CEQA-2



CITY OF LONG BEACH
275 MAIN STREET, LONG BEACH, CA 90802 (562) 593-4400 FAX (562) 593-4444

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 15059, 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 15082, 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 18, 2013 to May 17, 2013. Due to revisions in the Project Description, the NOP is being re-issued. Specifically, the indoor component of the pool is increasing from 17,000 square feet (sq) to 18,500 sq and the proposed building would increase from approximately 60,000 gross sq ft to 110,000 gross sq ft. Additionally, the proposed outdoor pool surface area would be reduced from approximately 20,000 sq ft to 17,200 sq ft. 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

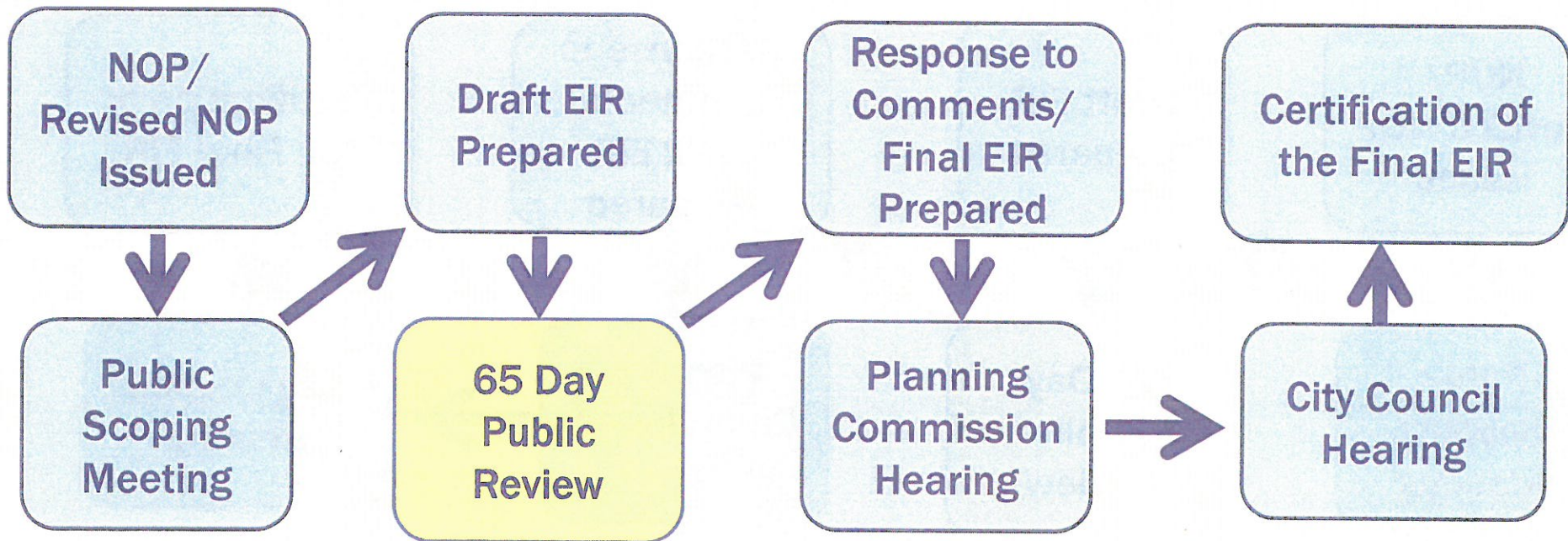
PROJECT LOCATION: 4000 E Olympic Plaza, Long Beach, CA, 90803

PROJECT DESCRIPTION: The project proposes the replacement of the Belmont Pool Facility with a new pool facility in 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.

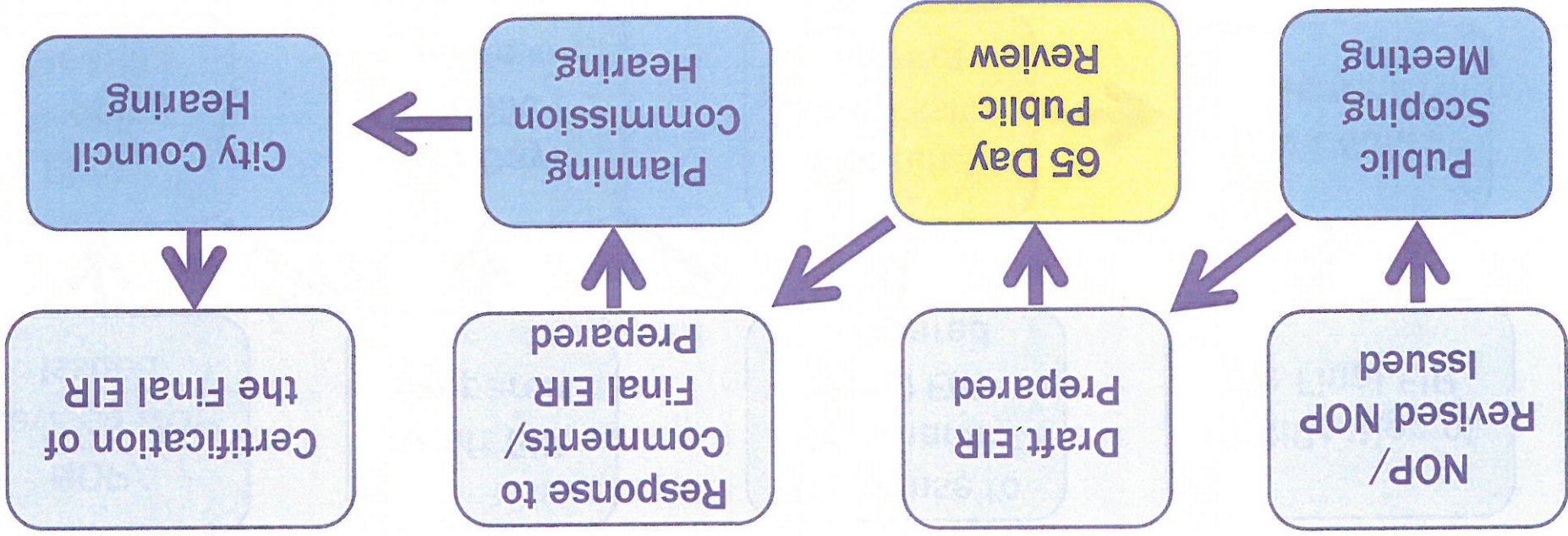
PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT: The proposed project could have potentially significant impacts on the following environmental factors: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Cumulative Impacts, Noise, Quality, Hydrology and Water Quality, Land Use Planning, Noise, Recreation, Traffic and Circulation and Utilities/Service Systems.

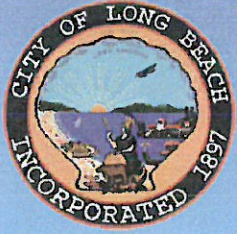


Where are We Now in the CEQA Process?



Where are We Now in the CEQA Process?





Draft EIR Topics Analyzed

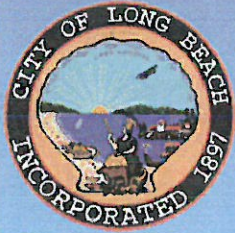
- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Global Climate Change/Greenhouse Gas Emissions (GHG)
- Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Recreation
- Transportation and Traffic
- Utilities

**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 Emissions (GHG)
- Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Recreation
- Transportation and Traffic
- Utilities



Less Than Significant with Mitigation Measures (MM)

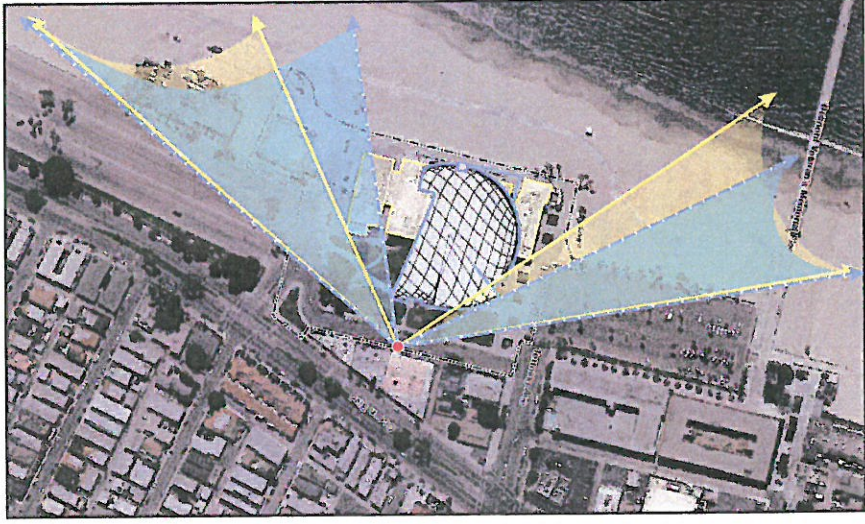
- **Aesthetics (1)**
- **Air Quality**
- **Biological Resources (2)**
- **Cultural Resources (1)**
- **Geology and Soils (1)**
- **Global Climate Change/Greenhouse Gas Emissions (GHG)**
- **Hazardous Materials (2)**
- **Hydrology and Water Quality (5)**
- **Land Use**
- **Noise (3)**
- **Recreation**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

Less Than Significant with Mitigation Measures (MM)



Aesthetics:

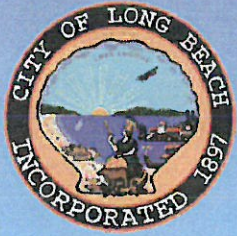
- Alter views but comparable in mass, scale, and height.
- Aligned to increase coastal views.



CEQA-8

- 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



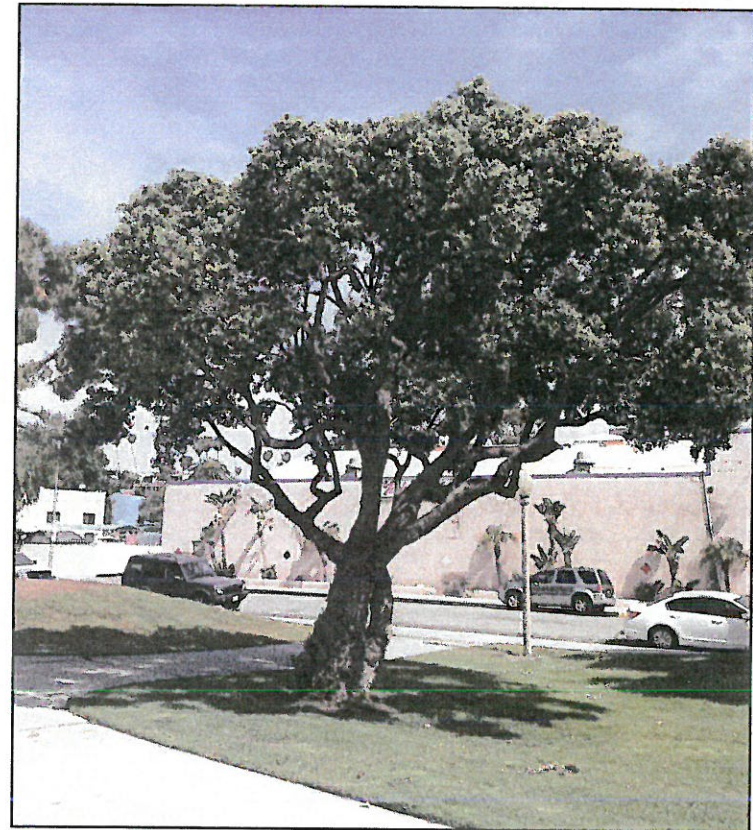
Less Than Significant with Mitigation Measures (MM)

Biological Resources:

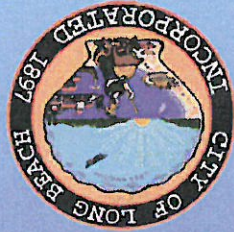
- No sensitive natural communities or special-status plant species
- May interfere with nesting birds

MMs required:

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



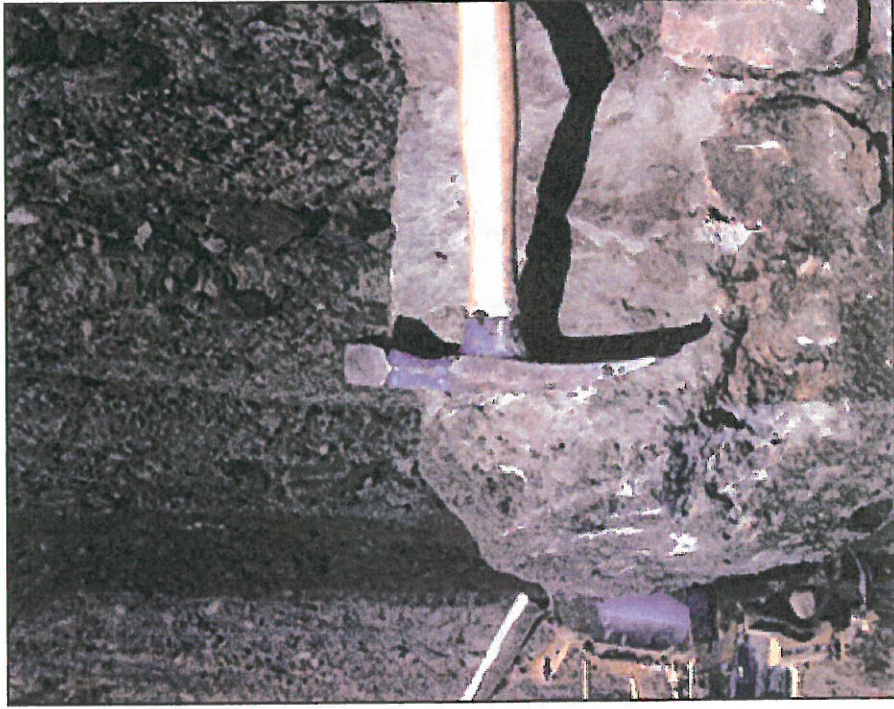
Less Than Significant with Mitigation Measures (MM)

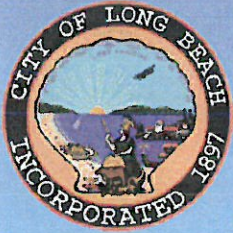


Cultural Resources:

- No known resources

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





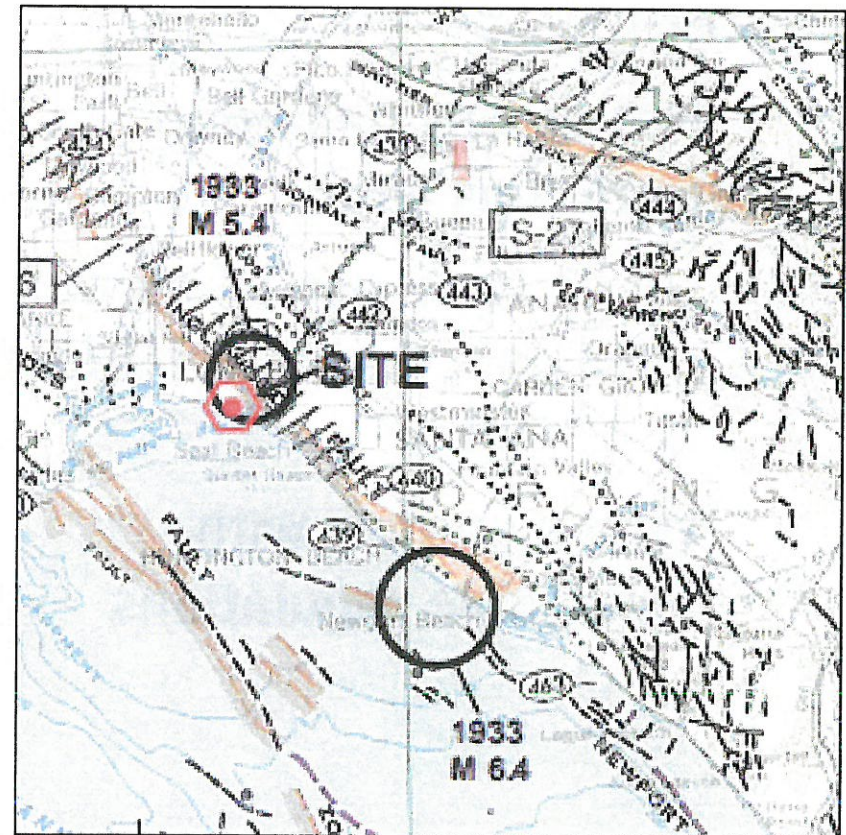
Less Than Significant with Mitigation Measures (MM)

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)



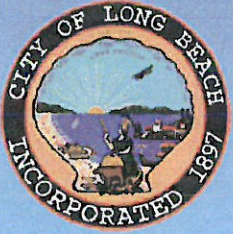
Hazards and Hazardous Materials:

- 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) Pre-demolition 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 detwatering
- (1) Compliance with General Construction Permit**
- (2) Obtain Groundwater Discharge Permit.**
- Decreases impervious area, but potential pollutants in runoff CEQA-13
- (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)



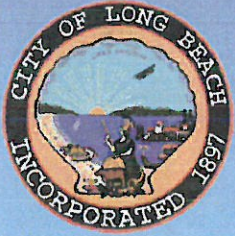
Noise:

- 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, but MM required to ensure adequate emergency access

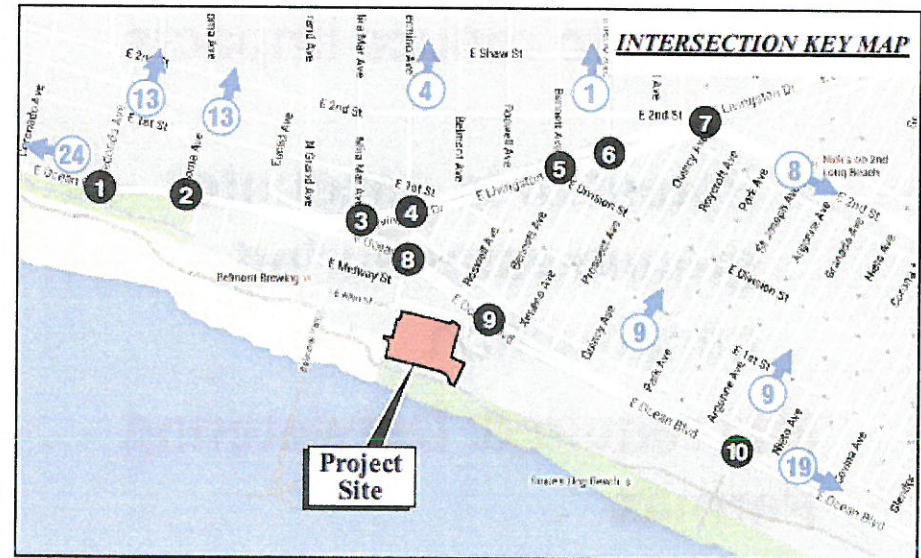
MM required:

Traffic Management Plan

- All study intersections would operate at an acceptable 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 facilities required

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

■ Potential to encounter
groundwater during
construction

MM required: Detwatering
Permits

■ Change in drainage patterns.
New stormwater BMPs
require an operations &
maintenance plan

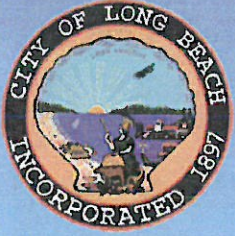
MM required: Hydrology MMS
(SUSMP and Hydrology Report)

■ Increase in water demand =
0.027 % of LBWD water
supply in 2015 & within

available and projected water
supplies of UWMP

■ Less than significant impacts
to electricity and natural gas

CEQA-16



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

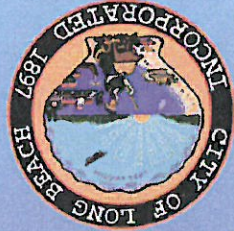


Alternatives Considered

Alternative 1: No Project/No New Development

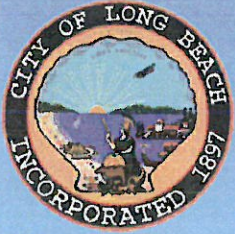
- No changes to the existing land uses and conditions on the Project site
- No new development on the Project site
- Temporary pool located in the parking area would continue to operate, but no new pool facilities or open space would be constructed
- The existing backfilled sand area would remain unchanged

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

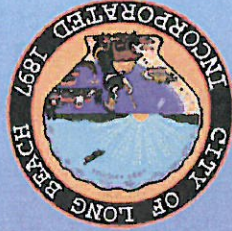


Alternatives Considered

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

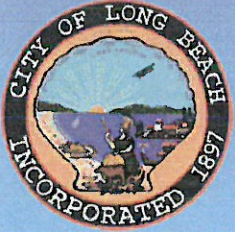


Alternative 4: Reduced Project - No Outdoor Components

- 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

CEQA-22



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'

How to Comment on the Draft EIR



Online:

http://www.lids.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

CEQA-24