

From: seeker812 [<mailto:seeker812@gmail.com>]

Sent: Tuesday, January 21, 2020 9:15 PM

To: CityClerk <CityClerk@longbeach.gov>

Subject: Please don't concrete the coast

Please enter the following comments in the record for the Long Beach City Council meeting on January 21, 2020 opposing the Pool project. Move the pool to another location off the beach. Don't concrete the Coast. Save the passive park and mature trees.

Ned

From: Kerrie Aley [<mailto:6102ka@gmail.com>]

Sent: Monday, January 20, 2020 8:40 AM

To: Council District 3 <District3@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Jack Cunningham <Jack.Cunningham@longbeach.gov>; Mayor <Mayor@longbeach.gov>; CityClerk <CityClerk@longbeach.gov>

Subject: Important Consultant Data- Belmont Park & Aquatic Center

Re: Item 20 (Long Beach City Council Agenda for January 21, 2020)

To City Clerk: this letter and attachment is for the record on this item 20.

Dear Council Members and Mayor,

Since 2012 the City of Long Beach has been a hurry to design a new Belmont Aquatic Center without consideration of the cost of construction/operation/maintenance, natural problems with the site (liquid-faction, ground water, earthquake, flooding and climate change), cost of construction/funding, the CA Coastal Act and the segment of population that this facility would serve. This shortsighted emergency mode of planning has cost Long Beach millions of dollars and many years of delay.

Instead of considering the recreational needs of ALL of Long Beach- the City focused primarily on the needs of the competitive swimming community and only added additional recreational facilities at the request of CA Coastal Commission Staff.

A new facility should proportionally serve the interests of everyone not just those nostalgic or competitive swimming and diving participants.

Tidelands Funds can only be used to build Capital Improvement Projects on the coast. Approval of the new Belmont Park and Aquatic Center will have decade's long impact on the General Fund. In fact the short term benefit of accessing Tidelands Funds or Olympic Funds could be dwarfed by the proposed facility's long term burden on the General Fund.

In 2017 Ballard*King & Associates (B*K) was hired by the City of Davis to evaluate its current aquatic operations and existing facility use agreements with local providers, current aquatic operations & fees, the economic costs and the benefits of building a new 50 million dollar facility. (See attachment)

I know of NO City report which outlines the expected life span of all this equipment (10 to 20 years or less), sources of funding for operation or repairs, demographics of use, evaluates the fee structure of private rental of the pools or estimates subsidies be taxpayers will be burdened with covering. A report similar to the attached Ballard King & Associates report should be provided to all decision makers and the public prior to a Council vote on the approval of the Belmont Park and Aquatic Center, associated EIR, or Land Use Plans (LCP).

Please spend some time reviewing this important Ballard & King document attached. Take the time to assess the existing recreational facilities in your own District and think about the people your District serves.

I am sure that this report will inspire you to ask questions that are not answered (in Staff reports/hearing documents) and will further the important discussion that will take place at this Tuesday's hearing.

Respectfully,
Kerrie Aley

6102ka@gmail.com



**Parks
Make
Life
Better!**



Aquatic Assessment Report

February 21, 2018



BALLARD * KING
& ASSOCIATES LTD



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Executive Summary

In April 2017, Ballard*King & Associates (B*K) was hired by the City of Davis (City) to evaluate its current aquatic operations and existing facility use agreements with local providers, including the review of two aquatic operational proposals submitted to the City for consideration. B*K is a national recreation planning and operations firm, based out of Denver, Colorado, whose primary focus includes feasibility studies, operational assessments, master plans and short-term management solutions. As a contractor for the City, B*K has no vested interest in the outcomes resulting from this report, thus B*K can offer the City an unbiased review of the materials under consideration.

Darin Barr, Senior Associate with B*K, is the primary consultant with the City on this project. In addition to Darin's ten years of consulting experience, Darin has an additional ten years of experience in the parks and recreation field, primarily in aquatics. In the development of this report, various City staff from both the City Manager's Office and the Parks & Community Services Department have been involved in the review and data collection as well as representative interviews from both the Davis Arden Racing Team (DARTs) and the Davis Aquatic Masters (DAM). The information contained within this report is intended to be used to inform the public and key decision-makers of existing and future programming and facility options that will maximize the City's return on investment, and provide key recommendations for the City to consider as it determines its next steps in the planning process.

The following recommendations for operational, programming, facility, and financial elements should provide a guide for the City's decision-making for the next five to ten years as it relates to its aquatic programs and facilities.

Market Analysis Key Findings:

- There is sufficient population in all service areas to support aquatics in the City of Davis. Further, the key demographic indicators of median age, median income and spending potential for entertainment & recreation are favorable.
- Approximately 14.9%, or 10,800 individuals (2016 population) participate in swimming, which encompasses more than lap swimming. For the purposes of this report "swimming" should be viewed as any public use of City pool facilities.
- Swimming, or pool use, has been on the decline since 1990 and can be attributed to financial constraints and aging facilities.
- Current aquatic trends include development of; large municipal leisure pools and therapy pools. Like other recreation amenities multi-purpose, multi-use is the focus to maximize participation and revenue generation, while not duplicating services.



- There are over 30 alternative service providers, specifically 50M pools, within a 100-mile radius of the City of Davis, with additional facilities currently under construction. The bulk of these are private, or limited public access facilities, all of which have some variety of competitive aquatic program using them.

Pool Usage & Programming Key Findings:

- The primary bodies of water at all four City-owned aquatic facilities are lap pools. This fact emphasizes that the City facilities currently cater to the competitive aquatic community, versus the public that may be more interested in the social and entertainment aspects of swimming.
- There are social and entertainment features at both the Arroyo and Manor facilities; slides, zero depth entries, diving boards, etc. but neither facility has an abundance of these attributes that cater to the casual user.

Operational Opinion Key Findings:

- In the 2016-2017 budget year, DAM and DARTs accounted for 21.2% of total revenue (\$119,922) in aquatics. Operational expenses were more than double of revenue, totaling \$285,201 (salaries, wages, gas, electric, phone) to operate the Civic & Community Pools. These pools are not open publicly.
- Both DAM and DARTs are paying significantly less than market rates when the lap lane hours are analyzed in comparison with revenue. The current rate structure makes it difficult to accurately track usage and perhaps a different structure could assist in tracking.
- It is the opinion of B*K that the DART proposal to operate all City of Davis aquatic facilities lacks the specificity needed in order for the City to make an informed decision. Further, their operation of the pool is dependent upon the City providing a sufficient subsidy (\$470,000). The City provided a \$544,174 subsidy to aquatics in the 2016-2017 budget year.
- In our experience, the proposal from DART for the City to develop a 50M pool underestimates the costs associated with building and operating an indoor 50M pool.



Economic Conclusions:

- The cost to provide aquatic facilities and services to the public will continue to increase because of the increased cost associated with labor and utilities.
- The City achieved an aquatics cost recovery rate of 51.0% in the 2016-2017 budget year, which is on the lower end of the national cost recovery range of 50-75% for outdoor aquatic operations. To maintain or increase the cost recovery rate, the City will need to continue to evaluate program fees, along with admission and passes to ensure they are aligned with an appropriate fee structure policy and cost recovery expectations.
- Both DAM and DARTs are paying significant less than market rates for the quantity of pool time that they are using.
- The development of a 50M pool could potentially eliminate the need for the Civic Pool and would generate an economic impact for the community in the way of hosting additional aquatic events. The economic impact could be realized in terms of additional sales tax dollars to local businesses, although sales tax revenue does not directly cover City facility operating expenses.

Future Direction & Recommendations:

- The City should determine their cost recovery expectations for aquatics as part of the Parks & Community Services Department.
- The City should determine to what degree they wish to continue to support and subsidize competitive aquatics. Our recommendation would be that the City begin with a gradual implementation of the new rental rate structure.
- The City should continue to work with DARTs to better understand the depth and breadth of their usage needs of the Community Pool.
- The City should continually evaluate their use agreements with all user groups. This should include slowly converting from a flat fee structure to one based on actual facility usage.
- In the opinion of B*K, it is highly likely that both Civic and Community Pools will fail in the next 5-10 years without significant capital improvement. The City should determine the level of capital investment they wish to continue to invest in these aging facilities. Should the City choose not to further invest in these pools, it is unlikely there would be



negative public impact, primarily because there is not currently public usage of these facilities.

- The City may wish to consider the needs of the entire community, in addition to the needs of the competitive aquatic users, in determining future investments in aquatic facilities. The needs of the infrequent and occasional swimmers (outlined in the market analysis) are significantly underserved in the current environment.
- The primary reason that B*K would recommend moving to a management contract of all City aquatic facilities would be if such a move significantly decreased the level of subsidy. This does not appear to be the case.
- B*K would not recommend incorporating a bubble structure at Community Pool. The costs associated with retrofitting an aging facility are high and would only service a small, although dedicated, market segment of competitive aquatic users.
- For the reasons outlined above, which include servicing a greater portion of the community and reducing operational costs, B*K would only recommend the development of a 50M pool at the Community Pool location if these criteria could be accomplished, along with the development of a significant leisure pool component at the same site.

*Editor's Note: Ballard*King & Associates worked directly for the City of Davis to develop this report and did not interface with previous architects or consultants. Any similarity in findings between the report developed by previous consultants and Ballard*King is based on the consultant's opinion as subject matter experts.*



Section II – Market Assessment

The following is a summary of the demographic characteristics of the identified service areas for the purposes of this report. The service areas have been identified based upon B*K's experience with similar projects, and data provided by City of Davis program staff.

B*K accesses demographic information from Environmental Systems Research Institute (ESRI) who utilizes 2010 Census data and their demographers for 2016-2021 projections. In addition to demographics, ESRI also provides data on housing, recreation and entertainment spending and adult participation in activities. B*K also uses information produced by the National Sporting Goods Association (NSGA) to overlay onto the demographic profile to determine potential participation in various activities.

Service Areas: Based on use patterns from previous years at Arroyo and Manor Pools the Primary Service Area has been identified as the zip codes of 95616, 95617 and 95618. For comparative purposes, the demographic characteristics of both the Manor Pool Service Area and Arroyo Pool Service Area have been included, and are based upon previous years' utilization rates provided by the City.

Primary Service Areas are defined as the anticipated distance people will travel on a regular basis (a minimum of once a week) to utilize aquatic facilities. Use by individuals outside of these areas will be much more limited and will focus more on special activities or events.

Service areas can vary in size with the types of components in the facility. An aquatic facility with unique elements (water slides, zero depth entry, lazy river, therapy pool) will have a larger service area than a traditional, flat-water, rectangular shaped pool. Specialized facilities such as a 50M competitive pool, wave pool, stationary wave machine will have a larger service area and extend significant use beyond the Primary Service Area. From previous studies a reasonable service area for a 50M pool is a 100-mile radius, but can be impacted by the presence of other providers.

Service areas can flex or contract based upon a facility's proximity to major thoroughfares. Other factors impacting the use as it relates to driving distance are the presence of alternative and credible service providers in the service area. Alternative service providers can influence membership, daily admissions and the associated penetration rates for programs and services.



Primary Service Area Description – The primary service area is the zip codes of 95616, 95617 and 95618.

Map A – Primary Service Area Map:

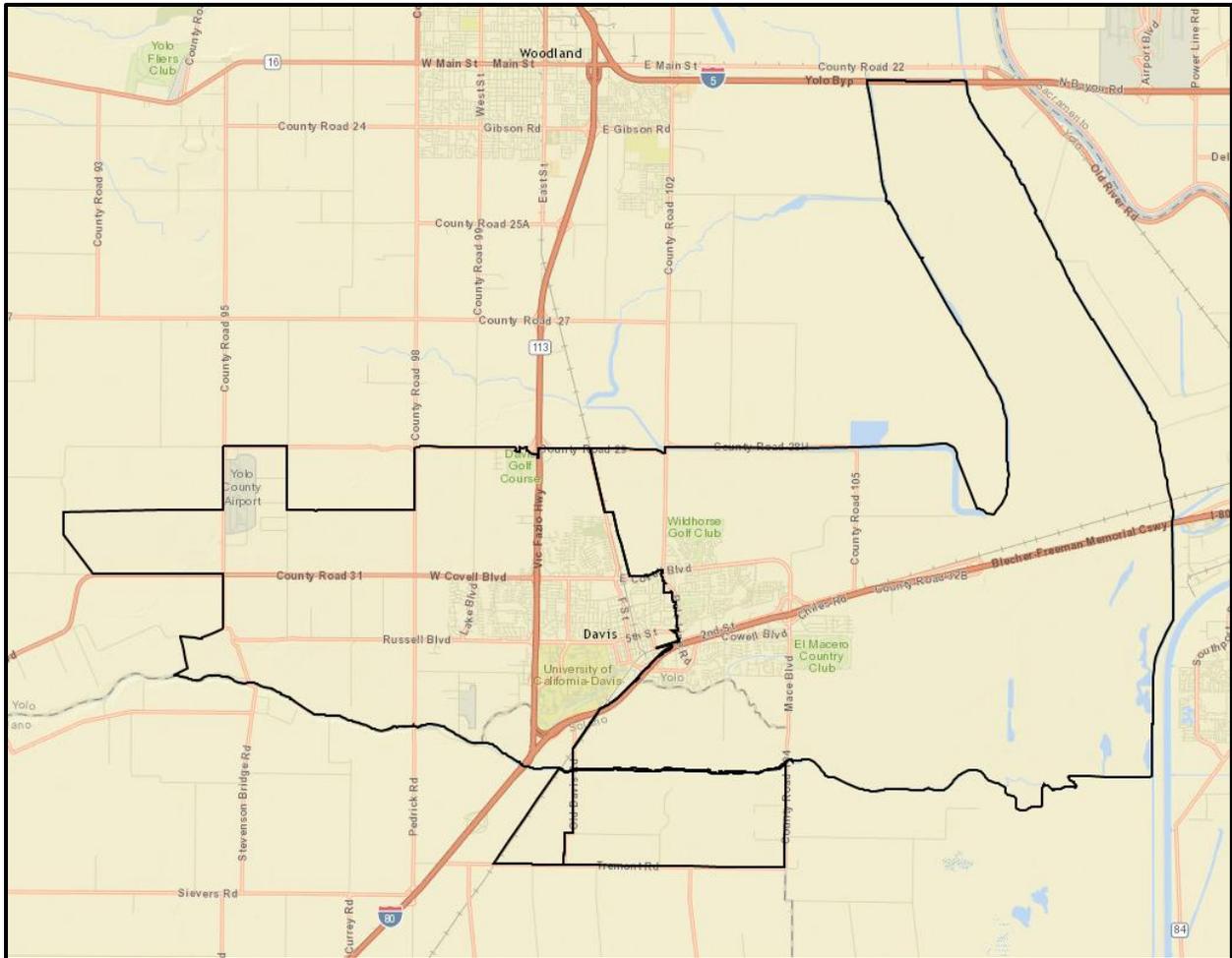




Table A – Service Area Comparison Chart:

	Primary Service Area	City of Davis	Manor Pool	Arroyo Pool
Population:				
2010 Census	74,321 ¹	65,622 ²	26,906	47,415
2016 Estimate	76,180	67,548	28,063	48,117
2021 Estimate	78,949	70,008	29,198	49,751
Households:				
2010 Census	27,117	24,873	9,742	17,375
2016 Estimate	27,712	25,327	10,007	17,705
2021 Estimate	28,591	26,093	10,342	18,249
Families:				
2010 Census	13,167	11,925	5,827	7,340
2016 Estimate	13,426	12,184	5,991	7,435
2021 Estimate	13,834	12,542	6,197	7,637
Average Household Size:				
2010 Census	2.54	2.55	2.75	2.43
2016 Estimate	2.58	2.59	2.79	2.47
2021 Estimate	2.60	2.61	2.81	2.48
18-24 Age Population				
2010 Census	26,242	21,757	6,015	20,227
2016 Estimate	25,134	20,897	5,833	19,301
2021 Estimate	24,353	20,164	5,493	18,860
Ethnicity (2016 Estimate):				
Hispanic	13.6%	13.6%	14.4%	13.1%
White	61.5%	62.7%	62.8%	60.8%
Black	2.3%	2.4%	2.4%	2.3%
American Indian	0.5%	0.5%	0.6%	0.4%
Asian	24.0%	22.8%	22.7%	24.7%
Pacific Islander	0.2%	0.2%	0.2%	0.2%
Other	5.3%	5.2%	4.8%	5.6%
Multiple	6.2%	6.2%	6.6%	6.0%
Median Age:				
2010 Census	24.8	25.3	28.8	24.2
2016 Estimate	26.3	27.1	30.1	24.8
2021 Estimate	27.8	28.7	31.8	25.6
Median Income:				
2016 Estimate	\$56,890	\$58,045	\$86,447	\$42,092
2021 Estimate	\$60,811	\$62,726	\$99,127	\$42,081

¹ Between the 2000-2010 Census, the Primary Service Area experienced a 9.4% increase in population.

² Between the 2000-2010 Census, the City of Davis experienced a 7.8% increase in population.

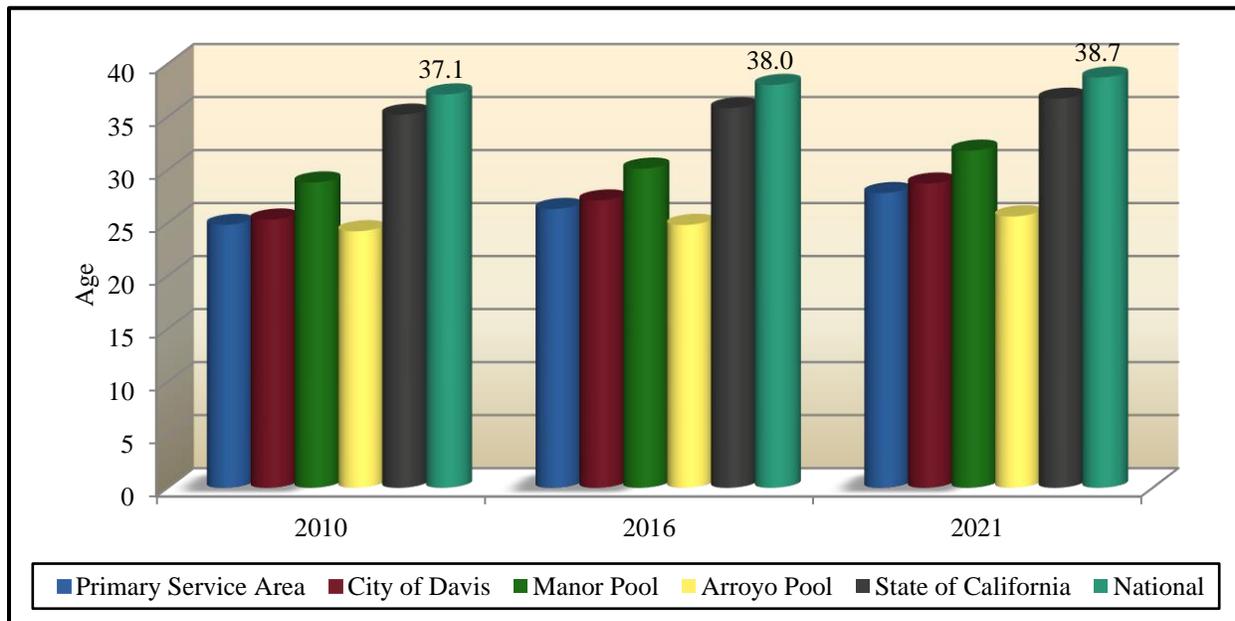


Age and Income: It is important to compare the median age and median household income levels to the national levels. Age and income are primary determiners of participation in recreation activities. The lower the median age, the higher the participation rates are for most activities. The level of participation also increases as the median income level goes up.

Table B – Median Age:

	2010 Census	2016 Projection	2021 Projection
Primary Service Area	24.8	26.3	27.8
City of Davis	25.3	27.1	28.7
Manor Pool	28.8	30.1	31.8
Arroyo Pool	24.2	24.8	25.6
State of California	35.2	35.8	36.7
National	37.1	38.0	38.7

Chart A – Median Age:



The median age in the State of California is slightly less than National number. All other identified service areas are significantly less than the State and National number. A low median age, similar to that of the service areas, can often be attributed to the presence of a large college or university which is present with the University of California-Davis.



Households with Children: The following chart provides the number of households and percentage of households in the identified service areas with children. Children are significant participants in swimming and aquatic programs. However, more so than most activities, swimming can span the entire age spectrum.

Table C – Households w/ Children – 2010 Census Data

	Number of Households w/ Children	Percentage of Households w/ Children
Primary Service Area	6,653	24.5%
City of Davis	6,119	24.6%
Manor Pool	3,339	34.3%
Arroyo Pool	3,314	19.1%
State of California	4,713,016	37.5%
National	38,996,219	33.4%

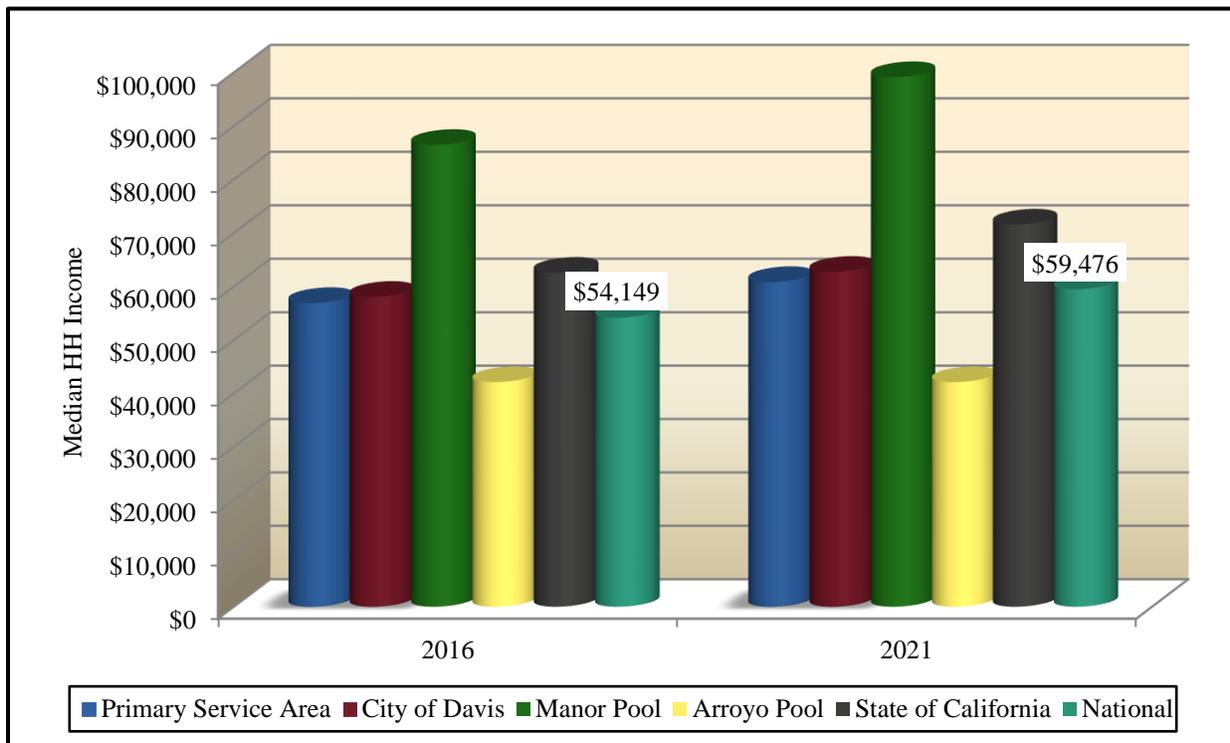
The information contained in Table-B helps further outline the presence of families with children. As a point of comparison in the 2010 Census, 37.5% of households in the State of California had children present and 33.4% of households nationally. The percentage of households with children in all service areas is less than the State and National number. Typically, this would point to an older population, and while that population is represented in the service areas, the low median age is driven by the University of California-Davis.



Table D – Median Household Income:

	2016 Projection	2021 Projection
Primary Service Area	\$56,890	\$60,811
City of Davis	\$58,045	\$62,726
Manor Pool	\$86,447	\$99,127
Arroyo Pool	\$42,092	\$42,081
State of California	\$62,554	\$71,566
National	\$54,149	\$59,476

Chart B – Median Household Income:





Based on 2016 projections for median household income the following narrative is available:

In the Primary Service Area, the percentage of households with median income over \$50,000 per year is 54.0% compared to 54.0% nationally. Furthermore, the percentage of the households in the service area with median income less than \$25,000 per year is 27.7% compared to a level of 22.6% nationally.

In the City of Davis, the percentage of households with median income over \$50,000 per year is 54.6% compared to 54.0% nationally. Furthermore, the percentage of the households in the service area with median income less than \$25,000 per year is 27.3% compared to a level of 22.6% nationally.

In the Manor Pool Service Area, the percentage of households with median income over \$50,000 per year is 69.0% compared to 54.0% nationally. Furthermore, the percentage of the households in the service area with median income less than \$25,000 per year is 16.8% compared to a level of 22.6% nationally.

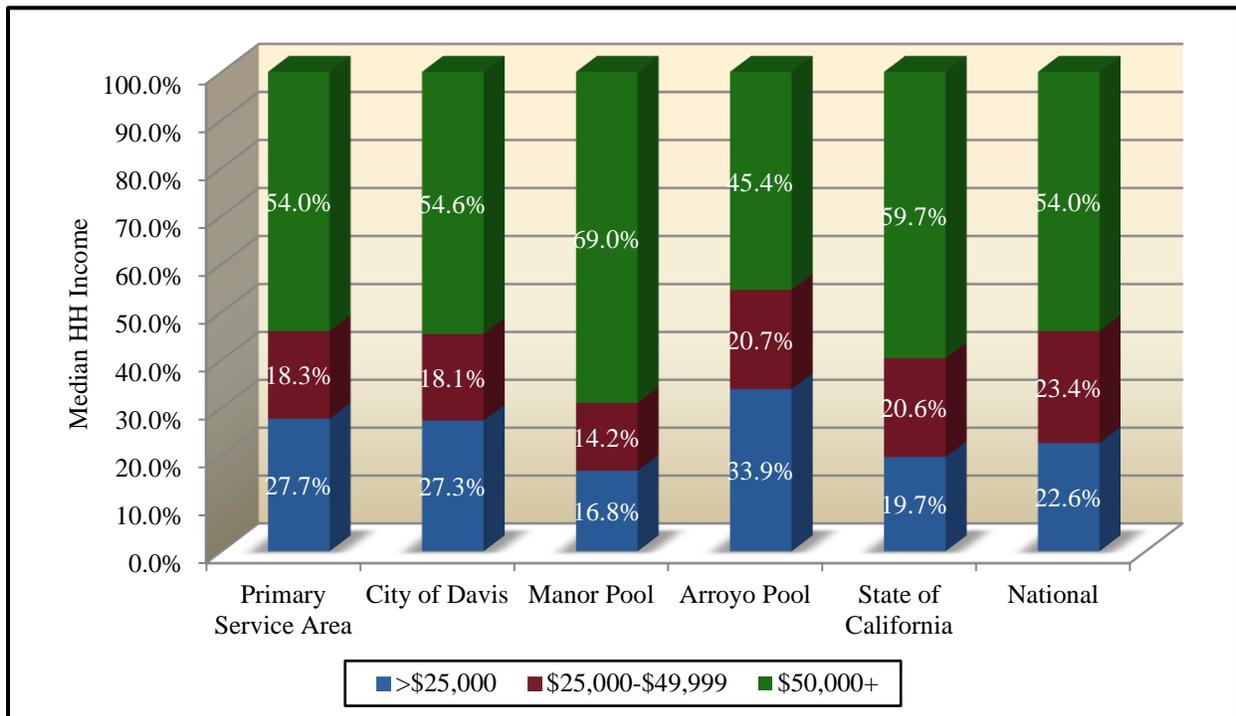
In the Arroyo Pool Service Area, the percentage of households with median income over \$50,000 per year is 45.4% compared to 54.0% nationally. Furthermore, the percentage of the households in the service area with median income less than \$25,000 per year is 33.9% compared to a level of 22.6% nationally.

Households with median income over \$50,000 have a higher propensity to pay for recreation services and program, which can equate to a higher cost recovery percentage.



The median household income in all service areas, except that of Arroyo Pool, are greater than the National number. The income level must be balanced with the overall cost of living to determine ability to pay for entertainment and recreation services. While there is no perfect indicator of participation at aquatic and/or recreation facilities a percentage of households with income greater than \$50,000 is a significant indicator.

Chart C – Median Household Income Distribution





Household Budget Expenditures: In addition to studying Median Age and Median Income, it is important to examine Household Budget Expenditures. Looking at housing information; shelter, utilities, fuel and public services along with entertainment & recreation can provide a snapshot into the cost of living and spending patterns in the services areas. The table below provides this information and compares the service areas. The Spending Potential Index (SPI) number is based upon the national SPI of 100. Numbers greater than 100 indicate the spending potential index is greater than the national number while numbers lower than 100 indicate less dollars being spent.

Table E – Household Budget Expenditures³:

Primary Service Area	SPI	Average Amount Spent	Percent
Housing	125	\$25,661.58	31.8%
<i>Shelter</i>	128	\$19,937.52	24.7%
<i>Utilities, Fuel, Public Service</i>	117	\$5,724.05	7.1%
Entertainment & Recreation	120	\$3,493.85	4.3%

City of Davis	SPI	Average Amount Spent	Percent
Housing	124	\$24,453.27	31.8%
<i>Shelter</i>	127	\$19,766.05	24.7%
<i>Utilities, Fuel, Public Service</i>	117	\$5,687.22	7.1%
Entertainment & Recreation	119	\$3,469.40	4.3%

Manor Pool	SPI	Average Amount Spent	Percent
Housing	152	\$31,125.05	31.4%
<i>Shelter</i>	156	\$24,237.02	24.5%
<i>Utilities, Fuel, Public Service</i>	141	\$6,888.03	7.0%
Entertainment & Recreation	149	\$4,341.87	4.4%

Arroyo Pool	SPI	Average Amount Spent	Percent
Housing	110	\$22,409.08	32.0%
<i>Shelter</i>	112	\$17,389.26	24.8%
<i>Utilities, Fuel, Public Service</i>	103	\$5,019.81	7.2%
Entertainment & Recreation	103	\$3,010.54	4.3%

³ Consumer Spending data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2016 and 2021.



State of California	SPI	Average Amount Spent	Percent
Housing	121	\$24,657.37	31.7%
<i>Shelter</i>	123	\$19,193.70	24.6%
<i>Utilities, Fuel, Public Service</i>	112	\$5,463.68	7.0%
Entertainment & Recreation	117	\$3,405.34	4.4%

The green highlight of numbers indicates a SPI greater than the national number of 100.

- SPI:** Spending Potential Index as compared to the National number of 100.
- SPI Color:** Green indicates a SPI greater than the National number of 100, Red indicates less than.
- Average Amount Spent:** The average amount spent per household.
- Percent:** Percent of the total 100% of household expenditures.

Note: Shelter along with Utilities, Fuel, Public Service are a portion of the Housing percentage.



Chart D – Household Budget Expenditures Spending Potential Index:

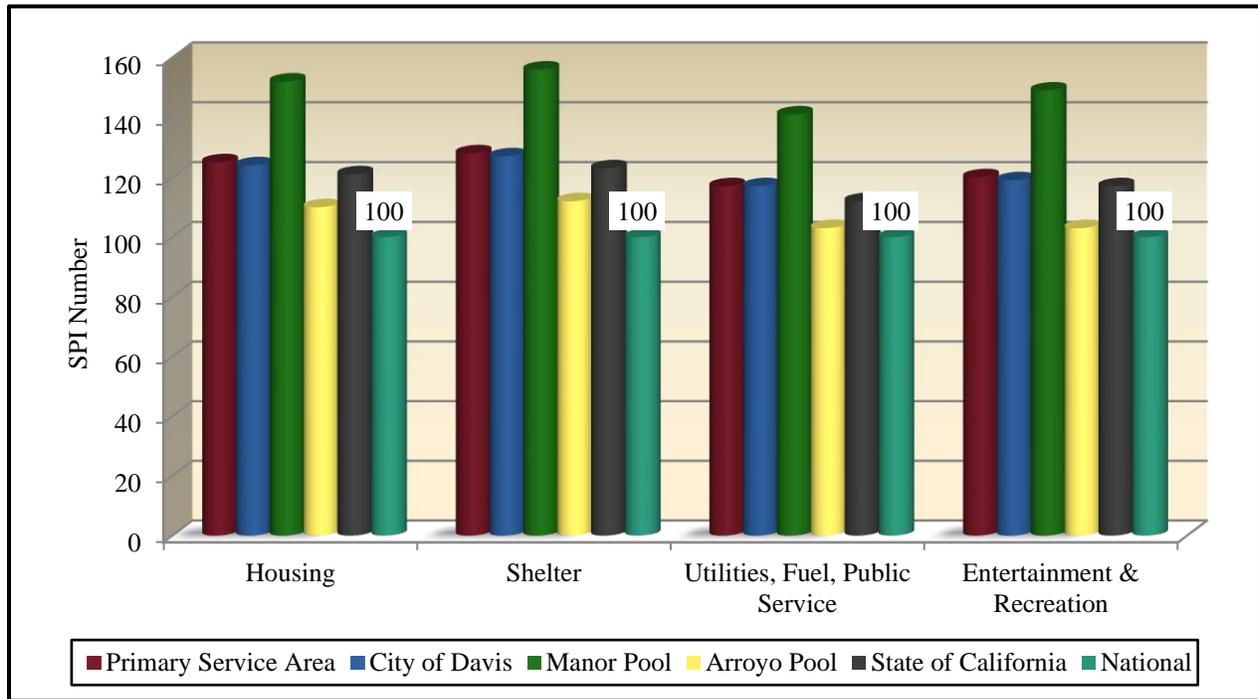


Chart D illustrates the Household Budget Expenditures Spending Potential Index in the service areas. The SPI does not follow a consistent pattern with median household income. The State of California is greater than the National number, while both the City of Davis and the Primary Service Area is less. This would indicate a lower cost of living in those areas.

Further Narrative on Housing:

The total number of housing units in the City of Davis, according to the 2010 Census, is 28,294 and 95.8% of those are occupied, or 27,117 housing units. Of the vacant units:

- For Rent 2.0%
- Rented, Not Occupied 0.2%
- For Sale Only 0.4%
- Sold, Not Occupied 0.1%
- For Seasonal/Rec/Occasional Use 0.7%
- For Migrant Workers 0.2%
- Other Vacant 0.5%



Recreation Expenditures Spending Potential Index: Finally, through the demographic provider that B*K utilizes for the market analysis portion of the report, we can examine the overall propensity for households to spend dollars on recreation activities. The following comparisons are possible. The Spending Potential Index (SPI) number is based upon the national SPI of 100. Numbers greater than 100 indicate the spending potential index is greater than the national number while numbers lower than 100 indicate less dollars being spent. The Average Spent indicates how much was spent per household for a calendar year.

Table F – Recreation Expenditures Spending Potential Index⁴:

Primary Service Area	SPI	Average Spent
Fees for Participant Sports	115	\$103.32
Fees for Recreational Lessons	113	\$138.86
Social, Recreation, Club Membership	120	\$230.35
Exercise Equipment/Game Tables	107	\$58.19
Other Sports Equipment	117	\$11.16

City of Davis	SPI	Average Spent
Fees for Participant Sports	115	\$102.94
Fees for Recreational Lessons	112	\$138.50
Social, Recreation, Club Membership	119	\$228.66
Exercise Equipment/Game Tables	106	\$58.01
Other Sports Equipment	116	\$11.10

Manor Pool	SPI	Average Spent
Fees for Participant Sports	158	\$141.10
Fees for Recreational Lessons	162	\$199.34
Social, Recreation, Club Membership	160	\$305.43
Exercise Equipment/Game Tables	144	\$78.64
Other Sports Equipment	140	\$13.34

Arroyo Pool	SPI	Average Spent
Fees for Participant Sports	94	\$84.09
Fees for Recreational Lessons	89	\$109.24
Social, Recreation, Club Membership	100	\$191.03
Exercise Equipment/Game Tables	87	\$47.68
Other Sports Equipment	103	\$9.83

⁴ Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.



State of California	SPI	Average Spent
Fees for Participant Sports	125	\$112.13
Fees for Recreational Lessons	132	\$162.55
Social, Recreation, Club Membership	125	\$239.50
Exercise Equipment/Game Tables	112	\$60.97
Other Sports Equipment	105	\$10.05

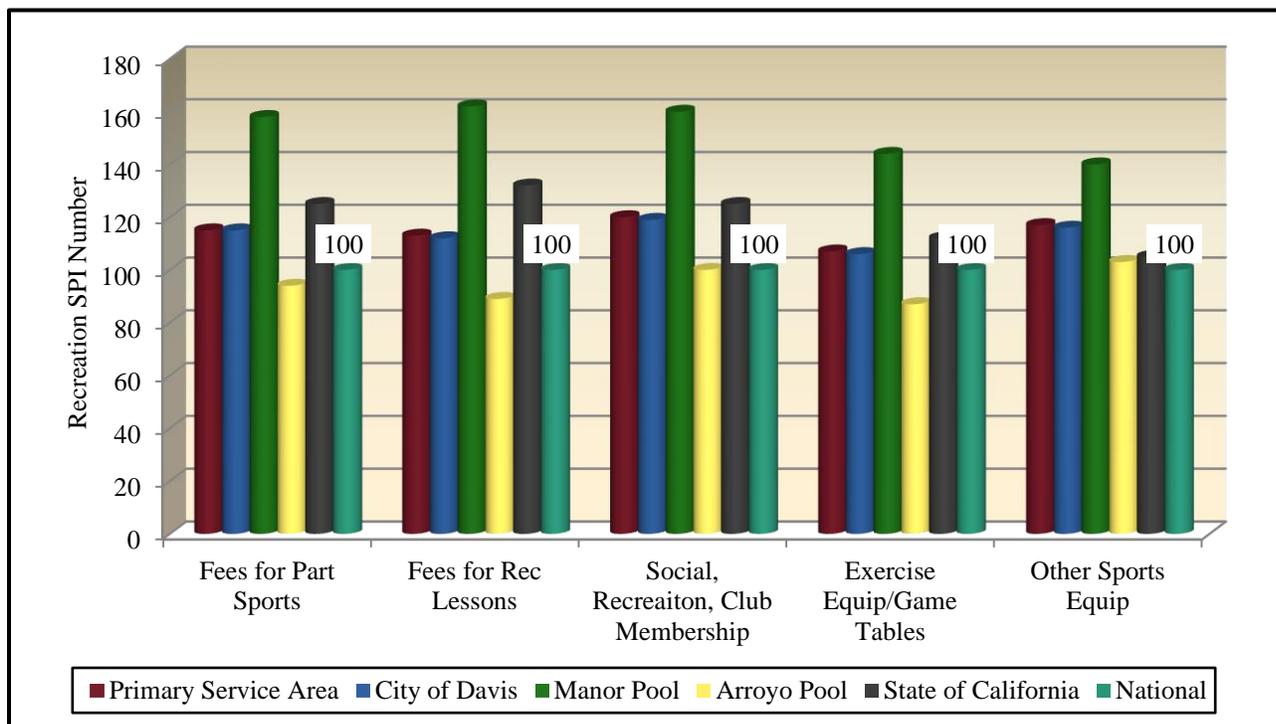
The green highlight of numbers indicates a SPI greater than the national number of 100.

Average Amount Spent: The average amount spent per household for the service or item in a year.

SPI: Spending potential index as compared to the national number of 100.

SPI Color: Green indicates a SPI greater than the National number of 100, Red indicates less than.

Chart E – Recreation Spending Potential Index:



The Spending Potential Index for Recreation is like the Household Budgetary Spending. It is also important to note that these dollars are currently spent.



Demographic Summary

The following summarizes the demographic characteristics of the service areas.

- Based upon the population of the City of Davis and the Primary Service Area it is possible to support multiple aquatic centers. To effectively do so, those facilities will need to be diverse in facility components and programming.
- The median age in all services areas is significantly less than the State and National number. Again, this lower median age is driven by the University of California-Davis. It is also important to note that the student body population's needs are being addressed by the University with two pools on campus; one geared towards competition and the other more towards leisure participation.
- All service areas are expected to see increases in population, with the largest population increase taking place around Arroyo Pool. The increase in population is not attributed to an increase in enrollment at the university. Universities across the country are experiencing a decline in population. The increase in population can be attributed to new permanent residents, which would be participants in aquatic programming.
- The median household income is such that the City of Davis should be able to generate revenue from their pools and aquatic programs. The entertainment and spending potential reflects dollars that are being spent in and around the community. Most municipally operated seasonal pools can expect to capture between 50-75% of their operating expenses. This number can fluctuate based upon the market and the amenities included in the pool.
- The Tapestry segments point to an active community, which is also reflected later in this report, specifically with adult participation in swimming.



Participation

In addition to analyzing the demographic realities of the service areas, it is possible to project possible participation in swimming.

Participation Numbers: On an annual basis, the National Sporting Goods Association (NSGA) conducts an in-depth study and survey of how Americans spend their leisure time. This information provides the data necessary to overlay rate of participation onto the Primary Service Area to determine market potential. The information contained in this section of the report, utilizes the NSGA's most recent survey. This data was collected in 2016 and the report was issued in May of 2017.

B*K takes the national average and combines that with participation percentages of the Primary Service Area based upon age distribution, median income, region and National number. Those four percentages are then averaged together to create a unique participation percentage for the service area. This participation percentage when applied to the population of the Primary Service Area then provides an illustration of the market potential for swimming.

It is important for the City to understand that through this section and subsequent sections of the report, B*K will refer to swimming and swimmers. *The City should not view swimming and swimmers as only competitive swimming.* Rather, swimmers and swimming should be viewed as pool users with competitive swimming and lap swimming as one portion of overall pool usage.



Swimming Participation: These activities could take place at an outdoor aquatic center.

Table G – Swimming Participation Rates for the Primary Service Area

	Age	Income	Region	Nation	Average
Swimming	14.4%	16.0%	13.8%	15.5%	14.9%
Did Not Participate ⁵	21.2%	21.8%	20.4%	22.4%	21.5%

Age: Participation based on individuals ages 7 & Up of the Primary Service Area.
Income: Participation based on the 2016 estimated median household income in the Primary Service Area.
Region: Participation based on regional statistics (Pacific).
National: Participation based on national statistics.
Average: Average of the four columns.

Note: The NSGA does not track rates of participation, for any activity, in the ages 0-7. It is important to remember that while the rate of participation is not tracked for that age group, there is a significant percentage of the swimming population in that age group.

Anticipated Swimming Participation Number: Utilizing the average percentage from Table-A above plus the 2010 census information and census estimates for 2016 and 2021 (over age 7) the following comparisons are available.

Table H – Swimming Participation Growth of Decline

	Average	2010 Population	2016 Population	2021 Population	Difference
Swimming	14.9%	10,503	10,800	11,190	+686
Did Not Participate	21.5%	15,093	15,519	16,079	+986

Note: The estimated participation numbers indicated above are for swimming and “did not participate.” These figures do not necessarily translate into attendance figures for various activities or programs. The “Did Not Participate” statistics refers to all 55 activities outlined in the NSGA 2015 Survey Instrument.

⁵ Did No Participate refers to all 55 activities tracked by the NSGA.



The chart below outlines the frequency of participation in Swimming.

Table I – Participation Frequency Swimming

The NSGA classifies Swimming based on how often individuals participate:

	Frequent	Occasional	Infrequent
Swimming Frequency	110+	25-109	6-24
Swimming Percentage of Population	6.1%	41.2%	52.7%

In Table-I one can look at swimming and how it is defined with respect to visits being Frequent, Occasional or Infrequent and then the percentage of population that participates.

Table J – Participation Numbers

	Frequent	Occasional	Infrequent	Total
Swimming Frequency	112	67	15	
Population	734	4,536	5,529	
Visits	82,249	303,899	82,940	469,088

Table-J takes the frequency information one step further and identifies the number of times individuals may participate in the activity, applies the percentage from Table-I to the 2016 swimming population (10,800) and then gives a total number of swimming days. This would indicate that a total of 469,088 swimming days are available within the Primary Service Area market. It is also important to note that those are being absorbed, on some level, by the other service providers in the area.



The City of Davis has a very active competitive swimming community with the presence of DART (youth) and DAM (masters). The competitive swimming community has realized significant increase in participation in the past 12 years. This can be attributed to the “Michael Phelps effect” or the more mainstream discussion of swimming as a sport.

The NSGA identifies participation in all activities that they track as frequent, occasional and infrequent as illustrated in Table N and Table O. It is also important to further identify the uses of those categories.

Frequent Swimmers (6.8% of total swimming population) – These participants are largely the individuals participating in programs like DART and DAM. They can be described as competitive athletes of all variety to include multi-sport athletes. These participants are interested in traditional flat-water facilities, i.e. lap pools. Their preference is for deep water (greater than 6 feet) and cooler water temperatures (between 76-80).

Occasional Swimmers (42.0% of total swimming population) – These participants and the in between group of swimmers. The individuals on the high end of the uses per year are interested in swimming, or aquatic activities, as a means of exercise and prefer water like that of frequent swimmers. As you approach the mid-point and lower-level of participation the reason for aquatic participation changes. Those individuals are either interested in aquatic participation for exercise/therapy or strictly the entertainment and social aspects of being in a pool. Those individuals on the mid and lower level of participation are interested in a different kind of water. They are more interested in a warmer water temperature (82-86 degrees) shallow water (less than 4 feet up to a zero-depth entry).

Infrequent Swimmers (51.2% of total swimming population) – These participants are strictly interested in the social and entertainment aspects of swimming. They typically don’t use participation in aquatic programs as a means of exercise, but rather socialization. The water that they are interested in is identical to the lower end of the occasional swimmers. However, they are also interested in a “wow-factor” which plays a key role in determining which facility they may visit.

As the City of Davis contemplates future allocation of dollars specific to aquatics, they should consider which swimming population(s) they are addressing and which they want to address. It is the opinion of B*K that there is an abundance of flat water in the City, which directly correlates to the needs of the Frequent Swimmers and a significant percentage of the Occasional Swimmers. In contrast, the City has very few leisure pool elements that would attract Infrequent Swimmers, and no true dedicated leisure water. This equates to possibly not fully addressing the needs of approximately 50% of the swimming population within the City.



The development of a leisure pool or waterpark-like facility comes with a significant capital investment. Additionally, a leisure pool can come with a higher cost to operate, specifically with staffing. However, because a leisure pool appeals to the largest portion of the swimming population (infrequent swimmers) and can be programmed to the needs/wants of some occasional swimmers, leisure pools typically have a higher cost recovery rate in contrast to traditional flat water, rectangle shaped pools.

Participation by Ethnicity and Race: The table below compares the overall rate of participation nationally with the rate for Hispanics and African Americans. Utilizing information provided by the National Sporting Goods Association's 2016 survey, the following comparisons are possible.

Table K – Comparison of National, African American and Hispanic Participation Rates

Indoor Activity	Primary Service Area	National Participation	African American Participation	Hispanic Participation
Swimming	14.9%	15.5%	9.3%	14.1%
Did Not Participate	21.5%	22.4%	26.3%	23.6%

- Primary Service Part:** The unique participation percentage developed for the Primary Service Area.
- National Rate:** The national percentage of individuals who participate in the given activity.
- African American Rate:** The percentage of African-Americans who participate in the given activity.
- Hispanic Rate:** The percentage of Hispanics who participate in the given activity.

There is a significant (greater than 10%) Hispanic population in the Primary Service Area. As such these numbers play more of a factor with regards to overall participation. The red and green highlight emphasizes the rate of participation being less than (red) or greater than (green) the national number.



Summary of Sports Participation: The following chart summarizes participation activities utilizing information from the 2016 National Sporting Goods Association survey.

Table L – Sports Participation Summary

Sport	Nat'l Rank⁶	Nat'l Participation (in millions)
Exercise Walking	1	105.7
Exercising w/ Equipment	2	57.1
Swimming	3	45.6
Aerobic Exercising	4	45.6
Running/Jogging	5	44.9
Workout @ Club	8	37.8
Bicycle Riding	9	36.2
Weight Lifting	10	35.6
Yoga	12	30.3
Basketball	14	24.8
Soccer	20	14.1
Volleyball	24	10.7
Martial Arts/MMA	35	6.2
Gymnastics	36	6.1
Pilates	40	5.5
Boxing	47	3.6
Lacrosse	51	2.9

Nat'l Rank: Popularity of sport based on national survey.

Nat'l Participation: Percent of population that participate in this sport on national survey.

⁶ This rank is based upon the 55 activities reported on by NSGA in their 2015 survey instrument.



Participation by Age Group: Within the NSGA survey, participation is broken down by age groups. As such B*K can identify the top 3 age groups participating in the activities reflected in this report.

Chart M – Participation by Age Group:

Activity	Largest	Second Largest	Third Largest
Exercise Walking	55-64	65-74	45-54
Exercising w/ Equipment	18-24	25-34	35-44
Swimming	7-11	12-18	35-44
Aerobic Exercising	25-34	35-44	18-24
Running/Jogging	18-24	12-17	25-34
Workout @ Club	18-24	25-34	35-44
Bicycle Riding	7-11	12-17	45-54
Weight Lifting	18-24	25-34	35-44
Yoga	25-34	18-24	35-44
Basketball	7-11	12-17	18-24
Soccer	7-11	12-17	18-24
Volleyball	12-17	7-11	18-24
Martial Arts/MMA	7-11	12-17	25-34
Gymnastics	7-11	12-17	25-34
Pilates	25-34	35-44	18-24
Boxing	25-34	18-24	12-17
Lacrosse	12-17	7-11	18-24
Did Not Participate	75+	55-64	65-74

- Largest:** Age group with the highest rate of participation.
- Second Largest:** Age group with the second highest rate of participation.
- Third Largest:** Age group with the third highest rate of participation.

The NSGA does not collect data for participants under the age of 7. However, based on data and observations from around the country the age group of 3-6 years are significant users of aquatics facilities and programs in tandem with their families.



Cross-Participation: The NSGA also analyzes swimmer’s participation in other activities. The Chart below illustrates various activities that swimmers participate in and the propensity for participation.

Chart N – Participation by Age Group:

Activity	% Participating In....	Total U.S. Participation	Index
Exercise Walking	55.3%	36.0%	154
Running/Jogging	38.3%	15.3%	250
Exercising w/ Equipment	36.2%	19.5%	186
Bicycle Riding	35.4%	12.3%	287
Hiking	35.2%	14.6%	241
Aerobic Exercising	27.6%	15.5%	178
Work Out @ Club	21.7%	12.9%	169
Basketball	20.7%	8.4%	246
Weightlifting	19.0%	12.1%	157
Yoga	16.9%	10.3%	164
Soccer	15.9%	4.8%	331
Golf	13.4%	6.3%	213
Tennis	10.8%	4.3%	250
Volleyball	9.9%	3.6%	271
Baseball	9.8%	4.1%	236

Chart S illustrates the propensity of swimmers to participate in other activities. As one can see swimmers as a group are very active and their rate of participation is anywhere from 70% to 200% greater than the National Index of 100.



Market Potential Index for Adult Participation: In addition to examining the participation numbers for various indoor activities through the NSGA 2015 Survey and the Spending Potential Index for Entertainment & Recreation, B*K can access information about Sports & Leisure Market Potential. The following information illustrates participation rates for adults in swimming in the Primary Service Area.

Table O – Market Potential Index for Adult Participation in Activities

Adults participated in:	Expected Number of Adults	Percent of Population	MPI
Swimming	14,026	21.6%	139

- Expected # of Adults:** Number of adults, 18 years of age and older, participating in the activity in the Primary Service Area.
- Percent of Population:** Percent of the service area that participates in the activity.
- MPI:** Market potential index as compared to the national number of 100.
- MPI Color:** Green indicates a MPI greater than the National number of 100, Red indicates less than.

This table indicates that the overall propensity for adults to participate in swimming is greater than the national number of 100. In many cases when a participation number is lower than the National number, primary factors include a lack of facilities or an inability to pay for services and programs.



Sports Participation Trends: Below are listed several sports activities and the percentage of growth or decline that each has experienced nationally over the last ten years (2006-2015).

Table P – National Activity Trend (in millions)

Increasing in Popularity

	2007 Participation	2016 Participation	Percent Change
Yoga	10.7	30.3	+183.2%
Gymnastics ⁷	3.9	6.1	+56.4%
Running/Jogging	30.4	44.9	+47.7%
Aerobic Exercising	34.8	45.6	+31.0%
Exercise Walking	89.8	105.7	+17.7%
Exercising w/ Equipment	52.9	57.1	+7.9%
Weight Lifting	33.2	35.6	+7.2%
Basketball	24.1	34.8	+2.9%
Workout @ Club	36.8	37.8	+2.7%
Soccer	13.8	14.1	+2.2%
Pilates ⁸	5.5	5.5	+0.0%

Decreasing in Popularity

	2007 Participation	2016 Participation	Percent Change
Martial Arts / MMA ⁹	6.4	6.2	-3.1%
Bicycle Riding	37.4	36.2	-3.2%
Boxing ¹⁰	3.8	3.6	-5.3%
Volleyball	12.0	10.7	-10.8%
Swimming	52.3	45.6	-12.8%
Table Tennis / Ping Pong ¹¹	13.3	10.2	-23.3%
Billiards/Pool	29.5	21.3	-27.8%

2016 Participation: The number of participants per year in the activity (in millions) in the United States.
2007 Participation: The number of participants per year in the activity (in millions) in the United States.
Percent Change: The percent change in the level of participation from 2007 to 2016.

⁷ Change since 2009.
⁸ Change since 2014.
⁹ Change since 2013.
¹⁰ Change since 2013.
¹¹ Change since 2009.



Table Q – Sports Participation Trends Beyond 10-Year History by Millions

	1990	1995	2000	2005	2010	2015
Swimming	67.5	61.5	58.8	58.0	51.9	46.3

While swimming has decreased steadily since 1990 there have been multiple changes in the market impacting the overall participation. In no order of importance:

- **Financial Constraints.** It was not uncommon in the 1970s and 1980s for municipal agencies to offer free swim lessons. Additionally, many swim teams utilized public and school facilities at no cost. Transitioning from the 1980s to the 1990s there became a renewed focus on fiscal responsibility of the host agencies and many began to assess fees.
- **Aging Facilities.** Hand in hand with the financial constraints of operating a pool and shifting from free to pay-to-use, aquatic facilities are aging. As those facilities age many agencies are faced with the decision to continue offering services or eliminate them. Many agencies have consolidated their facilities.



Market Conclusions:

- Aquatics within the City of Davis is unique in that two pools are operated by the City of Davis on a seasonal basis, while DART has exclusive use of and operates the pools at Community Park and DAM has exclusive use of Civic Pool. For all aquatic facilities that the City of Davis provides some level of support.
- The level of support that the City provides makes B*K strongly question whether the City has decreased their overall spending on aquatics.
- The presence of DART operating the pools at Community Park serves as a competitor to the City of Davis for aquatic programming, fragmenting the market for potential customers. Specifically, swim lessons and aquatic group exercise classes.
- While both the Arroyo and Manor Pools have some active elements; slides, diving boards, zero depth entry and spray areas, they are flat water aquatic facilities. There is significant green space within both facilities and this does enhance their overall appeal to the infrequent swimmers. A significant challenge of Arroyo Pool is the lack of shade and picnic areas.
- The DAM and DART programs are significant providers of aquatic services to the community. Most masters swimming programs do not reach the size of DAM. This can be attributed to the passion for swimming within the community and the exclusive use of Civic Pool.
- Swimming as an activity, and irrespective of the opportunity to swim outdoors, year-round in California, is viewed and perceived as a summer pursuit. The ability of DART to operate the pools at Community Park provides a service to their team and a service to the community for those individuals that want to swim year-round. Those participants would fall into the frequent and occasional use that is defined in this report. Of the 50% of swimming participants remaining (infrequent users), the services provided by DAM and DART do not meet their needs/wants.
- The potential development of a 50M pool within the City of Davis would also serve the needs of the frequent and occasional swimmers, but do not entice usage by infrequent swimmers. The goal of a sustainable pool investment or redevelopment should be the creation of new swimmers and continual introduction of aquatic activities to new participants, in particular the infrequent user. The development of a 50M pool would consolidate the use of DART and DAM in one location. This would allow the City to reclaim the Civic Pool property and repurpose it for different use.



Section III – Pool Usage & Programming

The City of Davis has a total of four aquatic facilities that they own, two of which they operate on a seasonal basis. As an element of the operational review and management recommendations, B*K has been tasked with analyzing the two facilities that the City still operates. The following pages look at each of the aquatic facilities, their components, age groups that might use said components and programming opportunities within each facility.

Arroyo Pool:

Features & Age Group Appeal:

	U3	3-7	7-11	12-18	25-34	35-44	45-54	55-64	65-74	75+
Locker Rooms	X	X			X	X	X	X	X	X
Concessions		X	X	X	X	X				
Green Space	X	X	X		X	X				
Cement Patio		X	X	X	X	X				
Zero Depth Entry	X	X	X					X	X	X
Shallow Water	X	X	X	X	X	X	X	X	X	X
Slide Catch Pool		X	X	X						
Slide		X	X	X						
25Y Lap Lanes					X	X	X	X	X	X
Shallow Water	X	X	X	X	X	X	X	X	X	X
Deep Water				X	X	X	X	X	X	X
Diving Board(s)		X	X	X						

Zero Depth Entry:

- Appeal – infants, pre-school, youth, and older adults
- Program Opportunities:
 - Recreational drop-in swimming
 - Swim lessons
 - Entry for aqua aerobics
 - Special events
 - Birthday parties
 - Private rentals
- Revenue Potential: High
- Cost to Operate: Medium



Shallow Water:

- Appeal – full age spectrum of swimmers, especially appealing to the infrequency and low end of occasional swimmers
- Program Opportunities:
 - Recreational drop-in swimming (potential for use of large inflatables)
 - Swim lessons
 - Aqua aerobics
 - Special events
 - Paddle board yoga
 - Birthday parties
 - Private rentals
- Revenue Potential: Medium
- Cost to Operate: Medium

Slide Catch Pool:

- Appeal – full age spectrum of swimmers, especially appealing to the infrequency and low end of occasional swimmers
- Program Opportunities:
 - Recreational drop-in swimming
 - Swim lessons
 - Aqua aerobics
 - Birthday parties
 - Private rentals
- Revenue Potential: Medium
- Cost to Operate: Medium

Slide:

- Appeal – 7-18 year old, especially tweens
- Program Opportunities:
 - Recreational drop-in swimming (potential for use of large inflatables)
 - Birthday parties
 - Private rentals
- Revenue Potential: Medium
- Cost to Operate: High

25 Yard Lap Lanes:

- Appeal – main appeal to the high end of occasional swimmers and full spectrum of frequent swimmers
- Program Opportunities:
 - Recreational drop-in swimming (potential for use of large inflatables)
 - Swim lessons



- Aqua aerobics
- Special events
- Paddle board yoga
- Birthday parties
- Private rentals
- Lap swim
- Competitive swim practice & meets
- Revenue Potential: Low-Medium
- Cost to Operate: Medium

Deep Water:

- Appeal – main appeal to the high end of occasional swimmers and full spectrum of frequent swimmers
- Program Opportunities:
 - Recreational drop-in swimming (potential for inflatable use)
 - Swim lessons
 - Special events
 - Paddle board yoga
 - Birthday parties
 - Private rentals
 - Lap swim
 - Competitive swim practice & meets
 - SCUBA/Snorkeling
- Revenue Potential: Low-Medium
- Cost to Operate: Medium

Diving Boards:

- Appeal – 7-18 year old, especially tweens
- Program Opportunities:
 - Recreational drop-in swimming
 - Diving lessons
 - Special events
 - Birthday parties
 - Private rentals
 - Competitive dive practice & meets
- Revenue Potential: Low-Medium
- Cost to Operate: Medium



Manor Pool:

Features & Age Group Appeal:

	U3	3-7	7-11	12-18	25-34	35-44	45-54	55-64	65-74	75+
Locker Rooms	X	X			X	X	X	X	X	X
Concessions		X	X	X	X	X				
Green Space	X	X	X		X	X				
Cement Patio		X	X	X	X	X				
Zero Depth Entry	X	X	X					X	X	X
Shallow Water	X	X	X	X	X	X	X	X	X	X
Slide		X	X	X						
25Y Lap Lanes					X	X	X	X	X	X
Shallow Water	X	X	X	X	X	X	X	X	X	X
Diving Board Pool			X	X	X	X	X	X		
Diving Board(s)		X	X	X						
Spray Pad	X	X	X							

Zero Depth Entry:

- Appeal – infants, pre-school, youth, and older adults
- Program Opportunities:
 - Recreational drop-in swimming
 - Swim lessons
 - Entry for aqua aerobics
 - Special events
 - Birthday parties
 - Private rentals
- Revenue Potential: High
- Cost to Operate: Medium

Shallow Water:

- Appeal – full age spectrum of swimmers, especially appealing to the infrequency and low end of occasional swimmers
- Program Opportunities:
 - Recreational drop-in swimming (potential for use of large inflatables)
 - Swim lessons
 - Aqua aerobics
 - Special events
 - Paddle board yoga
 - Birthday parties
 - Private rentals



- Revenue Potential: Medium
- Cost to Operate: Medium

Slide:

- Appeal – 7-18 year old, especially tweens
- Program Opportunities:
 - Recreational drop-in swimming (potential for inflatable use)
 - Birthday parties
 - Private rentals
- Revenue Potential: Medium
- Cost to Operate: High

25 Yard Lap Lanes:

- Appeal – main appeal to the high end of occasional swimmers and full spectrum of frequent swimmers
- Program Opportunities:
 - Recreational drop-in swimming (potential for inflatable use)
 - Swim lessons
 - Aqua aerobics
 - Special events
 - Paddle board yoga
 - Birthday parties
 - Private rentals
 - Lap swim
 - Competitive swim practice & meets
- Revenue Potential: Low-Medium
- Cost to Operate: Medium

Diving Board Pool:

- Appeal – main appeal to the high end of occasional swimmers and full spectrum of frequent swimmers
- Program Opportunities:
 - Recreational drop-in swimming (potential for inflatable use)
 - Swim lessons
 - Special events
 - Paddle board yoga
 - Birthday parties
 - Private rentals
 - Lap swim
 - Competitive swim practice & meets
 - SCUBA/Snorkling



- Revenue Potential: Low-Medium
- Cost to Operate: Medium

Diving Board Pool:

- Appeal – 7-18 year old, especially tweens
- Program Opportunities:
 - Recreational drop-in swimming
 - Diving lessons
 - Special events
 - Birthday parties
 - Private rentals
 - Competitive dive practice & meets
- Revenue Potential: Low-Medium
- Cost to Operate: Medium

Spray Pad:

- Appeal – U7 and 7-11 year old, Families
- Program Opportunities:
 - Recreational drop-in swimming
 - Special events
 - Birthday parties
 - Private rentals
- Revenue Potential: Low-Medium
- Cost to Operate: Low

Arroyo and Manor Pools are assets to the City of Davis. Swimming as an activity and pursuit is still one of the primary activities listed by the National Sporting Goods Association (NSGA). However, the primary focus of both Arroyo and Manor Pools are the traditional aspects of pool participation, i.e. lap lanes. There are aspects of both facilities that attempt to tap into the leisure market and engage those participants focused on water play and other social aspects. When the Community and Civic Center Pools are factored into the overall inventory, it appears the focus of aquatics within the City is on the traditional aspects of swimming or of a competitive nature. Those patrons are consistent users of the facility, but do not comprise the bulk of the swimmer days within the community. This results in a sizable portion of pool participants in the City of Davis going to non-City of Davis aquatic facilities for their social and entertainment needs in aquatics.



Section IV – Operational Opinion

Background Information & History

In addition to DAM and DART there are other competitive aquatics programs/organizations that utilize City facilities:

- Davis High School Swim Team (boys and girls) – Arroyo Pool
- Davis High School Water Polo Team (boys and girls) – Arroyo Pool
- Davis Water Polo Club (age group team) – Arroyo Pool
- Davis Aqua Starz (age group synchro) – Arroyo Pool
- Davis Aqua Monsters

Competitive aquatics, what B*K would refer to as traditional pursuits, are very strong within the City of Davis. Additionally, the competitive programs, except for the high school sports, pay rental fees to the City for use of the pools.

DAM and DART have exclusive use of Civic Pool. DAM membership includes 600-700 swimmers, according to organizers. Most of those participants are said to be from the City. The exclusive use of Civic Pool allows DAM to offer up to nine, 1-hour practices a day, which translates into approximately 47 practices over the course of the week. During the past 7 years the City has increased their rental rates 5-8%, which equates to \$85,750 in rental fees during the 2016-2017 budget year. This does not cover the \$174,301 in direct operational costs to the City for utilities, water, chemicals and staffing and capital improvement of Civic Pool.

DART has exclusive use of Community Pool, which includes two bodies of water, and has a membership of approximately 1,200 athletes. Representatives from DART estimate that 80% of its membership is from the City, but acknowledge that they pull participants from Sacramento, Fairfield, Woodland and Dixon areas. In addition to using Community Pool as their main training center, DART also programs the space. They rent the facility to outside groups from March through October and offer swim lessons to siblings of team members year-round. In addition to the exclusive use of Community Pool, DART also rents space at Manor, Arroyo and Civic Pools. The negotiated rental rate for DART is based off 75% of the total utility cost for Community Pool. As is the case with Civic Pool, the City pays the remaining balance of utilities, water, chemicals and staffing, which equated to \$75,728 in the 2016-2017 budget year.



Management Contract Discussion

When B*K asked DART why they would want to be responsible for managing all 4 of the City's aquatic facilities the answer was twofold. First and foremost, their program continues to grow/expand and the ability to have additional lane access is important. Second, and maybe equally important, the City plans to increase rental rates for user groups in the Fall of 2017 and in 2018, so a proposed operational contract would allow DART to control their costs and subsequently membership fees.

The City, in the past two years, has had a renewed focus on cost recovery for programs and facilities. As the City and DART are aware, aquatic facilities are some of the most expensive within the parks and recreation industry to operate. The two areas contributing to the bulk of costs within aquatics facilities are utilities (electric, gas and water) and staffing (full-time and part-time). The City has benefited by their geographic location in that all their pools are outdoors, which equates to less utility costs in comparison to year-round indoor aquatic facilities. A challenge for the City and DART is that the State of California has been one of the most aggressive with increasing the minimum wage and pushing towards the \$15.00/hour mark. And while pools have become more efficient with their operating systems, the two previously mentioned factors continue to drive up operational costs.

Based on the work that B*K has completed across the country, most "traditional" pools have a cost recovery range between 50-75%. That cost recovery rate can be impacted by the length of the season and the weather associated with said season. Most "non-traditional" pools (leisure pools or municipal waterpark) have a higher cost recovery rate in comparison to traditional pools. However, they also come with a higher operational cost.

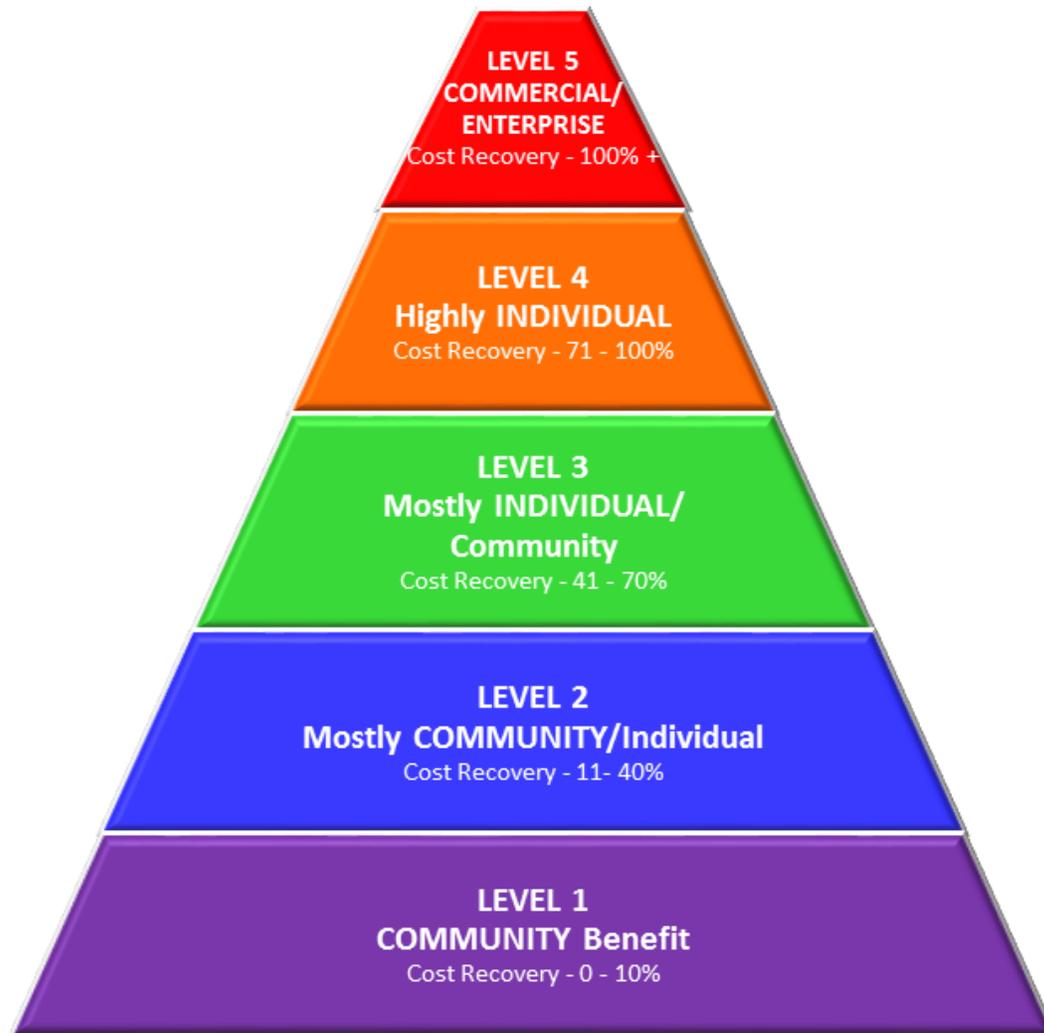
When B*K has been asked to evaluate other parks and recreation operations, aquatic and non-aquatic, a key topic of conversation is the program pyramid. The program pyramid describes the activity, access, and degree to which the agency should subsidize the program. The bottom of the pyramid has programs that can be described as grass roots with broad community usage and benefits. For those programs, the goal is maximum participation and minimal costs, and those programs are typically subsidized by the agency. The top of the program pyramid has programs that are competitive with highly individualized (versus community) benefit, do not reach a sizeable portion of the population, and require significant resources.

A program like open swim would fall towards the bottom of the program pyramid. Access to the pools for open swim is not something an agency wants to give away, there is a fee associated with access, but the focus is maximum participation. In contrast, a program like competitive swimming does not reach near the same size of population and is one that is highly specialized and individualized. Due to the specialization and cost associated with offering the appropriate facility and program, an agency is typically unwilling to subsidize such a program. This further



justifies the City's move towards more market-based rate structures for use of pools by competitive groups.

The City has developed their own pricing pyramid with the levels, benefit and cost recovery expectation.



In providing exclusive use to both DAM and DART and not allowing public access to those facilities, the City has decreased the overall expense associated with aquatics. However, it is the opinion of B*K that both programs are being subsidized by the City when you factor the costs associated with utilities, chemicals and maintenance of the facilities. Another factor to consider, especially in the case of DART, is the classification structure of youth sports groups. Because of their classification by the City, DART pays a significantly reduced rental rate for pool time and the fee for nine months out of the year is a flat fee, not one based on usage.



Budget Numbers

For purposes of this report, the City supplied B*K with 16-17 original budget numbers. Using these numbers B*K has developed the following analysis.

Aquatic Revenues – Actual

	Rental	Rec Swim	Inst.	Parties	Concessions	Total
Arroyo	17,621	42,058	64,044	5,555	14,733	144,011
Manor	22,765	80,840	74,251	12,749	14,993	205,598
Civic	85,750					85,750
Community	34,172					34,172
Sub-Total						469,531

Note: It is important to understand that the only revenue associated with the use of Civic and Community Pools come from the usage by DART and DAM.

Aquatic Revenues – Actual

	Swim Pass	Swim Camp	Shade Rentals	
City	82,057	14,279	800	97,136
By Pool Sub Total				469,531
Total Projected Aquatic Revenue				566,667

In analyzing the revenue projections closer, we find the following:

- DART & DAM are the sole sources of revenue for Civic and Community Pools, which accounts for 21.2% of the total revenue in 2016-2017.
- The City does not derive any revenue from DJUSD’s use of the City aquatic facilities. They are a high frequency user.
- In summarizing all the rental revenue, \$160,308 it equates to 28.3% of the total projected revenue in aquatics.



Projected Lane Hours

	Practice/Wk	Hr/Practice	Lanes	Lanes/Wk	Weeks	Ln Hours
DAM	47	1.0	8	376	50	18,800
DART	16	2.0	8	256	50	12,800
High School	6	2.0	8	96	24	2,304

Project Revenue Based on Lane Hours

\$15.00/lane hour	Ln Hours	Rate	Rental
DAM	18,800	\$15.00/lane hour	\$282,000
DART	12,800	\$15.00/lane hour	\$192,000
High School	2,304	\$15.00/lane hour	\$34,560

\$12.00/lane hour	Ln Hours	Rate	Rental
DAM	18,800	\$12.00/lane hour	\$225,600
DART	12,800	\$12.00/lane hour	\$153,600
High School	2,304	\$12.00/lane hour	\$27,648

\$9.00/lane hour	Ln Hours	Rate	Rental
DAM	18,800	\$9.00/lane hour	\$169,200
DART	12,800	\$9.00/lane hour	\$115,200
High School	2,304	\$9.00/lane hour	\$20,736

It is important to understand that these numbers are based on assumptions by B*K. Those assumptions are as follows:

- DAM offers 47, 1-hour practices per week for 50 weeks per year.
- DART offers 16, 2-hour practices per week for 50 weeks per year.
- The High School offers six, 2 hours practices per week for 24 weeks per year. This also assumes swim team only.

B*K would encourage the City to consider working with the three user groups to determine if this usage data is accurate.



In computing revenue generation projections for \$9.00/hour per lane hour, one can use the 2016-2017 projected rental revenues to determine the percentage of which each group is paying.

- DAM, 50.7% of \$169,200
- DART, 29.7% of \$115,200
- High School, 0.0% of \$20,736

B*K is not suggesting that these user groups should have to pay this full-rate immediately. However, when evaluating where competitive swimming falls on the overall program benefit pyramid, it would suggest that DART and the High School should pay more than their current rental rate.

Aquatic Expenses by Pool

	Total Expense	Salary & Wages	Salary & Wage % of Total Exp.	Utilities¹²	Utilities % of Total Exp,
Arroyo	209,736	49,302	23.5%	88,173	42.0%
Manor	201,417	55,011	27.3%	54,611	27.1%
Civic	174,301	49,927	28.6%	51,794	29.7%
Community	110,900	22,589	20.4%	55,052	49.6%
Sub-Total	696,354				

These are expenses associated with keeping the pools operational. In all instances, except for Community Pool, Salary & Wages and Utilities account for more than 50% of the total operational cost per pool. Again, this confirms the information B*K has shared with the City on the largest expenses associated with pool operations.

In evaluating the individual cost associated with Civic and Community Pools, the following statements can be made:

- The City provided a \$68,356 subsidy in the 2016-2017 budget for the operation of Civic Pool, with an overall cost recovery of 55%. This was a 2% increase in the facility's actual cost recovery from what was originally budgeted in 2016-2017.
- The City provides a \$72,044 subsidy in the 2016-2017 budget for the operation of Community Pool, with an overall cost recovery of 32%. This was an 8% increase in the facility's actual cost recovery from what was originally budgeted in 2016-2017.
- The City provided a \$11,310 subsidy in the 2016-2017 budget for DJUSD (swim team and water polo) which takes place at Arroyo Pool if current user fees were applied to actual hours used.

¹² Utilities – Gas and Electric.



In contrast, the following observations are made with regards to the costs associated with Arroyo and Manor Pools:

- The City provides a \$199,114 annual subsidy for the maintenance and operation of publicly accessible Arroyo Pool, with an overall cost recovery of 48%. This was a slight decrease of 1% in the facility's actual cost recovery from what was originally budgeted in 2016-2017 and was primarily due to the relocation of morning swim lessons to Manor Pool.
- The City provided a \$136,643 annual subsidy for the maintenance and operation of the publicly accessible Manor Pool, with an overall cost recovery of 66%. This was a 12% increase in the facility's actual cost recovery from what was originally budgeted in 2016-2017. **NOTE:** *This significant cost recovery increase was due to several factors including new programming fees that were implemented during the FY 16-17 and programming changes that staff made at Manor Pool during this last season to improve its overall cost recovery.*

If one uses the revenues for the 2016-2017 budget, the City achieved a cost recovery rate of 54.35%, as compared to the original budget of 49% and was able to reduce the anticipated aquatics annual subsidy from \$538,314 to only \$476,157. Most seasonal and year-around pool operations recovery between 50-75% of total costs. There are variances between agencies and those are typically due to staffing levels and how things like maintenance, full-time staff and capital improvement are allocated across budgets. If the City were to charge the going rate of \$15.00/hour/lane, used the lane use projections in this document, and did not factor the \$119,922 that DAM and DART paid, it would increase the cost recovery rate to 74.1% for all of aquatics. If the high school swim teams were also paying the base rate of \$15.00/hour/lane for their practice time the cost recovery rate would increase to 77.3%.

DART Proposals – Key Questions

DART has provided the City two proposals for consideration. The first is that DART would operate all four of the City's aquatic facilities. The second proposal suggests that the Community Pool facility be eliminated and replaced with a 50M pool that DART operates and programs.

For both proposals, B*K would offer the following questions for consideration by both the City and DART (in no specific order of importance):

- Operating Philosophy

Will DART operate the City's facilities in a manner that is reflective of how the City currently operates them? Example, what level of lifeguard staff will be available when



the public is using the facility, and will that meet the City or industry standard? Will DART's operation of the facility comply with the State & National Standards for wages and comply with the State Health Department and Model Aquatic Health Code, and other regulatory agencies for operating standards? As earlier referenced, staffing is a significant cost of aquatic facilities expense budgets, sometimes close to 50-60% of the total budget. However, the reduction or elimination of lifeguard staff is neither a responsible or reasonable method by which to achieve a higher cost recovery rate.

- Access

What type of access will the public have to any/all the facilities? The City currently receives negative feedback from residents relative to their inability to utilize Community Pool. Currently, residents can only access Community Pool if they are a member of DART. Will that operating philosophy carry over to both Manor and Arroyo? The answer to that question is unclear in the proposal offered by DART. Further, is it the intent of DART to only allow the public to continue to access Arroyo and Manor?

- Pricing

Will the fee structure associated with access to pools and subsequent programs be determined by the City or by DART? If DART sets the cost of access and programs, there is a strong possibility that those fees will be at market rate to eliminate subsidy and raise cost recovery rates. While a higher cost recovery rate is desirable, in this scenario there is a strong possibility that a portion of the public will not be able to afford access to the facility. If the City negotiates the ability to set rates of both access and programs, there is an equally strong possibility that DART will request a subsidy from the City. In that event the financial benefit of DART operating the pools becomes questionable.

- Capital Investment

There is no mention of how capital investment will be handled in the proposal to operate. Is this something that the City will be responsible for or will DART shoulder the burden? If the pools remain City facilities operated through a management contract, one would assume that the City will be expected to shoulder that financial burden. As such, the DART proposal does not benefit the City with a reduction in capital expenses.

- Development of New Swimmers

What plan is in place to develop new swimmers? For the City to invest in a new 50M pool they are merely sustaining the competitive swim programs and not diversifying their offerings to the public. From the market analysis portion of this document,



approximately 50% of swimmers/pool users are infrequent. They would be un-interested in a 50M pool or associated amenities.

Further discussion of these questions is essential in developing a sustainable aquatic operating model. Without understanding these key philosophical questions, it is difficult for B*K to recommend supporting the concept of DART operating all the City's aquatic facilities. Further, if the City wants to decrease the subsidy of aquatics and increase the level of community participation, the development of a 50M pool would not be a responsible manner in which to anticipate achieving those goals. If the City does want to explore the concept of contract management of City pools, B*K would strongly encourage them to undergo a formal RFP process. In said process, outlining operating parameters, pricing structure, capital replacement and the City's expectations for public access will be determining factors in whether the City receives financial benefit from contract operation.

Again, leaning on the experience B*K has working with clients across the country, some of the primary reasons why agencies contract out the management of parks and recreation facilities are:

- Minimize Liability
- Buy-In & Engagement from Youth Sports Organization
- Decrease Subsidy
- Elimination of Associated Hassel/Time/Effort w/ Operation
- Shortage of Staff Expertise

Public agencies typically do not enter into a management contract to maximize participation by the public.

50M Pool Proposal

DART provided a proposal to the City to develop and operate a 50M pool in the Community Pool location.

The cost estimate to develop the pool is approximately \$1.7 million for a 150 x 195-foot building which equates to 29,250 square feet or a cost of \$58.12 per square foot. B*K is not a construction or architectural firm, but from our work with others the typical starting cost when considering a building with a 15-20-year life span is \$150 per square foot. Another item that the City should consider is the optics and community perception of the facility. Regardless if the dollars are raised by DART and others, if the facility is placed in the City's park it will be perceived as a City facility. Does the architectural structure that DART is proposing meet the design and aesthetics standards of the City?



To calculate the cost associated with the 50M pool, operational expenses were gathered from; Charles Brooks, Mission Viejo, Santa Clara, Folsom Aquatic Center, Gauche Park – Yuba City, and Roseville Aquatic Center. This information is valuable to help provide a framework for determining the operational costs associated with a 50M pool. However, B*K would take exception with the method of determining total cost and dividing by the number of gallons. Specifically, three of the facilities have no dollar value for insurance and two do not have dollar values for miscellaneous expenses.

The method of dividing utilities by total gallons would appear to be a more consistent method to determine that one line item as it eliminates the subjectivity of what is included in some of the other categories. If one uses this method, the cost of providing utilities for an outdoor 50M pool is approximately \$0.199 per gallon, or \$137,907. However, this is only one factor of the total operation. The number of \$0.36 per gallon did not appear to consider; part-time staff, full-time staff, contractual staff, janitorial/cleaning supplies, pool chemicals, rental costs, or special services.

Potential Pool Schedule:

Mon-Fri	6:00A-9:00A 11:00A-2:00P 4:00-9:00P
Sat	6:00A-3:00P
Sun	6:00A-3:00P

This equates to a total of 80 hours of operation per week. Assuming the entire 50M pool is available during these times it would require 3 lifeguards. Those three lifeguards earning \$11.00 per hour and working 50 weeks per year is an additional \$136,950 in expense. If B*K was developing such a pro-forma from scratch we would also recommend an assistant manager be present when operating. Three assistant managers working 30 hours per week and earning \$13.00 per hour is an additional \$58,500 in expense. B*K would suggest that the \$249,480 in operational costs is what it would take to turn the pool on and potentially treat it with chemicals, but falls short of illustrating the full costs associated with a year-round operation. B*K is not suggesting that the City not consider a 50M pool; we are simply observing that the operational expense numbers provided do not appear to paint a clear picture.

The other concept that has been discussed is the incorporation of a bubble over at least one of the existing pools at Community Park. In pursuing such a venture, the City needs to consider the following:

Capital Investment:

- Bubble Structure (15-year life span)
- Deck Work to Anchor Bubble Structure
- Connection to Locker Rooms & Potential Complications



- Mechanical Systems for Maintaining Pressure
- HVAC System

On Going Expenditures:

- Lighting Interior of Bubble
- Heating of the Space (potential)
- Set-Up & Take Down
 - In visiting with multiple clients in the mid-West that incorporate bubbles into their operations the cost to set-up and take-down the bubble ranges from \$25,000-\$40,000 annually.
- Storage of Bubble when Unused

Management Contract Proposal

DART also provided the City with a proposal to run all the City's pool on a management contract. Based on the information that DART shared they feel there are several advantages to their management of the facility, the most compelling being financial sustainability.

Based on the information shared by DART they estimate that the City's annual subsidy of aquatics is approximately \$670,000 per year. Using the numbers provided to B*K by the City, the loss in 2016-2017 budget was \$544,174. DART is suggesting that they can save the City \$200,000 per year and that their subsidy would decrease. It is unclear in DART's proposal how the \$470,000 subsidy from the City would be utilized. This is an area where the City May want clarification.

Further, if the City did want to eliminate approximately \$200,000 in subsidy, they have that opportunity. Again, as previously referenced, if DART, DAM and the High School swim teams paid \$9.00 per hour per lap lane hour, it would generate \$185,214 more revenue than current rentals.

B*K would feel more comfortable projecting a decrease in the subsidy of aquatics by the City or by DART, using current facilities, through a multi-step approach:

- Increase fees for programs and decrease instructor costs, thereby increasing profit margin.
- Decreasing total staffing levels (lifeguards).
- Decreasing hours of operation.
- Increasing admission fees and passes.



The concept of keeping pools open longer (past 5:00P) and being able to still decrease the overall operational subsidy doesn't appear to correlate.

B*K does agree that if DART is operating the pools that some of the burden of major repair/replacement should be borne by them. However, there needs to be much more detail to clarify repair and maintenance responsibilities and where it is incumbent upon the City.

The other concept shared in the proposal is increased access to the public. Part of that increased access would be operating beyond 5:00PM, but would this mean that the public would have access to Civic and Community Pools as well? If those pools were available to the public do they meet ADA and Health Department requirements? If they do not, does the \$200,000 start up and \$100,000 annual investment by DART make that possible?

Like the 50M pool, B*K is not stating that the City should not give this option consideration, but there is a level of detailed information that is missing. To gain that detail, the City would want to undertake a formal RFP process for management services and seek out that information from each proposer.

Future Options

The City does have a few options to consider as they determine the future of aquatics. B*K offers four different scenarios, which are by no means exhaustive, but could stimulate further discussion.

Future Direction Option #1

The City maintains the status quo. While perhaps not a desired outcome, the City is not required to take any action if they choose. They can continue to allow DAM and DART access to their respective facilities and do the minimum to keep them operational. When those facilities fail, and they will in the next 5-10 years without significant capital upgrades, the City is under no obligation to repair them or duplicate them. At which time, the City would not be burdened with the costs associated with Community or Civic Pools and the overall aquatic subsidy would potentially decrease.

It is B*K's opinion, based upon working with clients across the country, that many municipal agencies over-built aquatic facilities in the 1970s and 1980s. In addition to overbuilding them, they built the same rectangular, flat-water pool with minimal entertainment features. The mindset at that time was that every "section" of the community needed their own facility. As the parks and recreation industry evolved, the staffing needs increased and the cost to operate the facilities increased. In contrast, swim lessons moved from free programs to pay to participate.



Swim teams that once only paid for the cost of janitorial staff transitioned to paying market/base rates for practices and competitions.

A result of this over-building is that many agencies through their master plan processes have consolidated aquatic facilities. They have adopted the concept of having larger aquatic facilities that serve all user groups, but less in total number. They have also realigned their focus and build facilities that address the full spectrum of frequent, occasional and infrequent participation.

Future Direction Option #2

The City continues to operate in the current structure. DAM and DART have exclusive use of current facilities and the high school programs continue to use City facilities.

B*K would recommend the following:

It is not reasonable to balance the operational budget solely on the current specialized user groups. If the City were to do so, they could inadvertently limit access to these programs and all involved agree they have value to the community. It is also not typical or reasonable for specialized user groups to have such highly discounted rates for use of City facilities.

B*K would recommend that the City move forward with the new fee structure they have developed, but develop a 5-10-year fee structure agreement with DART. Within that fee structure there should systematic increases in the rental fees the group pays, preferably increasing every-other year. The new fee structure should be based upon lane hour use, year - round and not reflect a flat fee structure. This is not to say that the group should not have unlimited access, but rather the fees they pay should directly correlate to the number of lane hours used. The result should be achieving the fee structure that the City proposes implementing in Fall 2017. B*K would further recommend that DART begin to bear a larger portion of the costs associated with chemicals and maintenance of the facility through re-charges.

In the case of DAM, the City could move closer to charging market rates per hour/lane for the use of Civic Pool. Like DART, DAM should be expected to shoulder a portion of the associated cost of chemicals and maintenance of the facility.

The City could consider re-negotiating the fees that the school district does not pay for use of the pools. Almost all other sports groups are required to do some level of fundraising for their sports. This should also be required of the competitive aquatic programs, with funds going to the ongoing operation of the pools the school district utilizes.



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In this situation, the City should continue to provide maintenance support for the facilities and necessary capital improvement. Capital improvement being defined as those repairs necessary to keep the pools functional, until it is no longer cost-effective to operate the facility.



Future Direction Option #3

Since B*K began working on this project there has been conversation about the school district developing their own 50M pool. The following assumptions are based on the concept that the School District would allow DART access to their facilities.

If that were to come to fruition, B*K would recommend the following:

When Community Pool reached the end of its lifecycle, B*K would not recommend replacement. In fact, as soon as the high school's 50M pool became available, B*K would encourage the City to work with the School District to help establish hours that DART could use the facility.

Civic Pool would remain operational, support DAM and continue to support DART when it was not used. Arroyo and Manor Pool would be available for rental for both DART and DAM if needed.

If the City were inclined to add an aquatic facility to Community Park, B*K would strongly urge them to incorporate a leisure pool / community waterpark facility. These facilities, while more expensive to operate than a traditional rectangle pool, appeal to a greater population of swimmers and generate 20-30% more revenue by comparison.



Future Direction Option #4

Both the Civic and Community Pools are aging and quickly reaching the point where replacement needs to be considered. If replacement is considered, B*K would recommend the following approach.

Step #1 would be elimination of Community Pool and move towards re-developing that site as a full-service aquatic center. During that time, while not able to shoulder the full burden, Civic Pool could continue to function as home base for DAM with a reduced schedule. Reduced schedule because that site would need to also absorb as much of DART's use as possible.

Step #2 would be the elimination of Civic Pool once the new facility at Community Park was redeveloped. The use of DAM would then be absorbed by the new aquatic center at Community Park.

If the City were to take this approach B*K would recommend they consider the following amenities in Community Park:

- Leisure Pool / Community Water Park (1 body of water)
 - Zero Depth Entry
 - Multiple Water Slides
 - Play Structure
 - Shallow Water (0-3.5' maximum)
 - Lazy River / Current Channel

In the market analysis portion of the report swimmers were defined as frequent, occasional and infrequent. It is the opinion of B*K that the current facilities of Arroyo and Manor address the needs of the frequent and high-end occasional visitors, but don't have significant appeal to the low-end occasional and infrequent visitors. While both of those facilities attempt to reach the swimmers interested in the entertainment and social aspects, they fall short. The incorporation of a leisure pool / community water park addresses the needs of close to 50% of the swimming population. The inclusion of this type of water into the City's inventory also efforts the creation of more swimming visitors. Too often agencies duplicate services with the development of new facilities. This merely transplants swimming visits from one location to the other, it does not create new swimming visitors. This amenity would create new swimming visitors and keep a sizeable number of the infrequent visitors in the City.

This portion of the aquatic center would drive daily admission and annual memberships to the facility, much more than any other body of water within the facility. This pool could be used for swim lessons which is typically a revenue



producing program. Another market that this pool would drive is birthday parties and private rentals. Finally, the lazy river/current channel will have a significant positive impact in that it can be sold for morning water walkers and programmed for group exercise programs.

- Gated Spray Park

Spray parks are often agencies way of continuing to offer aquatics within a community, but at a lower operational overhead. A spray park would still need filtration, circulation and treatment. However, most, if not all, operate without staffing which as we've discussed is a huge portion of the overall expense of aquatics. In prescribing this facility as a "gated" amenity it would function as an amenity of the aquatic center when the aquatic center was open. When the aquatic center was unavailable to the public a series of gates would be opened/closed and the spray park would be free access to the community. The other benefit of this amenity is an extended season. While the City may choose to only operate the leisure pool / community water park from Memorial Day to Labor Day, the spray park could open on April 1 and remain open through October 31.

- Instructional Pool

- Stair or Ramp Access
- 4, 25Y Lap Lanes
- Shallow Water (4')

A pool of this nature serves a dual purpose in the overall scheme of the facility. The first purpose is that it becomes the primary location for programming within the facility. This pool could accommodate the following programs; swim lessons (group, private, semi-private), group exercise, inner tube water polo, inner tube basketball, stand-up paddle board yoga, log rolling, underwater hockey, etc. Because of the diversity of the programming and minimal staffing requirements this portion of the facility would generate the bulk of the program revenue within the facility.

The second purpose is that it can address any overflow need for lap swim and serve as a warm-up, warm-down pool for competition. The use of this body of water as a warm-up, warm-down facility would allow the City to pursue local, regional and some national level events.

- 50M x 25Y Competitive Pool

- 8 or 10 Lanes in 50M Configuration
- 16-20 Lanes in 25Y Width
- 2 Movable Bulkheads



- Adjustable Depth Floor
- Timing System
- Spectator Seating

Currently the City is entrenched in supporting the competitive aquatics community, specifically swimming and water polo and to a lesser degree synchronized swimming. The addition of a 50M x 25Y pool would continue that commitment and consolidate the effort into one primary location. That is not to say that Manor and Arroyo Pools would not be used in this capacity, but the focus would be the use of the proposed 50M pool.

B*K would recommend that this pool be the primary practice location for DAM and DART. B*K would further recommend that the high schools use Manor and Arroyo for practices and the proposed 50M for competition only.

A 50M pool, specifically one with all deep water, is a challenge to program outside of competitive aquatics. Therefore B*K would recommend a movable floor, so that some shallow water can exist for programming; group exercise, some swim lessons, kayak, paddle board, etc.

Given the size of DAM and DART it is possible that they could host a sizeable number of competitions in a calendar year. For DAM it is reasonable to assume that they could host 1-2 regional competitions on an annual basis. For DART it is reasonable to assume that they could host 3-4 local and regional competitions on an annual basis. It is also possible that other outside groups may approach the City to host events at the pool, which could be a consideration.

- Non-Aquatic Amenities
 - Locker Rooms
 - Changing Cabanas
 - Shade Structure
 - Ample Green Space
 - Rentable Cabanas



Operational Realities & Recommendations of Future Direction Option #4

If the City were to pursue this direction, it is a large capital investment in aquatics and an ongoing commitment to subsidizing aquatics within the City. The leisure pool / community water park and instructional pool will carry significantly less subsidy in comparison to the 50M pool. In contrast, the 50M pool, if competitions are held, will have a significant positive economic impact on the community. While many municipalities become enamored with the potential economic impact, it must be remembered that the economic impact does not pay for the operational costs of the facility.

If the City were to move forward in this direction, B*K would recommend that they consider the following with regards to operations:

- Seasons:
 - Leisure Pool / Community Water Park Memorial Day-Labor Day
 - Gated Spray Park April-October
 - Instructional Pool April-October
 - 50M Pool Year Around
- Management:
 - If the City were to make this level of investment B*K would recommend that they manage the entire facility year-round. This would be a departure from the current operational philosophy as DART operates Community Pool. In this model, both DART and DAM would be user groups and pay rental fees for practice time and meets.
- User Groups & Locations:
 - DART Primary User, 50M Pool
 - DAM Primary User, 50M Pool
 - High Schools Practices @ Arroyo & Manor, Meets @ 50M Pool
 - Water Polo As Space Allows
 - Synchro As Space Allows
- Rates:
 - Again, B*K would be a strong proponent of the City working with DART to create a graduated rental rate structure for practices that incorporates them paying the newly generated fees over a 6-10-year span.
 - In contrast, B*K would recommend that any aquatic competition that takes place at the proposed aquatic center should pay the going market rate for exclusive use of the 50M pool. If the competition requires the instructional pool that should be market rate as well. If the renting groups requests that the leisure pool /



community water park not be available to the public, there should be a rate structure for exclusive use of the entire facility to deter that from occurring.

If the City does move forward with the development of a new aquatic center that serves the needs of DAM and/or DART, they should be involved with the process. In conversation with representatives from DAM and DART there are individuals within both organizations that are willing to provide financial contributions to the effort of a new aquatic center. Prior to accepting those contributions, B*K would encourage the City to understand all parameters associated with the contribution. Too often contributions from special interest groups are then tied back to reduced rental fees, or no rental fees at all. The contributions are meaningful and potentially vital to the success of the project. However, the long-term gain of the facility, could equate to an increased operational subsidy because of the impaired ability to charge for services.

A concept that B*K has seen be successful for groups that want to donate money to an aquatic project is the creation of an endowment. While it goes without saying that building a facility is much sexier than creating an endowment, the endowment can be ear marked to help offset subsidies and fund future capital improvement of the aquatic center. By creating an endowment, the special interest groups become vested in the initial and long-term success of the project.



Appendix A – Demographic Detail

Population Distribution by Age: Utilizing census information for the Primary Service Area, the following comparisons are possible.

Table A – 2016 Primary Service Area Age Distribution

(ESRI estimates)

Ages	Population	% of Total	Nat'l Population	Difference
-5	2,710	3.5%	6.2%	-2.7%
5-17	8,409	11.0%	16.5%	-5.5%
18-24	25,134	32.9%	9.9%	+23.0%
25-44	18,267	24.0%	26.3%	-2.3%
45-54	6,836	9.0%	13.3%	-4.3%
55-64	7,056	9.3%	12.8%	-3.5%
65-74	4,429	5.8%	8.8%	-3.0%
75+	3,339	4.5%	6.3%	-1.8%

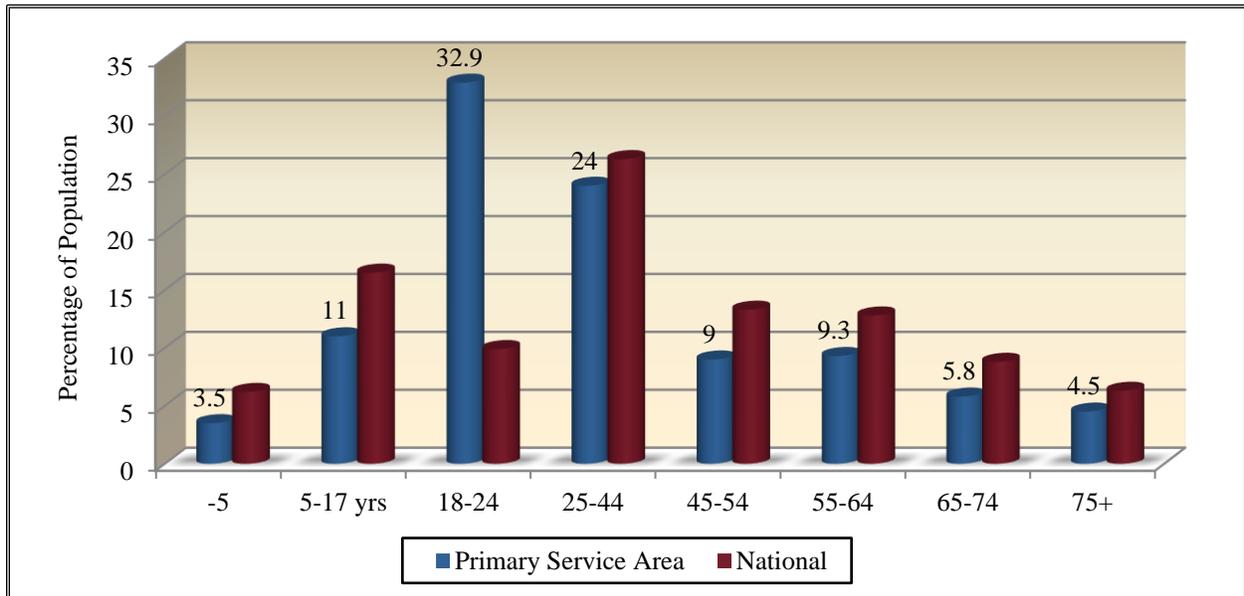
Population: 2016 census estimates in the different age groups in the Primary Service Area.
% of Total: Percentage of the Primary Service Area/population in the age group.
National Population: Percentage of the national population in the age group.
Difference: Percentage difference between the Primary Service Area population and the national population.

The green and red highlight indicate the difference in percentage; green being greater than the national number and red being less than the national number. It is important to note that swimming as an activity is one that spans all age categories. A significant differentiator in use by various age categories is water temperature and attractions at the pool.

*Note: The reason that B*K provides the national comparison is to illustrate the differences within the community between the national number.*



Chart A – 2016 Primary Service Area Age Group Distribution



The demographic makeup of the Primary Service Area, when compared to the characteristics of the national population, indicates that there are some differences with an equal or larger population in the 18-24 age groups and a smaller population in the -5, 5-17, 25-44, 45-54, 55-64, 65-74 and 75+ age groups. The largest positive variance is in the 18-24 age group with +23.0%, while the greatest negative variance is in the 5-17 age group with -5.5%.

An age distribution like that of the Primary Service Area is typical of a community where there is a large college or university.



Population Distribution Comparison by Age: Utilizing census information from the Primary Service Area, the following comparisons are possible.

Table B – 2016 Primary Service Area Population Estimates

(U.S. Census Information and ESRI)

Ages	2010 Census	2016 Projection	2021 Projection	Percent Change	Percent Change Nat'l
-5	2,732	2,710	2,879	+5.4%	+1.9%
5-17	8,948	8,409	8,057	-10.0%	+0.5%
18-24	26,242	25,134	24,353	-7.2%	+0.4%
25-44	16,404	18,267	20,568	+25.4%	+9.6%
45-54	7,275	6,836	6,450	-11.3%	-8.8%
55-64	6,483	7,056	7,125	+9.9%	+18.2%
65-74	3,333	4,429	5,420	+62.6%	+56.2%
75+	2,904	3,339	4,097	+41.1%	+27.1%

Chart B – Primary Service Area Population Growth

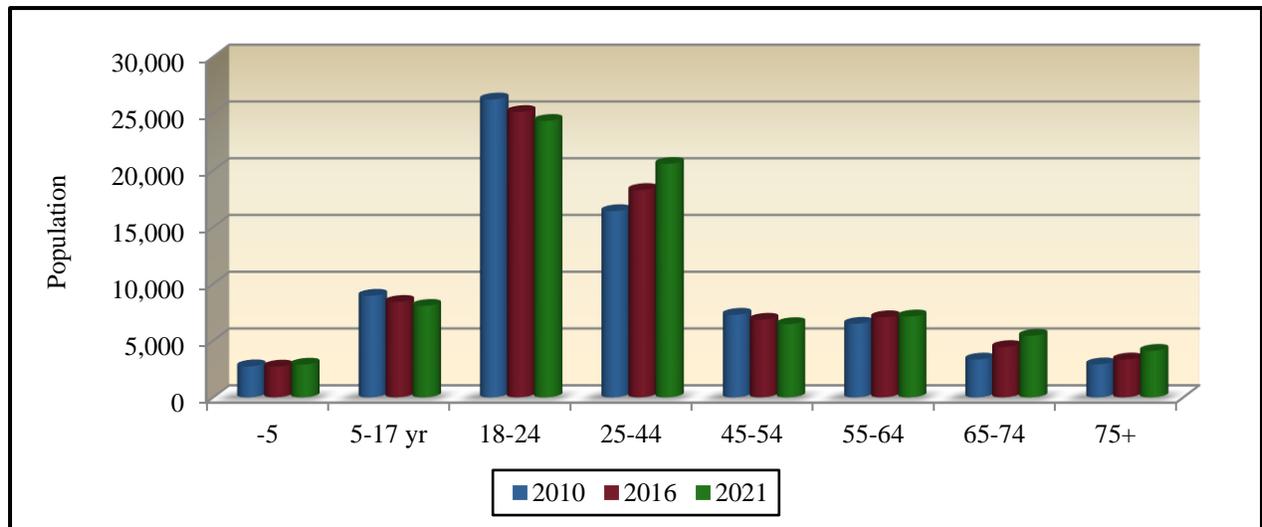


Table B illustrates the growth or decline in age group numbers from the 2010 census until the year 2021. It is projected that over half of all age groups will experience an increase, while 5-17, 18-24 and 45-54 will experience a decrease. The population of the United States is aging and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.



Ethnicity and Race: Below is listed the distribution of the population by ethnicity and race for the Primary Service Area for 2016 population projections. Those numbers were developed from 2010 Census Data.

Table C – Primary Service Area Ethnic Population and Median Age 2016

(Source – U.S. Census Bureau and ESRI)

Ethnicity	Total Population	Median Age	% of Population	% of CA Population
Hispanic	10,376	23.5	13.6%	39.4%

Table D – Primary Service Area Population by Race and Median Age 2016

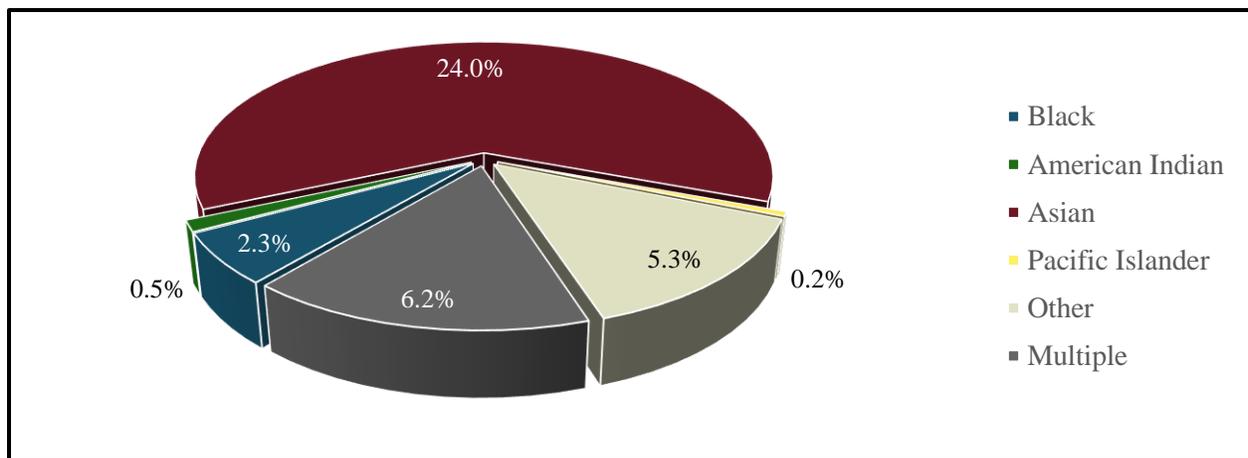
(Source – U.S. Census Bureau and ESRI)

Race	Total Population	Median Age	% of Population	% of CA Population
White	46,842	31.7	61.5%	55.5%
Black	1,787	24.8	2.3%	5.9%
American Indian	369	28.8	0.5%	1.0%
Asian	18,256	23.5	24.0%	14.2%
Pacific Islander	141	26.9	0.2%	0.4%
Other	4,060	23.3	5.3%	17.8%
Multiple	4,725	21.4	6.2%	5.2%

2016 Primary Service Area Total Population:

76,180 Residents

Chart C – 2016 Primary Service Area Non-White Population by Race





Tapestry Segmentation

Tapestry segmentation represents the 4th generation of market segmentation systems that began 30 years ago. The 67-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic compositions. While the demographic landscape of the U.S. has changed significantly since the 2000 Census, the tapestry segmentation has remained stable as neighborhoods have evolved.

The value of including this information for the Service Areas is that it allows the organization to understand better the consumers/constituents in their service areas and supply them with the desired products and services.

The Tapestry segmentation system classifies U.S. neighborhoods into 65 individual market segments. More than 60 attributes including; income, employment, home value, housing types, education, household composition, age and other key determinates of consumer behavior are used to identify neighborhoods.

The following pages and tables outline the top 5 tapestry segments in each of the service areas and provides a brief description of each. This information combined with the key indicators and demographic analysis of each service area can help further describe the markets that the Primary and Primary Service Areas looks to serve with programs, services, and special events.

For comparison purposes, the following are the top 10 Tapestry segments, along with percentage in the United States. The Primary Service may or may not reflect these segments:

1. Green Acres (6A)	3.2%
2. Southern Satellites (10A)	3.2%
3. Savvy Suburbanites (1D)	3.0%
4. Salt of the Earth (6B)	2.9%
5. Soccer Moms (4A)	<u>2.8%</u>
	15.1%
6. Middleburg (4C)	2.8%
7. Midlife Constants (5E)	2.5%
8. Comfortable Empty Nesters (5A)	2.5%
9. Heartland Communities (6F)	2.4%
10. Old and Newcomers (8F)	<u>2.3%</u>
	12.5%



Table E – Primary Service Area Tapestry Segment Comparison

(ESRI estimates)

	Primary Service Area		Median Age	Median HH Income
	Percent	Cumulative Percent		
College Towns (14B)	36.0%	36.0%	24.3	\$28,000
Dorms to Diplomas (14C)	15.0%	51.0%	21.5	\$17,000
Urban Chic (2A)	9.5%	60.5%	42.6	\$98,000
Enterprising Professionals (2D)	9.4%	69.9%	34.8	\$77,000
Exurbanites (1E)	7.0%	76.9%	29.6	\$98,000

College Towns (14B) – About half the residents of this segment are enrolled in college, while the rest work for a college or the services that support it. This digitally engaged group uses computers and cell phones for all aspects of life including shopping, school work, news, social media and entertainment. There is a significant Black (12.0%) population. Popular activities include; backpacking, Pilates, and Frisbee.

Dorms to Diplomas (14C) – On their own for the first time, these residents are just learning about finance and cooking. Although school and part-time work take up many hours of the day, the remainder is usually filled with socializing and having fun with friends. There is a significant Asian (11.0%) population. They’re very active, participating in many sports, especially yoga.

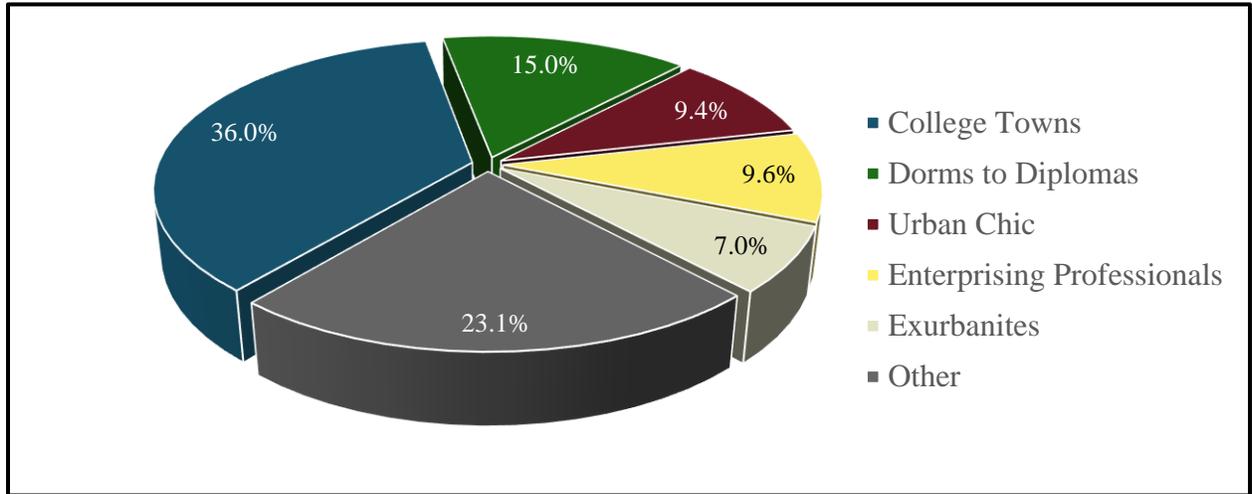
Urban Chic (2A) – These residents are professionals that live a sophisticated, exclusive lifestyle. These are busy, well-connected, and well-educated consumers. In their downtime, enjoy activities such as skiing, yoga, hiking and tennis.

Enterprising Professionals (2D) – These residents are well educated and climbing the ladder in science, technology, engineering and mathematics occupations. They change jobs often and therefore choose to live in condos, town homes or apartments. There is a significant Hispanic (14.5%), Asian (20.8%), and Black (12.0%) population. Leisure activities include gambling, trips to museums and the beach.

Exurbanites (1E) –These residents are approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations and seasoned travelers. They are active supporters of the arts and public television/radio.



Chart D – 2016 Primary Service Area Tapestry Segments





Trends & Providers

Recreation Activity and Facility Trends: There continues to be very strong growth in the number of people participating in recreation and leisure activities. The Physical Activity Council in its 2013 study indicated that 33% of Americans (age 6 and older) are active to a healthy level. However, the study also indicated that 28% of Americans were inactive. It is estimated that one in five Americans over the age of six participates in some form of fitness related activity at least once a week. American Sports Data, Inc. reported that membership in U.S. health clubs has increased by 10.8% from 2009 to 2010, and memberships in health clubs reached an all-time high of 50.2 million in 2010. Statistics also indicate that approximately 12 out of every 100 people of the U.S. population (or 12%) belong to a health club. On the other side, most public recreation centers attract between 20% and 30% of a market area (more than once) during a year. All of this indicates the relative strength of a market for a community recreation facility. However, despite these increases the American population continues to lead a rather sedentary life with an average of 25% of people across the country reporting that they engage in no physical activity (per The Center for Disease Control).

One of the areas of greatest participant growth over the last 10 years is in fitness related activities such as exercise with equipment, aerobic exercise and group cycling. This is also the most volatile area of growth with specific interest areas soaring in popularity for a couple of years only to be replaced by a new activity for the coming years. Also, showing particularly strong growth numbers are ice hockey and running/jogging while swimming participation remains consistently high despite recent drops in overall numbers. It is significant that many of the activities that can take place in an indoor recreation setting are ranked in the top fifteen in overall participation by the National Sporting Goods Association.

Due to the increasing recreational demands, there has been a shortage in most communities of the following spaces:

- Gymsnasiums
- Pools (especially leisure pools)
- Weight/cardiovascular equipment areas
- Indoor running/walking tracks
- Meeting/multipurpose (general program) space
- Senior's program space
- Pre-school and youth space
- Teen use areas
- Fieldhouses (indoor turf or athletic performance areas)

Thus, many communities have attempted to include these amenities in public community recreation facilities. With the growth in youth sports and the high demand for school gyms, most



communities are experiencing an acute lack of gymnasium space. Weight/cardiovascular space is also in high demand and provides a facility with the potential to generate significant revenues.

The success of most recreation departments is dependent on meeting the recreational needs of a variety of individuals. The fastest growing segment of society is the senior population and meeting the needs of this group is especially important now and will only grow more so in the coming years. Indoor walking tracks, exercise areas, pools and classroom spaces are important to this age group. Marketing to the younger more active senior (usually age 55-70) is paramount, as this age group has the free time available to participate in leisure activities, the desire to remain fit, and more importantly the disposable income to pay for such services.

Youth programming has always been a cornerstone for recreation services and will continue to be so with an increased emphasis on teen needs and providing a deterrent to juvenile crime. With a continuing increase in single parent households and two working parent families, the needs of school age children for before and after school child care continues to grow as does the need for preschool programming.

As more and more communities attempt to develop community recreation facilities the issues of competition with other providers in the market area have inevitably been raised. The loudest objections have come from the private health club market and their industry voice, International Health, Racquet and Sportsclub Association (IHRSA). The private sector has vigorously contended that public facilities unfairly compete with them in the market and have spent considerable resources attempting to derail public projects. However, the reality is that in most markets where public community recreation centers have been built, the private sector has not been adversely affected and in fact in many cases has continued to grow. This is due in large part to the fact that public and private providers serve markedly different markets. One of the other issues of competition comes from the non-profit sector (primarily YMCA's but also Jewish Community Center's, and others), where the market is much closer to that of the public providers. While not as vociferous as the private providers, the non-profits have also often expressed concern over public community recreation centers. What has resulted from this is a strong growth in the number of partnerships that have occurred between the public and non-profit sector in an attempt to bring the best recreation amenities to a community.



Aquatic Participation Trends: Swimming is one of the most popular sports and leisure activities, meaning that there is a significant market for aquatic pursuits. Approximately 13.8% of the population in the Pacific region of the country participates in aquatic activities. This is a significant segment of the population.

Despite the recent emphasis on recreational swimming the more traditional aspects of aquatics (including swim teams, instruction and aqua fitness) remain as an important part of most aquatic centers. The life safety issues associated with teaching children how to swim is a critical concern in most communities and competitive swim team programs through USA Swimming, high schools, masters, and other community based organizations continue to be important. Aqua fitness, from aqua exercise to lap swimming, has enjoyed strong growth during the last ten years with the realization of the benefits of water-based exercise.

A competitive pool allows for a variety of aquatic activities to take place simultaneously and can handle aqua exercise classes, learn to swim programs as well competitive swim training and meets (short course and possibly long course). In communities where there are several competitive swim programs, utilizing a pool with 8 lanes or more is usually important. A competitive pool that is designed for hosting meets will allow a community to build a more regional or even national identity as a site for competitive swimming. However, consideration should be given to understanding that regional and national swim meets are difficult to obtain on a regular basis, take a considerable amount of time, effort and money to run; can be disruptive to regular local user groups and can be financial losers for the facility itself. On the other side, such events can provide a strong economic stimulus to the overall community.

Competitive diving is an activity that is often found in connection with competitive swimming. Most high school and regional diving competition centers on the 1-meter board with some 3-meter events (non-high school). The competitive diving market, unlike swimming, is usually very small (usually 10% to 20% the size of the competitive swim market) and has been decreasing steadily over the last ten years or more. Thus, many states have or are considering the elimination of diving as a part of high school swimming. Diving programs have been more viable in markets with larger populations and where there are coaches with strong diving reputations. Moving from springboard diving to platform (5 meter and 10 meter, and sometimes 3 and 7.5 meters), the market for divers drops even more while the cost of construction with deeper pool depths and higher dive towers becomes significantly larger. Platform diving is usually only a competitive event in regional and national diving competitions. As a result, the need for inclusion of diving platforms in a competitive aquatic facility needs to be carefully studied to determine the true economic feasibility of such an amenity.

There are a couple of other aquatic sports that often compete for pool time at competitive aquatic centers. However, their competition base and number of participants is relatively small. Water polo is a sport that continues to be reasonably popular on the west coast but is not nearly as strong in Washington and uses a space of 25 yards or meters by 45-66 feet wide (the basic size of an 8 lane, 25-yard pool). However, a minimum depth of 6 foot 6 inches is required which is often difficult to find in more community based facilities. The sport of synchronized swimming also utilizes aquatic



facilities and requires deeper water of 7-8 feet. This also makes the use of some community pools difficult.

Without doubt the most significant trend in aquatics is the leisure pool concept. This idea of incorporating slides, lazy rivers (or current channels), fountains, zero depth entry and other water and play features into a pool's design has proved to be extremely popular for the recreational user. The age of the conventional pool in most recreational settings has greatly diminished. Leisure pools appeal to the younger kids (who are the largest segment of the population that swims) and to families. These types of facilities can and do attract and draw larger crowds and people tend to come from a further distance and stay longer to utilize such pools. This all translates into the potential to sell more admissions and increase revenues. It is estimated conservatively that a leisure pool can generate up to 30% more revenue than a comparable conventional pool and the cost of operation while being higher, has been offset through increased revenues. Patrons also seem willing to pay a higher user fee with this type of pool that is in a park like setting, versus a conventional/traditional aquatics facility.

Another trend that is growing more popular in the aquatic's field is the development of a raised temperature therapy pool for relaxation, socialization, and rehabilitation. This has been effective in bringing in swimmers who are looking for a different experience and non-swimmers who want the advantages of warm water in a different setting. The development of natural landscapes has enhanced this type of amenity and created a pleasant atmosphere for adult socialization.

The multi-function indoor aquatic center concept of delivering aquatics services continues to grow in acceptance with the idea of providing for a variety of aquatics activities and programs in an open design setting that features an abundance of natural light, interactive play features and access to an outdoor sun deck. The placing of traditional instructional/competitive pools, with shallow depth/interactive leisure pools and therapy water, in the same facility has been well received in the market. This concept has proven to be financially successful by centralizing pool operations for recreation service providers and through increased generation of revenues from patrons willing to pay for an aquatics experience that is new and exciting. Indoor aquatic centers have been instrumental in developing a true family appeal for community-based facilities. The keys to success for this type of center revolve around the incorporation of intergenerational use in a quality facility that has an exciting and vibrant feel in an outdoor like atmosphere.

Also changing is the orientation of aquatic centers from stand-alone facilities that only have aquatic features to more of a full-service recreation center that has fitness, sports and community based amenities. This change has allowed for a better rate of cost recovery and stronger rates of use of the aquatic portion of the facility as well as the other "dry side" amenities.



Aquatic Facilities Market Orientation: Based on the market information, the existing pools, and typical aquatic needs within a community, there are specific market areas that could be addressed with any aquatic facility. These include:

- 1. Leisure/recreation aquatic activities** - This includes a variety of activities found at leisure pools with zero depth entry, warm water, play apparatus, slides, seating areas and deck space. These are often combined with other non-aquatic areas such as concessions and birthday party or other group event areas.
- 2. Instructional programming** – The primary emphasis is on teaching swimming and lifesaving skills to many different age groups. These activities have traditionally taken place in more conventional pool configurations but should not be confined to just these spaces. Reasonably warm water, shallow depth with deeper water (4 ft. or more), and open expanses of water are necessary for instructional activities. Easy pool access, a viewing area for parents, and deck space for instructors is also crucial.
- 3. Fitness programming** – These types of activities continue to grow in popularity among a large segment of the population. From aqua exercise classes, to lap swimming times, these programs take place in more traditional settings that have lap lanes and large open expanses of water available at a 3 1/2 to 5 ft. depth.
- 4. Therapy** – A growing market segment for many aquatic centers is the use of warm, shallow water for therapy and rehabilitation purposes. Many of these services are offered by medically based organizations that partner with the center for this purpose.
- 5. Social/relaxation** - The appeal of using an aquatics area for relaxation has become a primary focus of many aquatic facilities. This concept has been very effective in drawing non-swimmers to aquatic facilities and expanding the market beyond the traditional swimming boundaries. The use of natural landscapes and creative pool designs that integrate the social elements with swimming activities has been most effective in reaching this market segment.
- 6. Special events/rentals** - There is a market for special events including kid's birthday parties, corporate events, community organization functions, and general rentals to outside groups. The development of this market will aid in the generation of additional revenues and these events/rentals can often be planned for after or before regular hours or during slow use times. It is important that special events or rentals not adversely affect daily operations or overall center use.



Specific market segments include:

- 1. Families** – Within this market, an orientation towards family activities is essential. The ability to have family members of different ages participate in a fun and vibrant facility is essential.
- 2. Pre-school children** – The needs of pre-school age children need to be met with very shallow or zero depth water which is warm and has play apparatus designed for their use. Interactive programming involving parents and toddlers can also be conducted in more traditional aquatic areas as well.
- 3. School age youth** – A major focus of most pools is to meet the needs of this age group from recreational swimming to competitive aquatics. The leisure components such as slides, fountains, lazy rivers and zero depth will help to bring these individuals to the pool on a regular basis for drop-in recreational swimming. The lap lanes provide the opportunity and space necessary for instructional programs and aquatic team use.
- 4. Teens** – Another aspect of many pools is meeting the needs of the teenage population. Serving the needs of this age group will require leisure pool amenities that will keep their interest (slides) as well as the designation of certain “teen” times of use.
- 5. Adults** – This age group has a variety of needs from aquatic exercise classes to lap swimming, triathlon training and competitive swimming through the master’s program.
- 6. Seniors** – As the population of the United States and the service area continues to age, meeting the needs of an older senior population will be essential. A more active and physically oriented senior is now demanding services to ensure their continued health. Aqua exercise, lap swimming, therapeutic conditioning and even learn to swim classes have proven to be popular with this age group.
- 7. Special needs population** – This is a secondary market, but with the A.D.A. requirements and the existence of shallow warm water and other components, the amenities are present to develop programs for this population segment. Association with a hospital and other therapeutic and social service agencies will be necessary to effectively reach this market.
- 8. Special interest groups** – These include swim teams (and other aquatic teams), school district teams, day care centers and social service organizations. While the needs of these groups can be great, their demands on an aquatics center can often be incompatible with the overall mission of the facility. Care must be taken to ensure that special interest groups are not allowed to dictate use patterns for the center, so that the greater community needs may be met.

With adequate pools and strong utilization of the aquatics area, it is possible to meet most of the varied market orientations as outlined above.



Alternative Service Providers

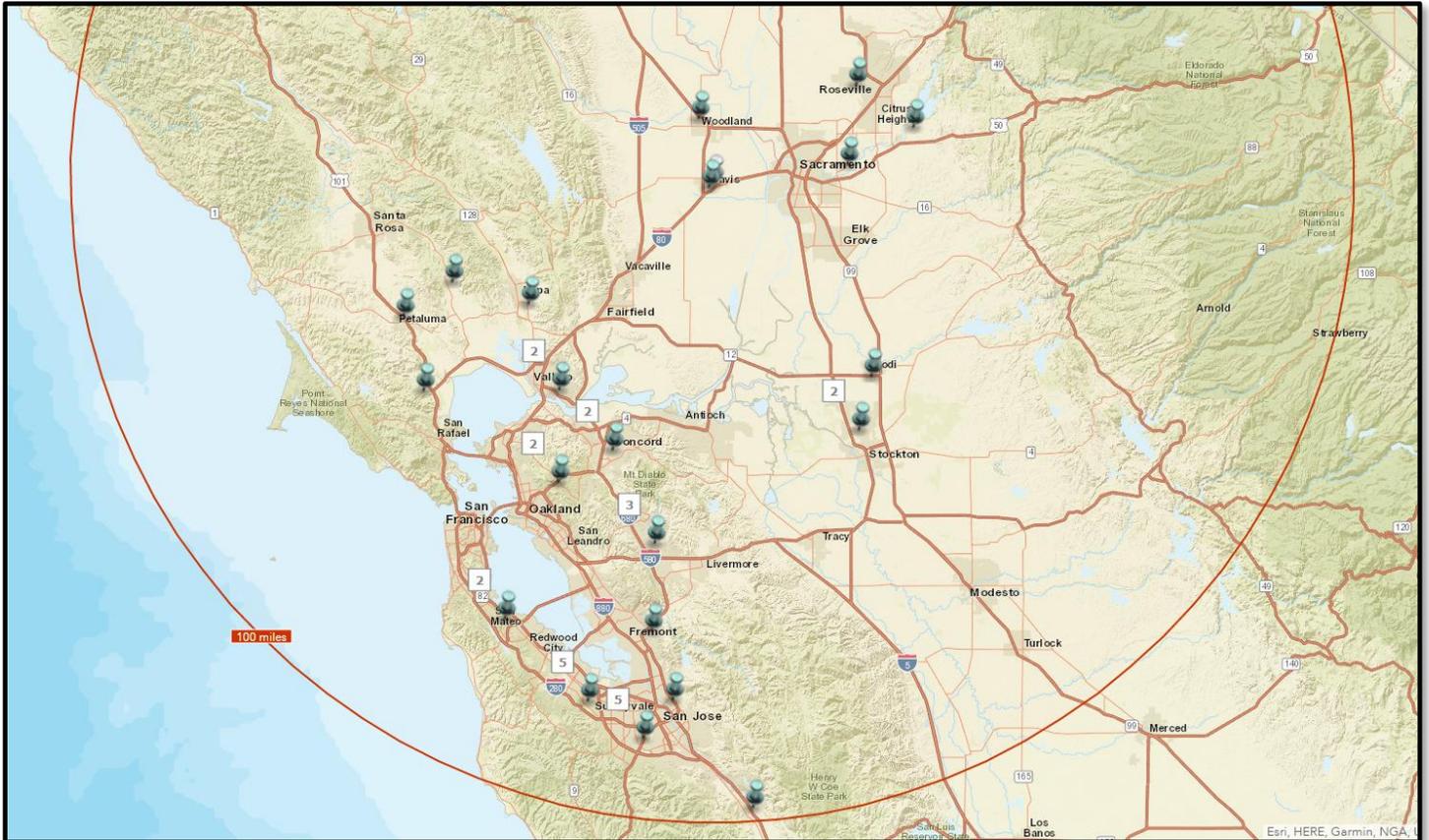
While on-site, B*K visited the City of Davis aquatic facilities along with both pools at University of California-Davis. Based upon B*K's knowledge of the area and completing similar projects, we could identify over thirty-five 50M pools within a 100-mile radius from the City of Davis. B*K identified a 100-mile radius as that distance, as this is what is typical for a regional draw of such an amenity. Dependent upon geographic location in the U.S., there can be many such facilities within the area or zero. The proliferation of 50M pools in this area can be accounted for due to a strong competitive swim community and the operating expenses associated with an outdoor 50M pool are less than of an indoor 50M pool.

It is also important to note the list was developed using a website that B*K accesses for identification of pools and places to swim. As such, this list should not be viewed as definitive, but rather representative. It should also be noted that not ALL the identified facilities allow for public access. However, even those facilities that are not public access did denote participation by competitive aquatics of some variety.

As illustrated by the map on the following page, the bulk of the 50M pools are southwest of the City of Davis in the Bay-Area. The population concentration in that area is significantly greater than that of the City of Davis. B*K only identified 50M pools within the 100-mile radius, because the development of a 50M pool at the City Park Pool location has been a topic of discussion.



Map – A Alternative Service Providers





50M Pools Identified on Map D (in no particular order):

Public Access Facilities:

- Charles Brooks Community Swim Center – City of Woodland
- Folsom Aquatic Center – City of Folsom
- James Lemos Swim Center – City of Benicia
- John F. Cunningham Aquatic Complex – Greater Vallejo Recreation District
- Roseville Aquatics Complex – City of Roseville
- Petaluma Swim Center – City of Petaluma
- Morgan Hills Aquatic Center – City of Morgan Hills
 - Frank Fiscalini International Swim Center
- Concord Community Pool
- Dolores Bengston Aquatic Center – City of Pleasanton
- Dougherty Valley Aquatic Center – City of San Ramon
- Clark Memorial Swim Center – City of Walnut Creek

Private, or Limited-Public Access, Facilities:

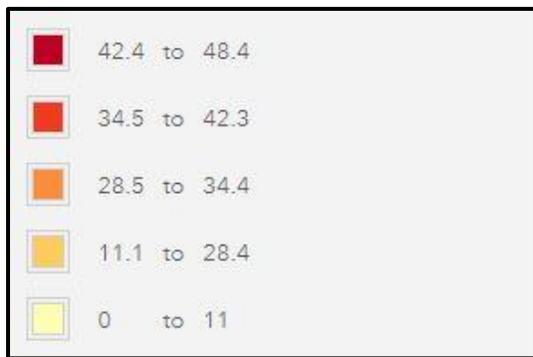
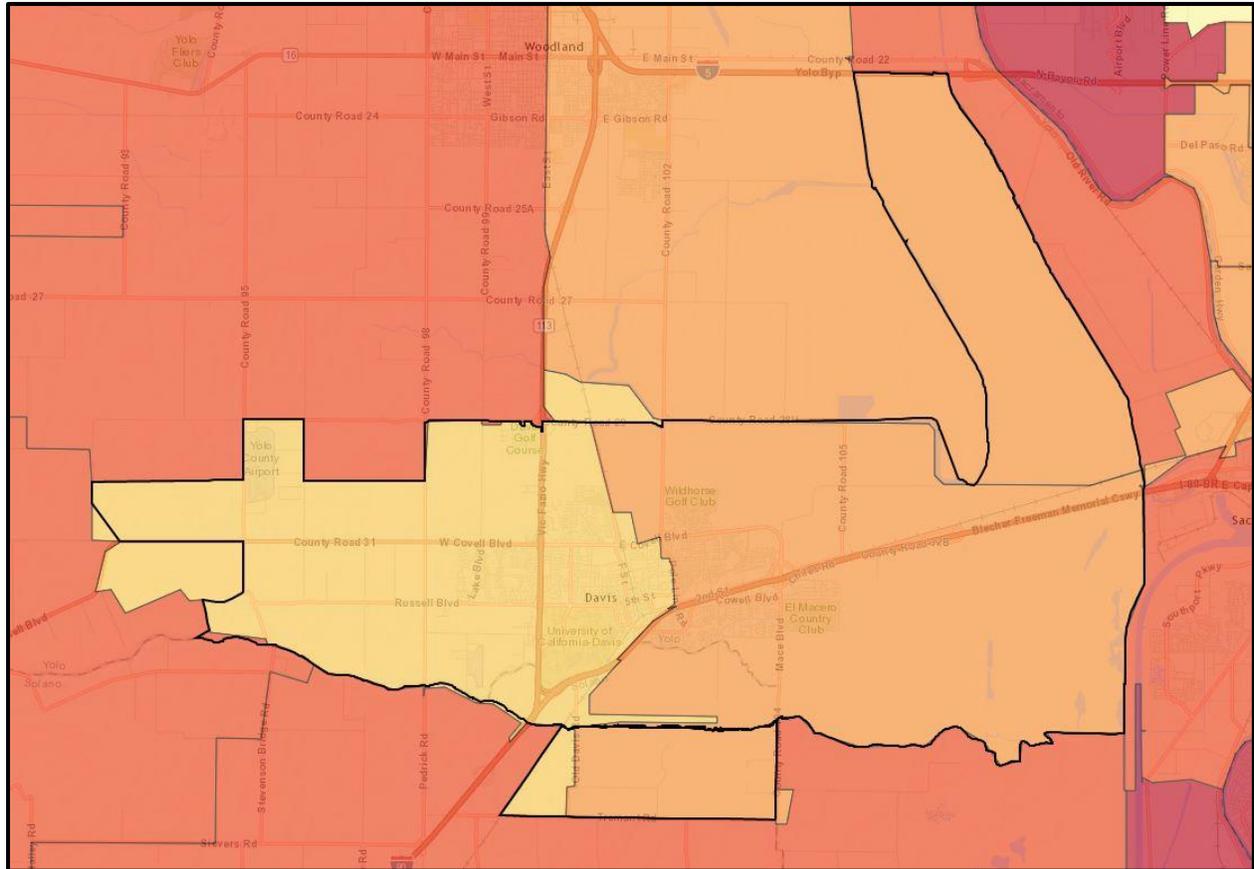
- Schaal Aquatic Center, UC Davis
- Arden Hills Resort Club & Spa
- Napa Valley College Swimming Pool
- Sonoma Aquatic Club
- College of Marin Indian Valley Campus Swimming Pool
- Burlingame Aquatic Center @ Burlingame High School
- San Mateo Athletic Club & Aquatic Center – College of San Mateo
- De Anza College Pool
- Foothill College Pool
- Fremont Hills Country Club
- Los Gatos High School / LGHS Community Aquatic Center
- Avery Aquatic Center – Stanford University
- Saratoga High School Swimming Pool
- Sunnyvale Swim Complex @ Fremont High School
- University of California-Berkley
- Ohlone College Pool
- Tokay High School
- June Fergusson Pool – San Joaquin Delta College
- Chris Kjeldsen Pool – University of the Pacific
- Soda Aquatic Center

Note: While not identified on the map there are two pools under construction in Natomas and Tracy.



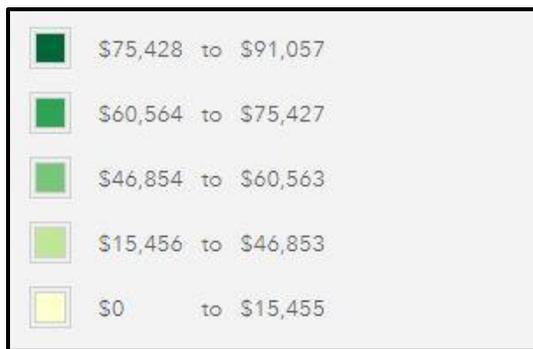
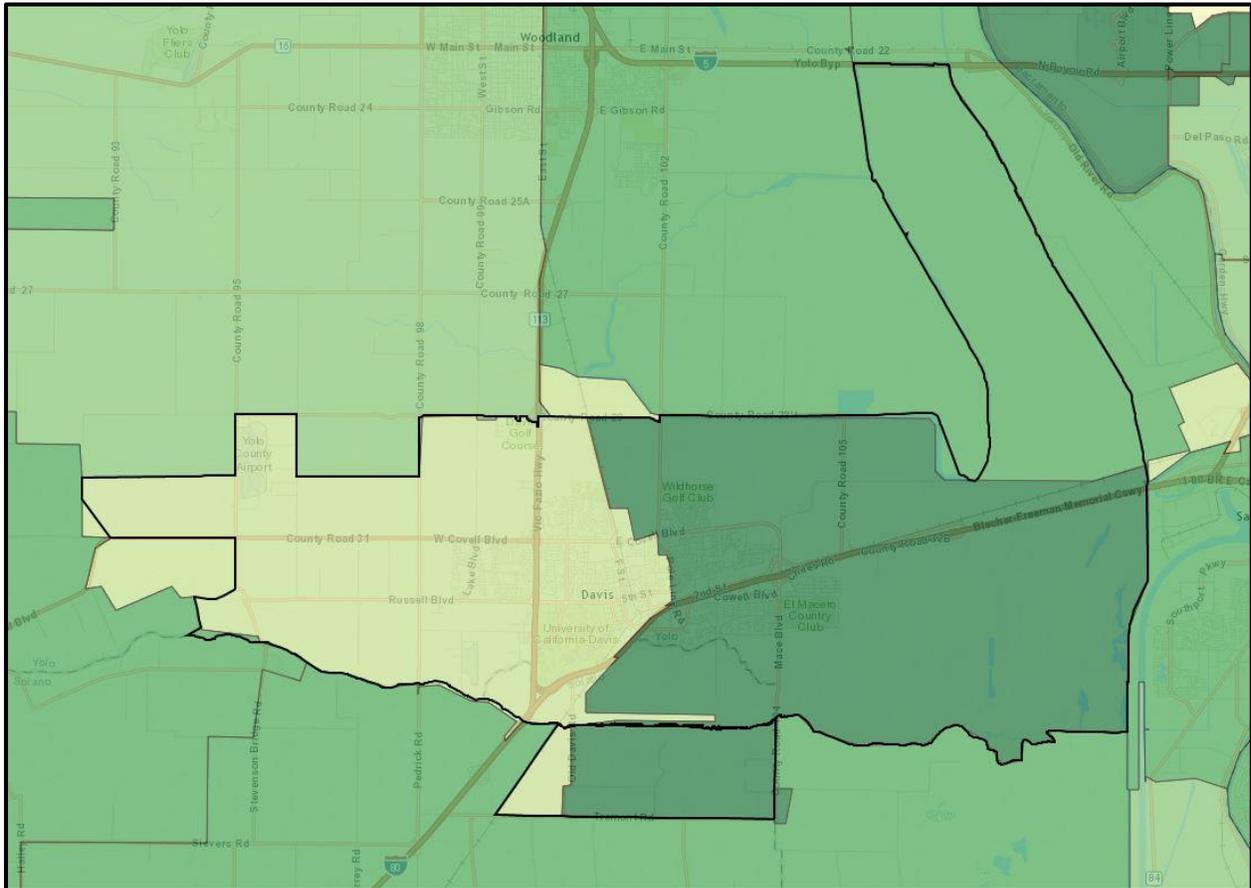
Appendix B – Thematic Mapping

Map A – Median Age by Zip Code



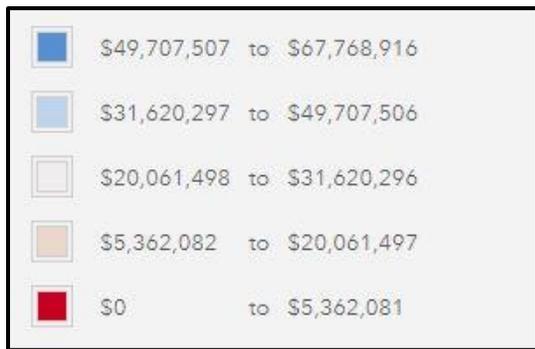
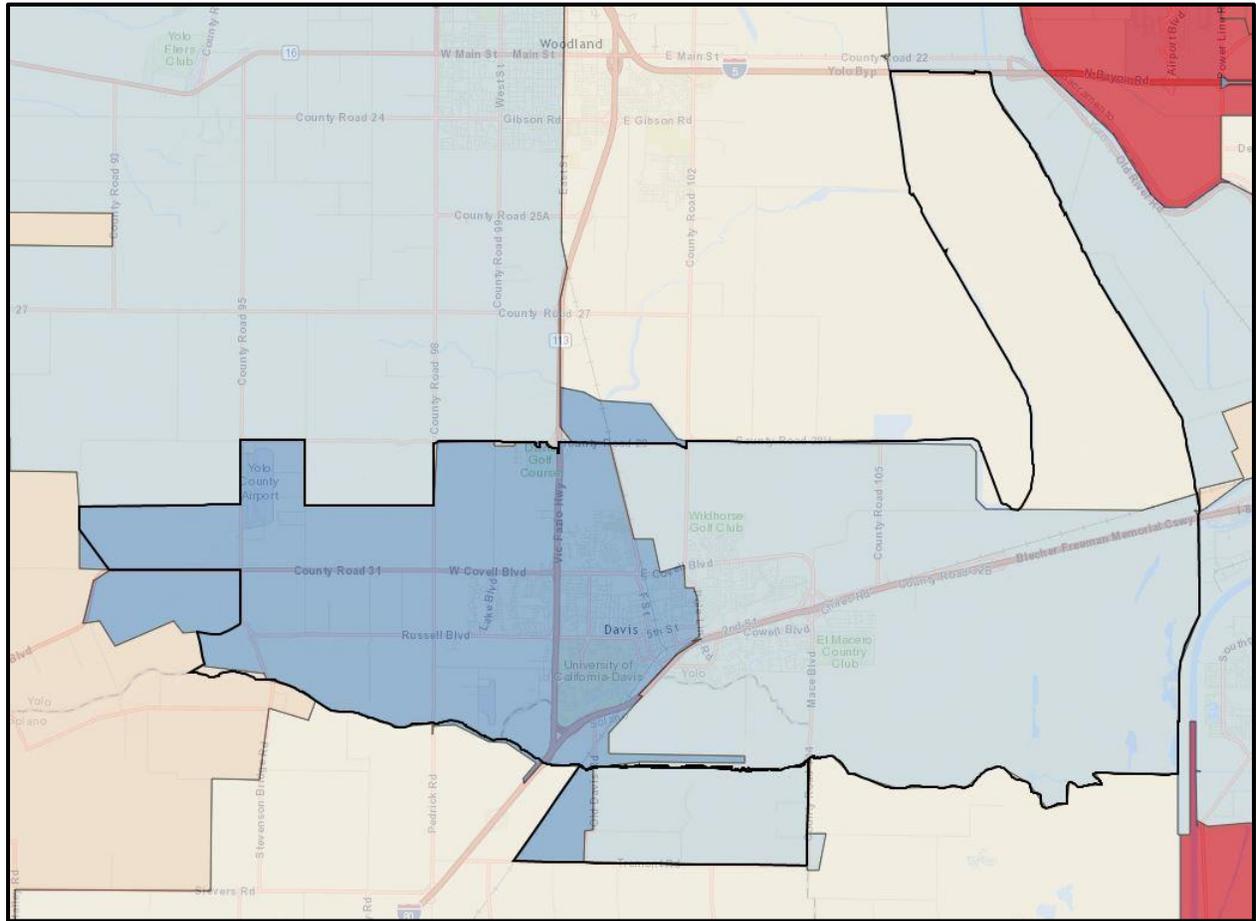


Map B – Median Household Income by Zip Code





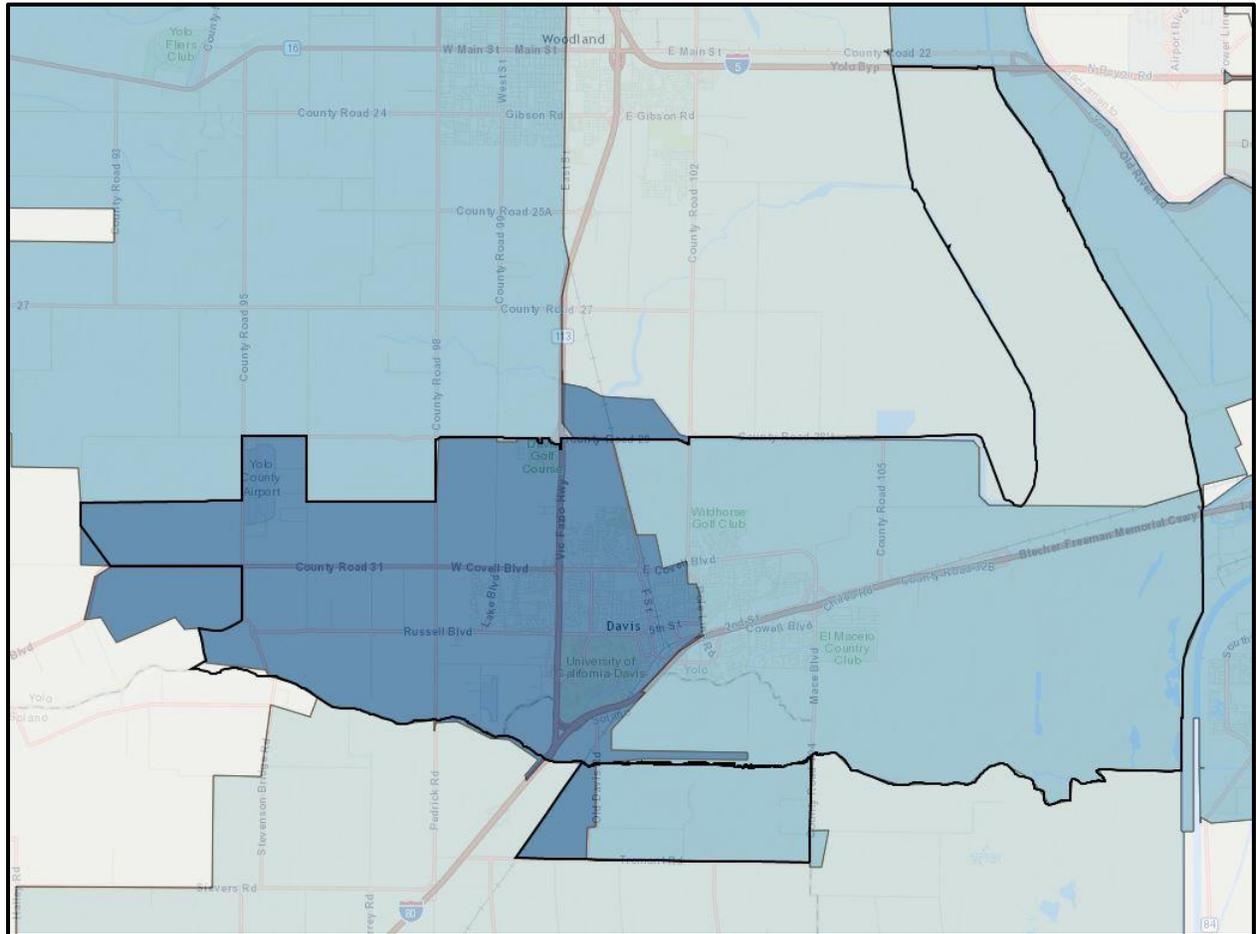
Map C – Entertainment & Recreation Spending Potential Index by Zip Code



The map depicts the Spending Potential Index for all Entertainment & Recreation Services.



Map D – Adult Swimming Participation MPI by Zip Code



H-20 Correspondence - Ayers

-----Original Message-----

From: Camille Ayers <camilleayers@sbcglobal.net>

Sent: Tuesday, January 21, 2020 12:31 PM

To: Scott Kinsey <Scott.Kinsey@longbeach.gov>

Subject: I support the new Belmont Pool

I support the new pool. The pool is a joy to all who use it. A great place for people to come and keep physically fit.

-Camille

H-20 Correspondence - Brennan

From: jill brennan [<mailto:jillbrennan2014@gmail.com>]

Sent: Tuesday, January 21, 2020 2:15 PM

To: CityClerk <CityClerk@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 8 <District8@longbeach.gov>

Subject: Please vote NO on the Belmont Beach Pool Plan

Long Beach has so many unmet needs on roads and parks and pending pension needs that it is shameful to waste \$85 million dollars on a pool that will wash away in the next 10 years with climate change.

Build a community pool in a population dense neighborhood for all to enjoy at less than 20% of this ridiculous current proposal. 2028 Olympics diving and swimming events will be happening at USC so drop that devious reason. The selfish, small minded LB divers can make that drive.

The open beach where the pool once was is beautiful, quiet, open space. Preserve that for all to enjoy.

We taxpayers are fed up with greedy, development driven City projects, and we are paying attention.

Do your fiduciary duty and serve all the residents.

NO on this absurd and wasteful pool proposal.

Sincerely,

Jill Brennan

Long time LB resident and taxpayer

H-20 Correspondence - Carlson

From: Kellyn Carlson <kellync@gmail.com>
Sent: Tuesday, January 21, 2020 12:31 PM
To: Scott Kinsey <Scott.Kinsey@longbeach.gov>
Subject: Belmont Pool

Scott,

I 100% support the new Belmont Pool and feel it has taken way to long to get this facility built. Our history of being the Aquatic Capital of the Country and the numerous Olympians the city has produced is a result of our aquatic facilities. The temporary pool has served its purpose and it is now time to build a state of the art permanent facility, or two! Nothing stops the city from building another pool to help with the massive demand for pool time.

Please throw all objections out and build us a pool!

Kellyn Carlson
DRE#: 02073606
California & Hawaii Realty Services

H-20 Correspondence - Carson

-----Original Message-----

From: LESLIE CARSON <nosrac@verizon.net>

Sent: Tuesday, January 21, 2020 12:01 PM

To: Scott Kinsey <Scott.Kinsey@longbeach.gov>

Subject: Belmont pool

I support the pool and hope you deny all appeals. Thank you Leslie Carson Sent from my iPhone

H-20 Correspondence - Christensen

From: Anna Christensen [<mailto:achris259@yahoo.com>]

Sent: Tuesday, January 21, 2020 1:47 PM

To: CityClerk <CityClerk@longbeach.gov>; CityAttorney <CityAttorney@longbeach.gov>; City Manager <CityManager@longbeach.gov>; Mayor <Mayor@longbeach.gov>

Subject: Agenda Item 20, Long Beach City Council Meeting, 1/21/2020 - documents for council and public record

Dear All, Please ensure that the attached documents are made available to the City Council asap, before Agenda Item 20 is discussed at the City Council meeting. Also please include these documents as part of the public record (public comment) to be available for public review and to be sent to the California Coastal Commission (to staff and as part of the documents submitted with the project when it is heard before the Coastal Commission). Thank- you, LBAPN

Long Beach Area Peace Network Position on Agenda Item 20, Long Beach City Council Meeting, 1/21/2020, Belmont Beach Aquatics Center and related permits

LBAPN recommends a NO vote on this project.

LBAPN recommends that the following conditions be met by any proposed aquatics facility:

1. The California Coastal Commission staff must consider a project "complete" before LBDS seeks City Planning Commission or City Council approval.
2. The construction of new aquatics facilities must be located in an underserved neighborhood/Council District. Existing facilities, including the Myrtha pool, may remain in operation at the current site of the former Belmont Pool but should not be expanded.
3. Construction of new facilities should not be approved until project is fully funded. Public monies, including Tidelands Funds, must prioritize public health and safety and spent to address historic inequities of race and class with regard to equal access to public beaches and the design and location of public swimming facilities.
4. City must consult with USA Swimming Facilities Management Team regarding best plan for public aquatics facilities in Long Beach, prioritizing community access, health, and safety.
5. Project must have new EIR. Process must involve city-wide stakeholders and city-wide public outreach. Those representing for-profit entities should not be included as stakeholders.
6. Equal access and environmental justice concerns must be addressed with regards to any proposed aquatics facilities. This includes conformity with the City's Healthy Communities Policy, environmental justice policies of CEQA and the Coastal Act, and the right to equal access under state and national law.
7. A study should be conducted as to the history and current use of public pools in Long Beach with respect to equity regarding benefits, risks, and projected outcomes in terms of public health, safety, and educational and employment opportunities.

H-20 Correspondence - Christensen

8. City Staff and City Council should ensure Environmental Justice with respect to equal access to public facilities, the equal right to health, safety, and an education (including swimming lessons), equal representation and participation with respect to the planning of public projects, and an expenditure of public monies to prioritize reversing discriminatory practices towards all historically marginalized groups.

From: The Long Beach Area Peace Network (LBAPN)

To: Long Beach Planning Commission and Long Beach Development Services

Concerns regarding 19-093PL Belmont Beach and Aquatics Center Complex - Revised Project
(text in red type is quoted from 19-093PL)

1. Planning Commission cannot legally hold a Public Hearing on this Agenda Item

- a. Item was removed from agenda and public notices were issued to that effect. Public was notified less than 10 days ago that item was put back on to agenda.
- b. not sufficient notice to hold this Public Hearing, should be rescheduled

2. BBAC Revised Project is not “complete” and will not be approved by CCC

- - not appropriate to hold a Public Hearing on this item (including the Revised BBAC Project and related permit requests) before the Planning Commission as the Coastal Commission staff informed the City on December 6th that the Revised BBAC Project was not “complete” and that certain conditions (changes) would have to be made before it could be resubmitted for consideration. The Planning Commission should not be asked to recommend the Revised BBAC Project to the City Council because it has already been rejected as incomplete/unacceptable by Coastal Commission staff.
- - LBDS must revise the Project, meet the conditions set by Coastal Commission staff, and have the project considered “complete” by Coastal Commission staff before requesting any public hearing or recommendation on the Revised BBAC Project by the Planning Commission.

3. Revised BBAC needs an EIR

- - revisions are extensive and involve impacts not addressed in the original BBAC EIR
- - additional factors, including policy (CCC Environmental Justice Policy) and environmental changes (new timeline for sea rise, specifically for Peninsula and Belmont Shore), require a new EIR
- - revised project is not “a less-impactful replacement” - as stated in 19-093PL.

4. The Revised BBAC Complex and associated documents - 19-093PL as submitted by LBDS to the LB Planning Commission fail to address significant environmental, public access, and public safety factors including:

- - the ongoing collapse of the shorebird rookery due to the temporary pool and the likelihood of its total destruction with the construction of the BBAC as revised. 19-093PL. falsely states that “the bird species present in the Project area were coexisting with pool and park users, accustomed to human intrusion and noise, and anticipated to be able to reestablish to the relocated trees and adapt to the additional trees installed as a part of the Approved Project.” In fact, a ficus tree next

to the temporary pool which held 100 shorebird nests before the temporary pool was installed has now been abandoned due to the noise from swimmers and sports teams. The negative impacts of the proposed project on the rookery including the removal of existing nesting sites in the park, construction during nesting season, the permanent expansion of an outdoor facility and associated increased public use, have not yet been surveyed nor addressed.

- - 19-093PL. fails to address the existing rookery and nesting sites as significant Biological Resources protected under the Coastal Act, “the Project site was not determined to be a highly functioning movement corridor for wildlife species and no significant high-value nursery habitat sites were identified.....Some of the existing trees on site may be relocated, depending on their condition and potential to survive relocation. These are not significant or protected trees.... bird species would be able to relocate to other hunting and foraging habitats.”
- - the effects on adjoining beaches, streets, public and private buildings and parking lots of constructing an 7' high foundation/seawall for the BBAC.
- lack of public access to shoreline and loss of beach by construction of facility that is not coastal dependent. “Existing public access to the sandy beach of the coastline will be maintained and enhanced by the projectMore people will have access to visit the sandy beach as a result of this project,” “the Modified Project would not alter or impede access to the beaches,” as stated in 19-093PL, are blatantly false.
- -The overall impacts on the neighborhood, including traffic, parking, noise, air quality are negative and significant. The revised BBAC will not “enhance the character, livability, and appropriate development of the PD-2 plan area and surrounding neighborhood.”
- It is incorrect to refer to project location as being in an “underutilized area.” The beach, the Belmont Pier, park, dog park and shopping area currently serve the neighborhood and other LB residents. Repairing the pier and improving public safety in the area would further enhance utilization.
- - BBAC is not a “coastal dependent” facility and should not be built on the beach. Because construction of the BBAC will destroy an existing coastal resource, a shorebird rookery, and t’s foundation will both erode the beach and deny public access to the shoreline, it does not have “a coastal-oriented and eco- friendly design,” as stated in 19-093PL.

5. The Revised BBAC Complex and associated documents - 19-093PL as submitted by LBDS to the LB Planning Commission fail to address significant environmental justice factors including:

- - lack of consideration of additional sites as required by CCC staff, to include one site outside of the Coastal Zone
- - conflict with the City's Healthy Communities Policy which states that historically underserved communities be prioritize when building new recreational facilities.

- - lack of public outreach and input - only District 3 held community meetings on original EIR, none have been held on revised plans. "Stakeholders" do not represent general public nor are their meetings open to the public. The project did not involve "a comprehensive and iterative planning process that relied heavily on community input" as stated in 19-093PL.
- - prioritizing the interests of the competitive aquatics community and "existing users" over Long Beach residents' health and safety, including equal access to public aquatics facilities for the purpose of learning how to swim and maintaining a healthy lifestyle. 10-093PL states that the Approved Project EIR "ensured the continued operation of a pool facility on the site, pursuant to the needs of the aquatics community," and further promises that, "The increased spectator seating potential for the new facility and nature of competitive events, ranging from local to national levels, will elevate the facility to a regional public amenity, thereby increasing the number of new visitors to the City's coastal zone."
- - misuse of the terms "community," "public amenity," "public necessity," "public convenience," to reference only "existing users" of the Belmont Pool, competitive teams and for profit aquatics programs when stating that the BBAC will provide "enhanced public access," and when stating that the "BBAC project... is in conformance with the public necessity, enhances public convenience and welfare, and is in conformance with good planning practice."
- The revised BBAC at its proposed location denies equal access and violates the Coastal Act and the Environmental Justice Policy of the CCC. 19-093PL claims that "increased accessibility and recreational nature of the project is thus consistent with Chapter 3 Coastal Act policies." "Local access to the site will be improved through the provision of on-site bicycle amenities and hardscape improvements that better connect the site to existing rights-of-way." However, 19-093PL fails to address the lack of public access to the BBAC, especially by underserved low-income communities and minorities, due its location in the southeast corner of the City in a predominantly affluent and majority white community. Using public transportation from Northwest Long Beach, predominantly low-income minority neighborhoods would involve spending more than an hour taking multiple buses. 19-093PL offers no remedy for these LB residents who do not have a car or cannot ride a bike for a hour. Under the California Coastal Commissions new Environmental Justice Policy the BBAC's proposed fails to provide equal access.
- - 19-093PL claims that, "The Modified Project would also replace the previous pool and recreational facilities in in order to continue meeting the recreational needs of existing and future residents. However no information or studies are provided regarding the degree to which past or present recreational use of Belmont Plaza Pool and temporary pool by community have met/are meeting "the recreational needs of residents," to what degree they failed/are failing to do so, and what alternatives would better meet " the recreational needs of existing and future residents."

6. 19-093PL violates the CCC Environmental Justice Policy 2019 - see exerpts below, especially underlined sections

The California Coastal Commission's commitment to diversity, equality and environmental justice recognizes that equity is at the heart of the Coastal Act, a law designed to empower the public's full participation in the land-use decision-making process that protects California's coast and ocean commons for the benefit of all the people. In keeping with that visionary mandate, but recognizing that the agency has not always achieved this mission with respect to many marginalized communities throughout California's history, the Commission as an agency is committed to protecting coastal natural resources and providing public access and lower-cost recreation opportunities for everyone. The agency is committed to ensuring that those opportunities not be denied on the basis of background, culture, race, color, religion, national origin, income, ethnic group, age, disability status, sexual orientation, or gender identity. The Commission will use its legal authority to ensure equitable access to clean, healthy, and accessible coastal environments for communities that have been disproportionately overburdened by pollution or with natural resources that have been subjected to permanent damage for the benefit of wealthier communities. Coastal development should be inclusive for all who work, live, and recreate on California's coast and provide equitable benefits for communities that have historically been excluded, marginalized, or harmed by coastal development. The Commission recognizes that all aspects of our mission are best advanced with the participation and leadership of people from diverse backgrounds, cultures, races, color, religions, national origin, ethnic groups, ages, income levels disability status, sexual orientation, and gender identity. The Commission is committed to compliance and enforcement of Government Code Section 11135, as well as consideration of environmental justice principles as defined in Government Code Section 65040.12, consistent with Coastal Act policies, during the planning, decision-making, and implementation of Commission actions, programs, policies, and activities. It is also the California Coastal Commission's goal, consistent with Public Resources Code Section 300136 and Government Code Section 11135, to recruit, build, and maintain a highly qualified, professional staff that reflects our state's diversity. Further, the Commission is committed to compliance with Title VI of the Civil Rights Act of 1964 and its regulations."

This policy uses the terms "disadvantaged," "marginalized" and "underserved" interchangeably; it intends to encompass not only the definitions contemplated by SB 1000,7 but also to include other low-income communities and communities of color that are disproportionately burdened by or less able to prevent, respond, and recover from adverse environmental impacts. The Commission recognizes that all of these communities have assets and are valuable stakeholders, and the purpose of this policy is to empower these communities that have been historically excluded from accessing the benefits of coastal development and resources due to discriminatory implementation of local, state, and federal policies and lack of access to the process and decision makers.

Section 30006 of the Coastal Act also states that "the public has a right to fully participate in decisions affecting coastal planning, conservation and development; that achievement of sound coastal conservation

and development is dependent upon public understanding and support; and that the continuing planning and implementation of programs for coastal conservation and development should include the widest opportunity for public participation.”

The term “environmental justice” is currently understood to include both substantive and procedural rights, meaning that in addition to the equitable distribution of environmental benefits, underserved communities also deserve equitable access to the process where significant environmental and land use decisions are made.

Taking an environmental justice approach to coastal policy requires a fundamental rethinking of who is connected to the coast, and how wherever low income communities and communities of color are predominantly concentrated in coastal regions, they are frequently disconnected from the coast itself, by both social and physical barriers...Statistics show a startling lack of diversity among those who live on the California coast...Historic inequalities, as well as California’s growing population, changing demographics, socio-economic forces, judicial decisions, and policy choices have and continue to shape development patterns and population shifts that widen the disparity gap.

Meaningful Engagement

The Commission acknowledges the critical need to communicate consistently, clearly, and appropriately with environmental justice groups and underserved communities.

Coastal Access

Where a local government fails to consider environmental justice when evaluating a proposed development that has the potential to adversely or disproportionately affect a historically disadvantaged group’s ability to reach and enjoy the coast, that failure may be the basis for an appeal to the Coastal Commission. Similarly, where a local coastal program includes policies that implement environmental justice principles, a local government’s failure to consider those principles may also be the basis of an appeal to the Coastal Commission.

Local Government

Local governments implement Coastal Act policies at the local level through planning documents certified by the Commission. The Commission will strongly encourage local governments to amend their local coastal programs, port master plans, public works plans and long range development plans to address environmental justice issues. Staff will develop a list of best practices to help local government develop policies that reduce impacts on disadvantaged communities resulting from new development.

Participation in the Process

Achieving the Coastal Act’s mandate for coastal protection depends on full public participation that reflects California’s diversity.

Accountability and Transparency

Creating a measure of accountability is critical to building and maintaining trust and respect with communities who have become skeptical of government's motives or relevance to their lives. When evaluating projects, programs and activities, Commission staff shall consider, when applicable, whether and how proposed development will positively or negatively affect marginalized communities, and will be fully transparent in that analysis in staff reports and presentations...When warranted by applicable Coastal Act or LCP policies, analysis will assess meaningful alternatives beyond mitigation measures to re-siting projects with negative environmental health impacts in disadvantaged communities, to minimize or avoid adverse impacts to those communities. If viable alternatives are available, consider those in permitting decisions. ...The Commission will use the powers within its authority to examine the level of inclusive access to public recreation.....in any proposed coastal in any development, as well as be a voice for maximizing these benefits for disadvantaged communities during review of projects.

The Commission's environmental justice policy shall be implemented in a manner that is fully consistent with the standards in, and furthers the goals of, Chapter 3 of the Coastal Act (the agency's legal standard of review), and certified local coastal programs.

Coastal Development and Environmental Justice

1. Encourage and teach staff to incorporate environmental justice issue identification, research and analysis into their work. Develop internal criteria and guidance for early identification of project proposals that could raise environmental justice issues
 2. Develop an internal checklist for staff to help analyze the existence of potential environmental justice impacts associated with a proposed project. Have staff identify environmental justice communities in the area and potential impacts of the project on those communities
 3. Include an analysis of environmental justice issues in applicable staff reports, and, when appropriate, propose mitigation measures to avoid or fully mitigate identified impacts, in a manner that is fully consistent with Chapter 3 or local coastal program policies.
 4. Strongly encourage local governments to amend their local coastal programs to address environmental justice issues. Develop a guidance memo for local governments to assist with the incorporation of environmental justice policies and develop a list of best practices to help reduce disparate impacts on vulnerable communities resulting from new development.
- 7. LBAPN also resubmits our previous comments regarding the original EIR as the revised project has the same failures and more (see attached documents).**
- 8. LBAPN also concurs with statements presented to the LB Planning Commission by CARP and includes these concerns in any appeals we may make in the future.**

<https://www.swimmingworldmagazine.com/news/exploring-the-racial-disparities-in-competitive-swimming/>

<https://www.theguardian.com/world/2018/jun/12/americas-segregated-shores-beaches-long-history-a-s-a-racial-battleground>

<https://lbpost.com/hi-lo/art/just-100-years-ago-a-small-band-of-long-beach-residents-stood-up-against-racism-at-the-pike>



Plunges furthered railways' business interests, but they also satisfied the desires of tourists and local day-trippers -- even during the warmer summer months. Staffed with lifeguards and devoid of turbulent surf, plunges offered beachgoers a safe, controlled swimming experience. They also reinforced racial and class divisions; though de facto segregation was observed at public beaches, the private plunges strictly adhered to their exclusionary policies.

<https://lovingcities.schottfoundation.org/cities/long-beach-ca/>

<https://lovingcities.schottfoundation.org/wp-content/uploads/2018/02/long-beach.pdf>

Long Beach, CA BRONZE

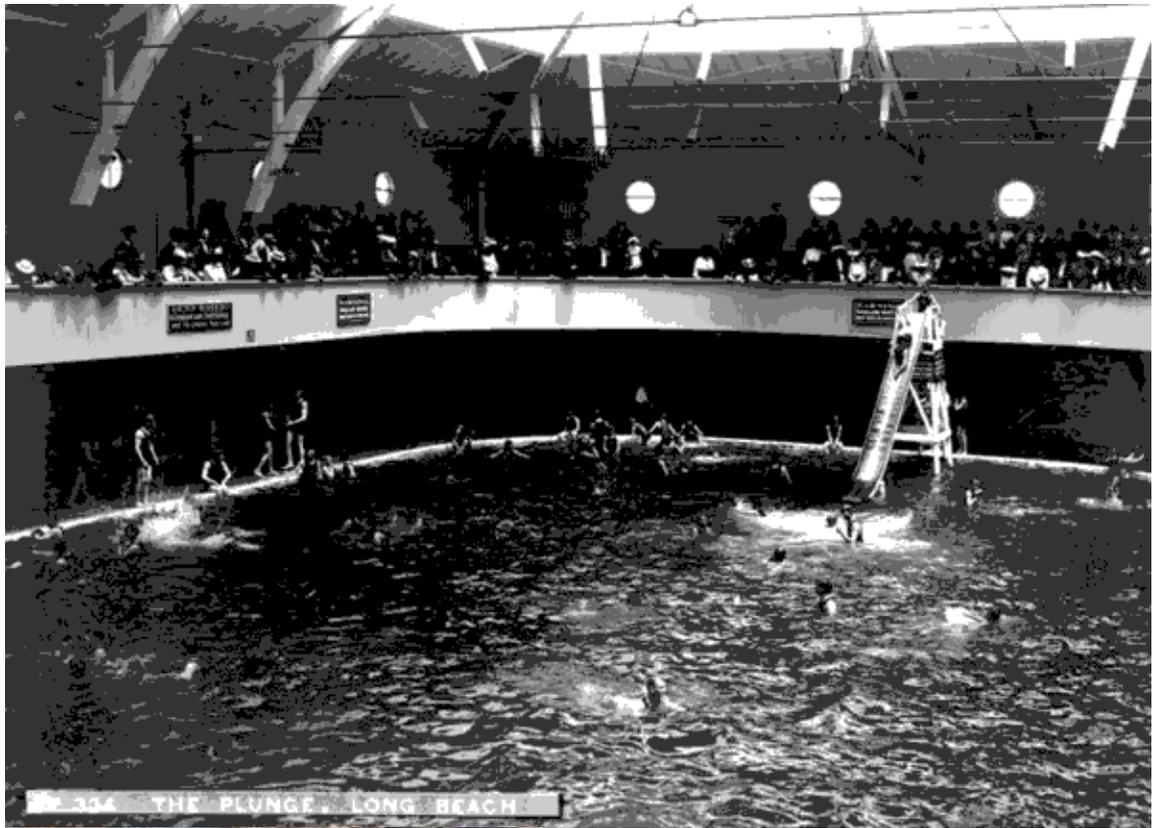
The city of Long Beach, located in the Los Angeles metropolitan area in Southern California, is one of the 10 largest cities in California and 50 largest cities in the country, by population. In the 1920s, Long Beach discovered oil reserves that were among the most productive in the world at the time, which became a

cornerstone of the city's economy. Over the years, the city has hosted auto and aircraft manufacturing. Ford Motor Company operated a factory there from the 1920s-1960s, and Douglas Aircraft Company located there for World War II production. To support wartime manufacturing in Long Beach and other cities, the federal government created racially segregated public housing developments to support the influx of workers to factories in cities. The government established an agenda of racial segregation using public housing and market regulations to manipulate housing patterns, and today Long Beach and other cities across the county remain highly segregated by race and class.

Today, Long Beach's economy is centered around its port, which has become one of the busiest in the United States, and the naval base located in the bustling harbor area.¹ Like many places in the country, Long Beach has high levels of income inequality. In 2012, the city's highest earners had incomes nine times that of those with the lowest incomes, placing it among the top 25 large cities in the country with steep levels of inequality.²

The Long Beach Unified School District (LBUSD) is the third largest in California, serving nearly 74,000 students from pre-K to high school at 85 schools located in the cities of Long Beach, Lakewood, Signal Hill, and Catalina Island. Approximately one-fifth of students are English Language

Learners and nearly 70% are from socioeconomically disadvantaged backgrounds. LBUSD is the largest employer in Long Beach, and prides itself for collaborating broadly with the community, including partnerships with more than 1,300 local businesses and thousands of Volunteers in Public Schools (VIPS) that assist teachers and students in classrooms. Long Beach schools have received significant praise and accolades for their success and are often upheld as a model for replication. Still, inequities persist in graduation rates and post-secondary attainment that can likely be attributed to broader inequities in social and economic prosperity. Approximately one-third of children of color in Long Beach are living below the poverty line, compared to 9% of White children, and rates of unemployment, working poverty and access to affordable housing and grocery stores differ widely by racial group.



From: Linda [<mailto:lconn89007@aol.com>]

Sent: Monday, January 20, 2020 5:51 AM

To: CityClerk <CityClerk@longbeach.gov>

Subject: BBAC Pool project

Please enter the following comments in the record for the Long Beach City Council meeting on January 21, 2020 opposing the **BBAC Pool project**.

*Move the pool to another location off the beach.

*Don't concrete the coast.

* Save the passive Park and mature trees.

Thank you

Linda Conn

H-20 Correspondence - Cotton

-----Original Message-----

From: David <cottontow@aol.com>

Sent: Tuesday, January 21, 2020 10:42 AM

To: Scott Kinsey <Scott.Kinsey@longbeach.gov>

Subject: Belmont pool support

As a Pepperdine Grad, long time competitive diver, coach, FINA Diving Judge, meet director and supporter of aquatic sports & recreation in SoCal, I strongly urge you to please continue supporting the new Belmont pool and keep its development moving forward.

Regards,

David Cotton

From: Glennis Dolce [<mailto:glennisd@me.com>]

Sent: Monday, January 20, 2020 9:56 AM

To: Robert Garcia <Robert.Garcia@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; CityClerk <CityClerk@longbeach.gov>

Subject: Item 20- Belmont Pool

Dear Leaders,

Please enter this into the public record.

I am writing to ask you to oppose the Belmont Pool (BBAC) proposed plan, Item 20, at City Council on January 21, 2020.

With looming budget deficits, sea level rise considerations, and the need to spend Tidelands funds responsibly, this is a terribly wasteful misuse of any funds-be it Tidelands funds or taxpayer funds.

Location-wise, nostalgia is fun but in this case completely foolish when you consider the impact of SLR in the surrounding area as is predicted. The open roof aspect is wasteful of the water(evaporation), the utilities to heat the pool(heat escape in cold months), and maintenance(cleaning that will be required to keep sand and debris out of the non-enclosed space).

While advocating for more money through your Measure A tax extension you cited a “fiscal emergency”. Yet, you want to spend precious funds on vanity projects. This is wrong!

I could support a new public pool but not near the beach. Choose a less expensive location where residents have more need for such a facility like in the districts needing such a facility! Kids and families in some areas of the city don't have the advantage of a nearby beach.

Additionally, the Olympics. Rarely has a city come out on the positive financial side of Olympic spending. Long Beach is not in a position to take such a financial risk. No, any perceived hope of revenue is not worth the risk.

Please be responsible!

Glennis Dolce

District 7

From: Kerry Driscoll <kerry@driscollinsured.com>
Sent: Tuesday, January 21, 2020 10:19 AM
To: Scott Kinsey <Scott.Kinsey@longbeach.gov>
Subject: I Support The New Belmont Pool

The City Council will be meeting tonight to vote on the updated plan and approve funding.

Thanks,

Kerry Driscoll
Insurance Advisor

P/Text 562.595.5355
F 562.252-8711

<http://www.driscollinsured.com>



H-20 Correspondence - French

From: Roger French <speedobooboo@gmail.com>

Sent: Tuesday, January 21, 2020 10:04 AM

To: Scott Kinsey <Scott.Kinsey@longbeach.gov>

Subject: Proposed New Belmont Pool

As a swim coach and member of the Long Beach Grunion Swim Team, I strongly support going forward for new pool construction, with no further appeals!!

Thank you!!
Roger French

H-20 Correspondence - Gautschy

From: Steve Gautschy <sgautschy@wasocal.com>
Sent: Tuesday, January 21, 2020 11:36 AM
To: Scott Kinsey <Scott.Kinsey@longbeach.gov>
Subject: Support New Belmont Pool

Hello Mr. Kinsey,

We are residents of Long Beach in the Belmont Heights area.

Our family strongly supports the construction of the new Belmont Pool and we encourage you to deny all appeals against the pool.

Thanks for your consideration,



Steve Gautschy
| wasocal.com

H-20 Correspondence - Hawkins

-----Original Message-----

From: Becki Hawkins [<mailto:beckilhawkins@gmail.com>]

Sent: Sunday, January 19, 2020 11:22 AM

To: CityClerk <CityClerk@longbeach.gov>

Subject: Pool Project

Please consider moving the pool project to another location off the beach. Don't concrete the Coast pretty please 🙏🙏

Save the park and precious mature trees. Thank you 🙏🙏💕💕.

Becki Hawkins, Author of Transitions: A Nurse's Education About Life and Death PRYOR, Oklahoma

From: Gordana Kajer [<mailto:gordana.kajer@verizon.net>]

Sent: Saturday, January 18, 2020 4:26 PM

To: CityClerk <CityClerk@longbeach.gov>; Scott Kinsey <Scott.Kinsey@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>

Subject: Belmont Beach and Aquatics Center - Please Vote NO.

January 18, 2020

To the Attention of: City of Long Beach City Clerk, City of Long Beach Planning Department – Scott Kinsey, and City of Long Beach Council District: 1, 2, 4, 5, 6, 7, 8, and 9

I'm writing regarding the Belmont Beach and Aquatics Center - City Council Agenda Item 20-0068 to 20-0072 on January 21, 2020.

I strongly **oppose** this project and urge every City Council District representative to vote **NO** on this project. City Council doesn't have enough information to make an informed decision and until more information is provided, as outlined below, any decision on this pool project must be postponed.

Please find attached a letter from the California Coastal Commission (Notice of Incomplete Application, 12/6/19) in response to the City's application for a Coastal Development Permit for this revised plan for the aquatics center.

The Coastal Commission staff have outlined a series of issues and questions about this revised pool project in this letter. City staff have not yet responded. Before they do, I believe it is vital that City Council receive the answers before making your decision about this pool project.

Below are just a few of the Coastal Commission (condensed) questions and concerns. There are 22 total.

- 1) **The current pool in the parking lot was never designed to be permanent.**
 - What measures are being taken to prevent leaking, or managing structural issues?
 - What are best management practices to ensure the pool can be operated permanently?
- 2) **The medium high risk sea-level rise analysis shows that certain areas of the proposed project will be inundated.**
 - How will the public access the pool if nearby roads and parking lots are temporarily or permanently inundated?
- 3) **The city's certified Local Coastal Plan (1980) describes General Strand Policies and a "definite priority listing of capital improvements to be made for long-term capital development of beach facilities."**

- How does this project affect the city's capital improvement priorities? Where is the priority projects list?

- 4) **Describe any public involvement in the planning process for this project.**
 - Was there public outreach in visioning the revised project design? How was the public involved in the process?

- 5) **The alternative site analysis for the pool project must include in-depth discussion of alternative locations.**
 - What is the feasibility of the Elephant Lot and another location outside of the coastal zone for this project?

These are all significant issues. If the Coastal Commission believes this information is important before making a decision shouldn't the Long Beach City Council have these answers before they approve this project?

Sincerely,

Gordana Kajer

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E Ocean Blvd, Suite 300
Long Beach, CA 90802
(562) 590-5071

December 6, 2019

City of Long Beach
Attn: Eric Lopez
411 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Re: NOTICE OF INCOMPLETE APPLICATION
City of Long Beach; Applicant
Coastal Development Permit Application No. 5-18-0788

Mr. Lopez,

Thank you for the information provided November 26, 2019 in response to the September 7, 2018 Notice of Incomplete Application. However, as discussed in our coordination meeting with City of Long Beach staff on November 19, 2019, additional information is required to identify the scope of the proposed project—construction of the Belmont Beach and Aquatics Center—and potential impacts to coastal resources. Coastal Commission staff have determined that the following information is required in order to file the CDP application pursuant to the Commission's regulations (14 CCR Section 13056):

- I. **100' Radius and Interested Parties.** The revised project plans include a new transformer, trash enclosure, and public restrooms that extend beyond the project limit shown in Revised Attachments 3 and 4. Please update the 100' radius to encompass the additional parcel and expand the project noticing radius accordingly. In addition, the 100-foot radius should not include roads. Thus, please adjust the northwest corner of the delineated project limit and 100' radius at the terminus of Termino Avenue and Allin Street. Any additional stamped and addressed envelopes required as a result of these revisions and the submitted revised interested parties list should be submitted. Please also note that the City should continue to update this Interested Parties list as additional interested parties are identified.
- II. **Project Description.** Please clarify the proportion of time that the proposed aquatic center would be available for public use verses unavailable for public use due to events, swim meets, and other exclusive activities. As proposed, would private businesses such as private swim, diving, or SCUBA instruction organizations, be allowed to operate at the aquatic swim center? Please also provide more specificity regarding the proposed fee schedule. Please provide a comparison of current fee schedules for regional, state, and national aquatic facilities of the same size and scope. How much will the existing Long Beach fee schedule described change, compared to the pre-existing Belmont Pool or the temporary pool?
- III. **Project Plans.**

- a. *Architectural Plans.* We note that the CDP for the temporary Belmont Pool facility will expire December 19, 2022 (with two possible one-year time extensions). The temporary pool was not designed to be a permanent facility. Are there any required measures to address potential leaking or other structural issues that may arise as the temporary pool nears its anticipated end-of-life? If so, please provide a list of such measures and/or best management practices to ensure the temporary pool may operate on a permanent basis without adversely impacting coastal resources. Please also provide site plans and a clear description of any changes to the temporary pool and associated accessory structures, including, but not limited to, the fencing, ticket booth, showers, and restrooms.
- b. *Landscaping Plan.* Please clarify the Open Space and Green Space calculations identified in the revised project description and plans, which appear to be different than the calculations included in the provided CEQA documents (page 3-25 of the Draft EIR).
- c. *Drainage Plan.* Was the drainage plan (Sheet 28 of the revised project plans) developed taking into consideration potential flooding, pool over-topping, and potential leakage that might result from large storm events and/or seismic activity? If so, please describe the function of the drainage system in such circumstances. If not, please provide a drainage plan that protects water quality in the event of such occurrences.
- d. *Detailed Foundation Plan.* Revised plan Sheets 23 and 24 include some details regarding the proposed foundations. Please clarify the total number of piles proposed and the depth to which they will extend, and provide elevations of each foundation element called out on Sheet 23 that is not included in Sheet 24. Please also depict or describe current groundwater levels and anticipated changes to the water table as sea levels rise during the life of the development. Has an updated geotechnical evaluation been conducted for the revised project? Are there alternatives that would lessen the amount of landform alteration? Please submit a copy of each relevant geotechnical report and foundation plan.
- e. *Lighting Plan.* Please provide elevations of the proposed lighting pole with the maximum height of each structure. Please call out the extent of proposed light output in lumens, foot candles, other standard that can be compared to lights of a similar type (e.g. stadium lights, parking lot lights, street lights, house lights). The Commission has generally required that lighting adjacent to beaches and habitat areas minimize impacts to wildlife and habitat, and avoid light spillover effects. Please describe how the proposed lighting plan minimizes impacts to coastal resources.

IV. Parking and Traffic Details.

- a. *Non-automobile transportation elements.* Please clarify any temporary and/or permanent changes to each existing and proposed bike path, and the number and location of new bike parking spaces proposed. Are there new Electric Vehicle charging stations and designated parking spaces proposed? Are new bus routes proposed to be created?
- b. *Parking analysis.* Please provide calculations showing the net gain in parking availability described by City staff during the November 19, 2019 coordination meeting. Please ensure that the elimination of the parking along Olympic Plaza is taken into consideration along with the identified gain in public parking spaces as a result of parking lot restriping and addition of spaces along Ocean Boulevard, and loss of

parking for the conversion of the temporary pool to a permanent pool. Was the parking analysis that was provided based on a parking utilization study or other data source(s)? If so, please provide the data used.

- c. *Construction impacts.* Will the proposed construction impact access along Ocean Boulevard, at Olympic Plaza, to Belmont Pier, to available public parking areas, or along the existing bike paths? How are such impacts minimized? Please provide a description of any proposed traffic mitigation measures and plans with any proposed signage to ensure that public access to the beach and along the regional bike and pedestrian route remains open, to the greatest extent feasible, during construction.

V. Updated Sea Level Rise Analysis. As depicted in the updated sea level rise analysis, portions of the proposed development, including the open green space areas, the vehicle turnaround area, and the existing temporary pool, would be inundated under the medium-high risk scenario which the consultant analyzed and mapped. Please describe the feasibility of removal of threatened structures and any adaptation measures that would be implemented if/when wave uprush, sea levels, and/or significant flooding approaches the project site. Please also describe how the pool facilities will be accessed if the nearby roads, parking lots, and beach pedestrian and bike path are temporarily or permanently inundated.

VI. Updated Alternatives Analysis. Please provide a more detailed alternatives analysis that, at a minimum, includes an in-depth discussion of the feasibility of alternative project locations including, but not limited to, the Elephant Lot and a location outside the coastal zone closer to the communities that are intended to benefit from the proposed City-wide and Underserved Programming.

VII. Updated Biological Surveys. The biological survey submitted on November 6, 2019 is inadequate because it was conducted outside of nesting season. Please submit a report prepared by a qualified biologist that anticipates potential impacts to bird breeding and nesting in the areas immediately adjacent to the proposed aquatics center based on the trends in the nesting data (sourced from previous biological surveys and reports conducted by the City and local bird monitoring groups) over a time period that includes the construction and operation of the existing temporary pool.

VIII. Visual Analysis. Please compile and submit a visual analysis that includes views of the proposed development from the beach and water and along Ocean Boulevard. Ocean Boulevard is designated as a scenic route in the City's certified LCP, which also requires buildings in this area be located and designed to provide a maximum amount of unobstructed views through their sites to the beach and recreational facilities. As proposed, the transformer, trash enclosure, and restrooms are located in an area that currently contains beach and blue water views. Please address the view impacts of these structures from Ocean Boulevard and Termino Avenue in the visual analysis.

In addition, in response to elements included in the revised plans provided November 6, 2019, which were not included in the plans submitted with the original City-approved CDP/appeal, please respond to the following:

1. Please describe how the proposed vehicle entrance and turnaround area is designed to accommodate larger vehicles including buses, firetrucks, and construction equipment. Please clarify whether the area will be used for parking of large vehicles or storage only.

2. Please expand on the ADA access site plan and provide a description of ADA accessibility to and use of the pool facilities.
3. Please depict and describe the proposed function and mechanics of the proposed moveable floor.
4. During the November coordination meeting, the curved retaining wall was described as crossing stairs. Please clarify the function of the sunset lawn and retaining wall/crossing stairs. Please describe how deep below grade the retaining wall will be constructed.
5. Please provide a written description of the Utilities Plan. Please highlight new utilities or utility extensions, any changes to sewer system capacity, and proposed placement of any new utility-related structures (like the proposed fire hydrant).
6. General Recommendation 4 of the City's certified General Strand Policies requires a definite priority listing of capital improvements be made for long-term capital development of beach facilities. Please describe how the proposed project affects the City's capital improvement priorities. Please also provide the priority list.

Finally, we understand a hearing notice has been sent out for Planning Commission action on a number of items relating to the proposed project including a new LCDP and LCP amendment.

- Please clarify whether the proposed LCDP, if approved, would replace the previously approved LCDP (1405-01) or would be supplemental to the City-approved 2017 LCDP for the newly proposed project elements?
- Please also describe any public outreach efforts conducted by the City in visioning the revised project design, preparing the proposed LCP amendment, and involving the public in local processes. Please include any outreach to communities expected to benefit from the proposed City-wide and Underserved Programs.

Upon receipt of the requested materials we will proceed with determining the completeness of your application. Please do not limit your submittal to the above mentioned items. You may submit any information which you feel may help Commission staff gain a clear understanding of the scope of your project.

If you have additional questions, feel free to contact me at (562) 590-5071.

Sincerely,



Dani Ziff
Coastal Program Analyst

From: Lainey Keleher [<mailto:keleherlainey@gmail.com>]

Sent: Monday, January 20, 2020 2:14 PM

To: CityClerk <CityClerk@longbeach.gov>

Subject: RE: POOL PROJECT

Please enter the following comments in the record for the Long Beach City Council meeting on January 21, 2020 opposing the Pool project. Move the pool to another location off the beach. Don't concrete the Coast. Save the passive park and mature trees.

The Earth is our home, and as we move forward it is going to become more and more imperative that we work to preserve her. Not just for ourselves, but for future generations and the plants and animals we share this planet with.

Rather than put your funds towards destroying nature even further, I challenge you to think outside the box. Do you want to be a part of the problem or part of the solution? What programs could you put in place to build up, support and enhance the Earth and it's people, rather than just tearing her apart?

You might think "oh, it's just one pool, just one project." But how many thousands if not hundreds of thousands of others around the world are justifying themselves with that same statement? One action performed by many is what has gotten us in this predicament in the first place.

You are not separate from Nature.

And if you don't fully understand that then try holding your breath while counting your money.

I implore you to start becoming a part of the solution. What one does to another one does to himself. We are all connected, if we destroy the Earth we destroy ourselves.

Thank you for your time.

H-20 Correspondence - Kiesewetter

From: Thomas Kiesewetter <thkiese@hotmail.com>
Sent: Tuesday, January 21, 2020 10:38 AM
To: Scott Kinsey <Scott.Kinsey@longbeach.gov>
Subject: Belmont Plaza Pool

Please approve the Belmont Plaza Pool!

I have been in the water at Belmont Plaza since the construction of the indoor pool. Competitive swimming, water polo, diving, and I have watched generations of kids taking swim lessons and just splashing around for fun.

What a wonderful facility that has served countless citizens through the years.

Please approve the new pool complex.

Thomas Kiesewetter

TO: City Council

Jan 21, 2020

Cc: Development Services, Planning Commission, City Clerk, Tom Modica City Manager

RE: Agenda Item 20 20-0068 BELMONT POOL Jan 21, 2020

As a member of CARP, I support the letter written by Joe Weinstein in its entirety and would like to add the following.

As a taxpayer in this city, I too am appalled at the spending this Council engages in with public monies – on one hand declaring fiscal emergencies, illegally raising water rates, insisting we need one of the highest sales taxes in the country and then spending exorbitant amounts of money with a rush to judgement on a project that is obviously doomed based on sea level rise and placement on the sand with liquefaction, in an earthquake zone and with poor public access - using precious Tidelands funds that in and of themselves will not cover the scaled back design *that is lacking a roof* and will very obviously be a money pit for maintenance. Did anyone do a simple “pros and cons” evaluation on this project? The cons clearly outweigh the pros.

Why is it Torrance can produce a public swimming facility for \$15M?

Santa Monica built a pool **on the beach** in 2009, (before sea level rise was a known outcome) **costing \$27.5M** and with the additional listed amenities “... *the five-acre beach house accommodates a main house with a rec room for board games, ping pong and classes and events, a swimming pool, a splash pad, beach volleyball and tennis courts, soccer fields, canopies, a cafe and rentals for paddle boards.*” <https://www.timeout.com/los-angeles/attractions/annenbergs-community-beach-house> In reading a blog with commentary on the Santa Monica pool, one observer noted that with a cost of \$12 to park and \$10 per person to swim, it would cost \$52 for a family of four to take a swim. That cost makes it outside the budget for the average family. He went on to say that this pool is for the tourists, not the residents of Santa Monica. *Is that what we are building in Long Beach?*

The \$85M price tag on the Belmont pool project that only appears to have additional diving facilities but no other excuse I can see for the exorbitant price **is not a pool designed for public use**. This is a pool that is being designed to serve a very small part of the population – the professional swimming and diving community.

Please do your job. Be responsible and prudent with public money. Make decisions for the benefit of the average resident that is paying their taxes. We do need swimming facilities in our city, but we could put one in every district for the cost of this one pool.

If you intend to vote in favor of this travesty, you owe an explanation to the public on the rationale for the rush and the outlandish cost. There seems to be something that has not been disclosed about this project both in the insistence on the flawed location and the urgency with which this is being moved through the approval cycle.

Respectfully,

Corliss Lee

Secretary CARP

President of the Eastside Voice

H-20 Correspondence - Lejins

From: diana lejins [<mailto:dianalejins@yahoo.com>]

Sent: Tuesday, January 21, 2020 3:24 PM

To: CityClerk <CityClerk@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Scott Kinsey <Scott.Kinsey@longbeach.gov>; Michael Mais <Michael.Mais@longbeach.gov>; Raman Vasishth <RamanV@Charter.net>

Cc: diana lejins <dianalejins@yahoo.com>; Raman Vasishth <ramanv@charter.net>; Ann Cantrell <anngadfly@aol.com>; Melinda Cotton <mbcotton@hotmail.com>

Subject: Re: Item 20 for Today's City Council Meeting - Opposed to Belmont Pool proposed project

PLEASE ADD TO ITEM 20 ON TODAY'S AGENDA.

Council and Mayor....please stop wasting our tax dollars on frivolities. You only invite more lawsuits. There is already a pool there, and it is good enough.

Diana Lejins

From: Augusta Lind <augustalind@gmail.com>
Sent: Tuesday, January 21, 2020 10:13 AM
To: Scott Kinsey <Scott.Kinsey@longbeach.gov>
Subject: Belmont Pool

Mr. Kinsey,

I strongly support the Belmont Pool being built and encourage you to deny all appeals at the city council meeting tonight. This pool is an asset to our community both socially and economically. I have been swimming at the Belmont facility since I was a child with my friends and family, recreationally and competitively. The pool is a staple to the Aquatic Capital of America and a tourist destination. It must be built! Please support the pool!

Augusta Lind

From: LA VONNE MILLER [<mailto:lmiller853@aol.com>]

Sent: Sunday, January 19, 2020 8:05 PM

To: CityClerk <CityClerk@longbeach.gov>

Subject: Belmont Pool Project

Please enter the following comments in the record for the Long Beach City Council meeting on January 21, 2020 opposing the BBAC Pool project. Move the pool to another location off the beach. Don't concrete the coast. Save the passive Park and mature trees.

Thank you,
La Vonne Miller

Dear Mayor Garcia, Vice Mayor Andrews, Councilmembers Zendejas, Pearce, Price, Supernaw, Mungo, Uranga, Austin, and Richardson,

I am asking the City Council to either vote No, or delay voting on the issues and Agenda item 20 concerning the Belmont Beach and Aquatic Center (BBAC).

The Council should wait until City Staff has fully answered the many fundamental questions posed in the Coastal Commission's "Notice of Incomplete Application" for the Belmont Beach and Aquatic Center, and consider other issues raised below before voting.

I recognize that there is great nostalgia for the old Pool, which was demolished in 2014. But the world and Long Beach have changed dramatically in these last six years.

Each Councilmember should go back to his or her District and ask their constituents: Do we truly need an \$85 million-dollar open air pool complex on the Beach in Belmont Shore? (The Shore and East side of Long Beach already have an Olympic-sized Temporary Pool that's slated to become Permanent, when most Council Districts have no public pool of their own, does the Third District really need several more, plus a diving well, all in the same beachfront location?). The new pools planned for the BBAC would largely serve the interests of competitive swimming and diving, not the general public.

With several hundreds of millions of dollars in needs in the Tidelands, and a total of only \$89 million shown in the FY20 Budget's Beaches and Marinas Capital Improvement Fund (see attached), where will the money come from?

(Of the \$89 million total in the FY20 Fund, nearly \$54 million is still being kept aside for the Belmont Pool, some \$32 million less than the current BBAC estimate, and there's no information as to where those extra millions will come from. The Tidelands Capital Improvement Fund expects only a bit more than \$2 million in new money this year, and the rest of its funds are already committed.

Think of just a few of the Tideland "unfunded high-priority" needs. We know the crumbling Naples Sea Walls still need four more repair phases, Phase 2 is costing \$15 million, that indicates another roughly \$60 million for Phases 3-6.

And the City has promised the LA2028 Olympics Committee it will rebuild the Belmont Pier for the LA28 Olympics Sailing Competitions scheduled off the Pier, but Public Works has told the City's Marine Advisory Commission there's no money in sight to pay for that. Public Works also says there's no money to build or rebuild the 90-year-old Lifeguard Headquarters on the beach at Junipero (the Council in 2015 recognized the elderly 1930's structure needed rehabilitation, at least, paid for a study – but again no money available.

Aren't the Sea Walls, the Belmont Pier, Marine and Public Safety more critical than an \$85 Million-dollar pool complex?

And according to the FY20 Budget, the City's own Climate Action and Adaptation Plan (CAAP) "...concludes that daily flooding due to sea level rise could cost the City an additional \$26 million in damage to transportation infrastructure on an annual basis by 2030".

City management is now dangling before the Council and Public the hope of LA28 Olympic diving events in Belmont Shore ... but the 2028 Olympics Committee Website states that diving and swimming events will be held at USC's Dedeaux Field in the LA28's centrally located Downtown Sports Park. Why would they move diving to Belmont Shore? And could the site next to Chuck's Coffee Shop actually "...accommodate up to 10,000 temporary seats to host Olympic diving"? as a Staff Memo tells the City Council?

The Olympics does plan to have Water Polo in Long Beach – the site: a large temporary pool and stadium to be built in the Elephant Lot next to the Convention Center. This is the same site the Coastal Commission and those opposed to a

beachfront complex have recommended all along. Doesn't that tell you the Elephant Lot is the best place for a permanent new Pool Complex (if the City can afford it).

And what about Sea Level Rise/Climate Change and Global Warming? Scientists told CBS 60 minutes a week ago that SLR is accelerating and mentioned Los Angeles first on its list of US cities at risk of hundred-year flood levels once a year or more frequently by 2050. We've just learned 2019 was the second hottest year in recorded temperature history in the U.S (2016 was the hottest). Time Magazine's 'Person of the Year' was a 16-year-old climate activist. The Aquarium of the Pacific has held two worrisome Climate Change seminars already, the last one focusing on SLR on the Peninsula and Belmont Shore. The League of Women Voters held its 6th Annual Climate Change Symposium Sunday (Jan 19th) at the Aquarium.

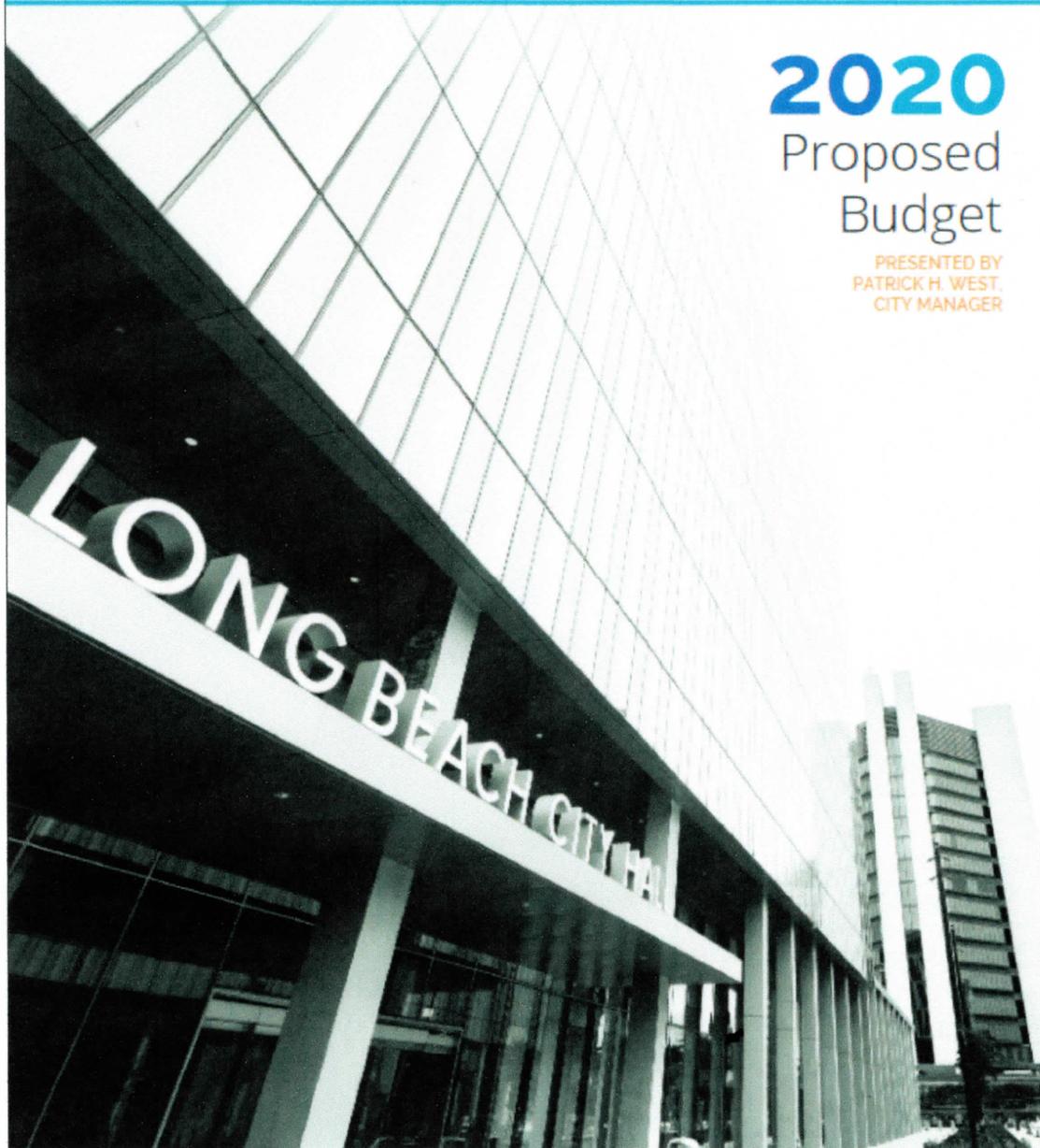
Does Long Beach want to be embarrassed by becoming a Climate Change skeptic poster child by spending \$85 million building a swimming and diving complex on the beach, a hundred feet from the surf, at a time when the World is trying to stave off Climate Change? Shouldn't we be planning (and spending our money) on how to deal with King Tides and SLR which already threaten the Peninsula, Naples, the Shore and other nearby Coastal areas?

Please consider all this and deny or delay the BBAC items before you.

Respectfully, Melinda Cotton, 37-year resident Belmont Shore

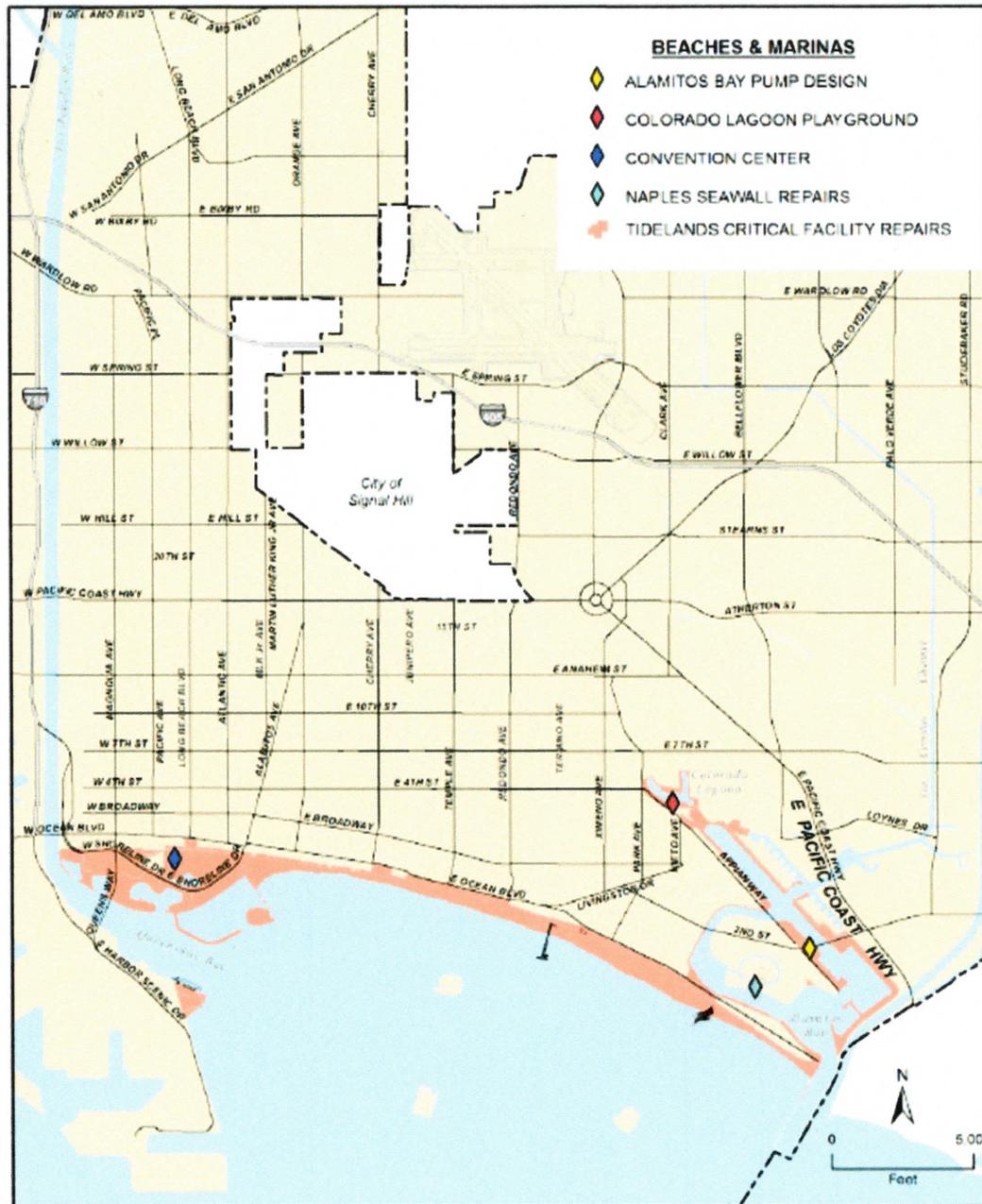
2020
Proposed
Budget

PRESENTED BY
PATRICK H. WEST,
CITY MANAGER



Fiscal Year 2020 Capital Improvement Program

Beaches & Marinas Section





Program Snapshot

Beaches and Marinas

Project	Project Title	Beginning Balance	FY 20	FY 21	FY 22	Total Funding
PR8190	FUEL FACILITIES	\$41,339	\$0	\$0	\$0	\$41,339
PR8340	SHORELINE DOWNTOWN MARINA REHABILITATION	\$7,814,898	\$0	\$0	\$0	\$7,814,898
PW8000	COLORADO LAGOON	\$74,487	\$0	\$0	\$0	\$74,487
PW8020	TRASH SYSTEMS	\$50,000	\$0	\$0	\$0	\$50,000
PW8040	MARINE STADIUM AREA IMPROVEMENTS	\$24,314	\$0	\$0	\$0	\$24,314
PW8080	LAUNCH RAMP REPAIRS (BOATING/W)	\$1,597	\$0	\$0	\$0	\$1,597
PW8110	SEAWALL MAINTENANCE AND REPAIR	\$12,634,893	\$500,000	\$0	\$0	\$13,134,893
PW8120	BEACH STAIRWAY REPL	\$23,501	\$0	\$0	\$0	\$23,501
PW8150	LIFEGUARD FACILITIES AND TOWERS	\$414,526	\$0	\$0	\$0	\$414,526
PW8170	BELMONT POOL AND PIER IMPROVEMENTS	\$53,671,562	\$0	\$500,000	\$0	\$54,171,562
PW8230	BEACH RESTROOM REHABILITATION	\$10,745,820	\$0	\$0	\$0	\$10,745,820
PW8240	MARINA DOCK AND DECKING	\$252,633	\$0	\$0	\$0	\$252,633
PW8260	BLUFF EROSION CONTROL	\$82,047	\$0	\$0	\$0	\$82,047
PW8290	BEACH MAINTENANCE YARD IMPROVEMENTS	\$149,647	\$0	\$0	\$0	\$149,647
PW8300	BEACH MASTER PLAN	\$11,433	\$0	\$0	\$0	\$11,433
PW8310	BEACH PARKING LOTS REHABILITATION	\$346,053	\$0	\$0	\$0	\$346,053
PW8320	BEACH PLAYGROUNDS	\$150,000	\$550,000	\$0	\$0	\$700,000
PW8330	RAINBOW LAGOON	\$390,117	\$0	\$0	\$0	\$390,117
PW8360	RAINBOW HARBOR	\$489,665	\$0	\$0	\$0	\$489,665
PW8380	ALAMITOS BAY AREA IMPROVEMENTS	\$758,631	\$200,000	\$0	\$0	\$958,631
PW8390	BREAKWATER STUDY	\$437,312	\$0	\$0	\$0	\$437,312
PW8400	TIDELANDS CRITICAL FACILITY REPAIRS	\$652,952	\$800,000	\$0	\$0	\$1,452,952
PW8410	TIDELANDS AREA ROADWAYS	\$528,035	\$0	\$0	\$0	\$528,035
Total		\$89,745,462	\$2,050,000	\$500,000	\$0	\$92,295,462

Beaches and Marinas Funding



Fund	Beginning Balance	FY 20	FY 21	FY 22	Total Funding
BOND ISSUES	\$3,904,217	\$0	\$0	\$0	\$3,904,217
FLEET CAPITAL	(\$357)	\$0	\$0	\$0	(\$357)
GENERAL CAPITAL PROJECTS	\$17	\$0	\$0	\$0	\$17
MARINA CAPITAL	\$4,202,020	\$0	\$0	\$0	\$4,202,020
MEASURE A	\$0	\$150,000	\$500,000	\$0	\$650,000
RDA	(\$11)	\$0	\$0	\$0	(\$11)
TIDELANDS - CAPITAL PROJECTS	\$81,639,580	\$1,900,000	\$0	\$0	\$83,539,580
Total	\$89,745,466	\$2,050,000	\$500,000	\$0	\$92,295,466

**Unfunded High-Priority Needs and Unfunded Liabilities
Examples of Citywide and Department Needs**

Item	Description	Estimated Cost
Alley Paving	Long Beach has 44 miles of asphalt and dirt/gravel alleys. Forty five percent of the City's asphalt alleys and 100 percent of the City's 11 miles of dirt/gravel alleys are in poor or very poor condition. The City, using Measure A, recently completed its first assessment of alleys in the City's history. As of 2017, the City's alley deficiency is estimated at \$98 million which does not include the \$5 million in Measure A funding identified for paving dirt alleys. It is estimated the cost to increase the average PCI to 80 is almost \$20 million annually over 5 years.	\$20 million annually
Stormwater Protection System	The City is working to identify funding to address its aging stormwater management system. In 2018, LA County voters passed the stormwater parcel tax Measure W which will provide an estimated \$5 million beginning in FY 20. This additional funding will help the City address stormwater costs but Measure W will not fund replacement of our aging pump station and stormwater infrastructure, estimated to cost about \$292 million. Additional information regarding what City projects are eligible for Measure W funds will not be known until the guidelines are finalized.	\$292 million
City Facility Repairs	The City is in the process of completing a Citywide Facility Condition Assessment by measuring the Facility Condition Index (FCI) of each city facility. The FCI will help prioritize funding for repairs that will address leaking roofs, HVAC, energy efficiencies, structural repairs, maintenance and other deficiencies. The City has over 350 facilities in total which will be assessed as the Citywide Facility Condition Assessment continues. Thus far, the Facilities Investment Plan has assessed 17 facilities, with a total replacement need of \$38 million. The City has 200+ facilities, which will be assessed as the Facilities Investment Plan continues. Total replacement need could exceed \$500 million.	Roughly estimated at over \$500 million
Sidewalk Management Plan	The City recently completed a comprehensive review of the City's sidewalk infrastructure. This plan found a need of over \$631 million (includes ADA curb ramps) for investment in the City's sidewalks.	\$631 million
Parks Tree Trimming Cycle	The City's tree management program for parks consists of emergency trimming for safety purposes only, mainly around buildings and playgrounds. The standard of arbor care indicates that regular grid trimming will enhance the longevity and safety of the urban forest. An annual funding increase \$560,000 is needed to support a five year tree trimming cycle to maintain healthy trees in City parks.	\$560,000
Other Needs		
8-by-28	The City has committed to 8 important infrastructure investments to support its role hosting the Olympics in 2028. The City of Long Beach has been awarded key sports events including: Handball, Triathlon (Olympic and Paralympic), Marathon Swimming, BMX Racing, Water Polo, and Sailing. The eight projects are as follows: <ul style="list-style-type: none"> • Belmont/Veterans Pier Rebuild (City funded - \$25 million gap) • Belmont Pool (City funded) - \$20 million gap • Lifeguard Towers (City funded) - 1.5 million gap • Beach Concession Stands (City funded - underway) fully funded • Arena Improvements (City and Private funded) - \$50 million gap • Pine & Ocean Hotel (Private Funded w/ city tax incentives assisting) • Airport Improvements (Airport funded) - fully funded • Metro Blue Line Improvements (Metro and City funded; completed in 2019) 	~\$96.5 million
Implementation of the Climate Action and Adaptation Plan (CAAP)	The CAAP concludes that daily flooding due to sea level rise could cost the City an additional \$26 million in damage to transportation infrastructure on an annual basis by 2030. Other aspects of climate change also are damaging. The CAAP identifies a number of steps the City could take. Total costs are very high and have not been definitively determined as of yet.	TBD

From: Audrey Mabie [<mailto:ahmabie@msn.com>]

Sent: Monday, January 20, 2020 6:29 PM

To: CityClerk <CityClerk@longbeach.gov>; Mayor <Mayor@longbeach.gov>; Scott Kinsey <Scott.Kinsey@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 9 <District9@longbeach.gov>

Subject: Vote NO on Belmont Beach and Aquatics Center - 1/21/20
January 20, 2020

To the Attention of: City of Long Beach City Clerk, Mayor Robert Garcia
City of Long Beach Planning Department – Scott Kinsey
City of Long Beach Council District: 1, 2, 3, 4, 5, 6, 7, 8, and 9

I'm writing regarding the plan for the construction of the Belmont Beach and Aquatics Center - City Council Agenda Item 20-0068 to 20-0072 on January 21, 2020. I can't attend the 1/21/20 meeting and I am submitting my comments via email in order to preserve my right to appeal any City Council decision on this project to the California Coastal Commission.

I strongly oppose this project and urge every City Council District representative to vote NO on this project.

The California Coastal Commission has raised some serious issues about this project in a letter (Letter of Incomplete Application, 12/6/19) which I hope will be addressed by Long Beach City Council before this project is approved.

Coastal Commission staff is requesting answers to the following questions (#6, Page 4) in their letter:

“General Recommendation 4 of the City’s certified General Strand Policies [from the City’s certified Local Coastal Plan - 1980] requires a definite priority listing of capital improvements be made for long-term capital development of beach facilities. Please describe how the proposed project affects the City’s capital improvement priorities. Please also provide the priority list.” Shouldn’t City Council have that information before you vote on this project? Isn’t the public entitled to have this information and to see that list? I’d like a copy of the list too. Please send it to me when it’s submitted to the Coastal Commission.

The Long Beach City Council has a duty to enforce our certified Local Coastal Plan. It’s your responsibility to manage the Coastal Act implications of projects proposed for our coastal zone. I ask you to stop “kicking the can down the road” to the Coastal Commission. Stop the project until City Council can make an informed decision about this pool.

Until that information is available, I urge you to vote NO on this pool project.

Sincerely,

Audrey Mabie

-----Original Message-----

From: John McMullen <mcmullenjohnw@gmail.com>

Sent: Tuesday, January 21, 2020 11:32 AM

To: Scott Kinsey <Scott.Kinsey@longbeach.gov>

Subject: Belmont Pool Project

Dear Mr Kinsey,

I am a Long Beach resident
Long Beach, CA 90803

I am writing this email to urge our City Council to approve the proposed items on the January 21, 2020 City Council Meeting Agenda relative to the construction of the new aquatic center. This facility will be an important and needed addition to our City's recreational facilities.

Thank you,

John McMullen
mcmullenjohnw@gmail.com
562.400.6736

From: Jeff Miller <Jeff.Miller@csulb.edu>
Sent: Friday, January 17, 2020 7:23 PM
To: CityClerk <CityClerk@longbeach.gov>
Cc: Mayor <Mayor@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Scott Kinsey <Scott.Kinsey@longbeach.gov>; Christopher Koontz <Christopher.Koontz@longbeach.gov>; Michael Mais <Michael.Mais@longbeach.gov>
Subject: BBAC comments - city council meeting

January 17, 2020

Monique De La Garza

City Clerk

Please enter the following comments in the record for the Long Beach City Council meeting on January 21, 2020. I have also attached these comments as a Word document for your convenience, "BBAC comments.doc". Thank you.

Re: Long Beach City Council meeting January 21, 2020

BBAC hearing (agenda item 20, file numbers 20-0068 through 20-0072)

Nearly three years ago, City Council heard the presentation and appeal of the original proposal for the BBAC. That proposal had many flaws, and appeared to be headed for rejection by the Coastal Commission. Now the City has spent more money on another flawed design for the BBAC.

All of the items of this hearing should be postponed or denied, and not approved now. Approval should be considered only after the council, and the public, have sufficient information to consider and evaluate these huge changes.

There are two significant gaps in information: First, the details of this second version of the BBAC have been known only since they were presented at the Planning Commission meeting of December 19, 2019, only a few weeks ago. Even then, the materials presented did not include some relevant data, such as the design drawings which show the extreme height of the light poles, which would require a variance. Some public comments were also omitted from the documents.

And second, the city has not answered the significant questions, 22 of them, asked by the Coastal Commission, whose acceptance of the project will not even begin to be considered until these questions are answered to their satisfaction. It was their disapproval of significant features of the first BBAC proposal that led to this second attempt by the City.

This BBAC project is shrouded in secrecy. This second version of the design has been produced and presented with almost no publicity and with no public outreach. Not one meeting has been held to present this design before the December 19 Planning Commission meeting, even though it has been touted as a "city-wide" facility. The last public outreach meeting was in April 2016, for the first version of the BBAC.

This new project was never presented to the City's own Marine Advisory Commission. This commission meets monthly, and is tasked with advising Council on "matters regarding City policies pertaining to marinas, beaches, waterways, and near shore areas".

The presentation of this latest design has been done with great secrecy. The only resident representative member of the City's Stakeholder Committee was intentionally excluded from a recent meeting. The proceedings of that committee meeting were not made public. From the beginning, there has been only one resident representative on that committee. That is not "city-wide" representation.

This project has been portrayed as a replacement of an old pool. It is not. It is a new project, far greater in size and impacts. It would be a replacement of a natural beach and park, with grass and mature trees, which have been enjoyed by the public for six years now. That is the baseline. A new EIR and approval process are required. It is not accurate or acceptable to claim this second attempt is merely a revision of the first BBAC which was proposed three years ago. At that time, two Councilmembers acknowledged it was a new project, not a replacement. Now, it is again a new project.

The current design was presented only at the Planning Commission meeting on December 19, 2019. That presentation was basically a stealth action: it was scheduled at an extremely busy time for everyone, in the middle of holiday activities, guaranteed to minimize public awareness and participation. The documents, images, and exhibits presented at that meeting were not made available to the public until three days before the meeting. These included the EIR Addendum of 865 pages. I challenge anyone to be able to even read, much less understand and prepare a response, to all of the documents in three days!

The EIR addendum contains significant errors of fact. One example, in the section describing traffic impacts: "The Project site and surrounding area have not been further developed or altered since the 2016 Certified EIR was prepared. There is no information in the administrative record or otherwise available that indicates that there are substantial changes in circumstances pertaining to transportation and traffic that would require major changes to the 2016 Certified EIR." This is blatantly false: Since 2016, Ocean Boulevard in that area has been reduced from four lanes to two, The Olympix (now renamed Iconix) fitness business has opened, with a large demand on parking, and the beach in that area has undergone a large increase in usage, by volleyball players, dog walkers, pedestrians, bicyclists, and others, also adding to traffic and parking demand.

And there is the question of money. The stated costs of this project have been nebulous. They have been lowballed, and the true costs have not been revealed. How much staff time has been spent on this? Not mentioned. It is not free. What would be the operational and maintenance costs? Not revealed. And is the Tidelands Fund money really available? Not if you want the city to be

prepared for the 2028 Olympics: the pier needs costly upgrades. And, other projects should be funded from the money set aside for the BBAC: Leeway Sailing Center should be replaced. The lifeguards need a new building. And the Naples seawalls are crumbling.

And finally: there is sea level rise. What is the City doing to prepare for and mitigate the effects of the rising water? The sea can't be held back. Where is the plan for managed retreat? The Coastal Commission, far from sympathetic to plans to build on the beach, is advocating retreat from our shrinking coastline. Long Beach should be leading the effort to deal intelligently with sea level rise, not creating a problem for itself by proposing a new building on the sand. Coastal Commission is not likely to look kindly on the attempt to ignore this requirement and instead put an expensive facility on the sand, vulnerable to an uncertain future. Do you want to be remembered for your time on the Council as stubbornly clinging to a costly mistake? Wouldn't it be better to be remembered for building a first class pier for the Olympics sailing venue? And to be part of the fix for our outdated beach facilities?

Is this another boondoggle, like the Queen Mary? That is the project that calls to mind the adage: "a boat is a hole in the water that you pour money into". The BBAC is looking like a hole in the sand that you pour money into. Don't let that happen on your watch. Please postpone this item or vote no; don't approve this project now.

Jeff Miller

From: Gladys Moreau [<mailto:gladmoreau@yahoo.com>]

Sent: Sunday, January 19, 2020 7:02 PM

To: CityClerk <CityClerk@longbeach.gov>; Scott Kinsey <Scott.Kinsey@longbeach.gov>; Mayor <Mayor@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>

Subject: Vote NO on Belmont Beach and Aquatics Center 1/21/20

January 19, 2020

To the Attention of: City of Long Beach City Clerk, Mayor Robert Garcia

City of Long Beach Planning Department – Scott Kinsey

City of Long Beach Council District: 1, 2, 4, 5, 6, 7, 8, and 9

I'm writing regarding the plan for the construction of the Belmont Beach and Aquatics Center - City Council Agenda Item 20-0068 to 20-0072 on January 21, 2020. I can't attend the 1/21/20 meeting and I'm submitting my comments via email in order to preserve my right to appeal any City Council decision on this project to the California Coastal Commission.

I strongly **oppose** this project and urge every City Council District representative to **vote NO** on this project

The California Coastal Commission has raised serious issues about this project in a letter (Letter of Incomplete Application, 12/6/19) which I think should be addressed by the Long Beach City Council before this project is approved.

In this letter Coastal Commission staff requests the following:

"Please describe any public outreach efforts conducted by the City in visioning the revised project design, preparing the proposed LCP [Local Coastal Plan] Amendment, and involving the

public in local processes. Please include any outreach to communities expected to benefit from the proposed City-wide and Underserved Programs.”

I want to make you all aware of the following facts:

- City staff held one invitation-only meeting with the pool’s “Stakeholder Committee” in June 2019.
- The City’s Coastal Development Application was submitted to the Coastal Commission on 11/6/2019.
- The City’s Planning Commission reviewed this project on 12/19/19 – five weeks later.
- Councilwoman Suzie Price has not hosted a single public meeting in the 3rd District about this pool.
- There have been zero City-hosted community meetings about this revised pool project.

This is outrageous and completely unacceptable.

I urge you to **vote NO** on this project until there are City-wide public meetings to give residents the opportunity to review this plan, consider the re-zoning for the Belmont Plaza Pool area and for the public to be included in the planning process.

Sincerely,

Gladys Moreau

H-20 Correspondence - Redwine

From: Susan [<mailto:vinorusso@aol.com>]
Sent: Sunday, January 19, 2020 1:36 PM
To: CityClerk <CityClerk@longbeach.gov>
Subject: Opposing the pool project

Good Afternoon,

Please enter the following comments in the Long Beach City Council meeting on Tuesday, January 21, 2020, Opposing the pool project. Please do not concrete the Coast of California. We are the future Ancestors of our Grandchildren & it is our responsibility to Act in a higher manner. Ensuring & providing longevity in our environment, to our children's future & that of Mankind. Save the Passive Park with all of its natural beauty, including the amazing & living mature trees!!

Think with your heart, not your wallet.

Sincerely,

Susan Redwine

From: Jessica Ripoll <jessica@jordanah.com>
Sent: Tuesday, January 21, 2020 12:22 PM
To: Scott Kinsey <Scott.Kinsey@longbeach.gov>
Subject: Belmont Pool

**I support the new Belmont Pool and
encourage you to deny all appeals!**

That pool is a vital part of our community!

THANK YOU!

Jessica Ripoll
JORDANAH, Inc.
310.920.6639
Jessica@jordanah.com
www.jordanah.com

H-20 Correspondence - Sanderson

From: Grace Anne Sanderson <graceanne.sanderson@gmail.com>

Sent: Tuesday, January 21, 2020 10:58 AM

To: Scott Kinsey <Scott.Kinsey@longbeach.gov>

Subject: Belmont Pool

Hi Scott

I support the new Belmont Pool and encourage you to deny all appeals.

Thank you for your consideration

Grace Anne

From: Linda Scholl [mailto:lscholl2011@gmail.com]

Sent: Friday, January 17, 2020 11:01 AM

To: CityClerk <CityClerk@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Jeannine Pearce <Jeannine.Pearce@longbeach.gov>; Mayor <Mayor@longbeach.gov>

Cc: lscholl2011@gmail.com

Subject: Re: Item 0020- 0068 Jan. 21, 2020 City Council Meeting Comments for Belmont Pool

Dear Long Beach City Clerk Staff,

Please include this letter for the record and review by City Council and Mayor in response to the upcoming proposed January 21, 2020 City Council agenda item 20-0068 re Belmont Pool.

Thank you,
Linda Scholl
Long Beach, CA

January 17, 2020

Re: Item 20-0068: "Belmont Pool", 21 Jan. 2020 City Council

Dear Mayor and Members of Long Beach City Council:

I ask you to oppose the proposed **outdoor** aquatic center in Belmont Shore that would cost us \$85M. This proposal is **squanderous** and **unnneeded**. And, **when you look deeper, you realize it's also "Narcissistic"— which means that while it may at first look and sound pretty—it's a source of significant problems and hazards that are being ignored, hidden, or overlooked:**

1. The proposed outdoor aquatic center does NOT replace the original **fully enclosed INDOOR** pool as originally authorized.*
2. The proposed outdoor center ignores the City's own studies of the problems of rising tide levels likely flooding such coastal facilities;
3. It ignores that there is less than \$54 M in the Belmont Pool Fund and no donors have offered to kick in \$32 M;
4. It ignores that the City is already experiencing financial shortfalls for roads and infrastructures, such as seeking funds for Community Hospital, such that they want an extension of the excess sales tax of Measure A.
5. The proposed project ignores the reasons the pool was originally enclosed: to reduce the impact of coastal cool foggy weather on our health and make it possible to use the pool year round. Let's make sure our kids can swim and be healthy- not freeze outside in the cold air.
6. An outdoor facility with amplified announcers disturbs adjacent residences and violates land use noise regulations.

7. This project, as proposed, ignores that we will be left with these above mentioned huge problems if you approve it—but NONE of you are likely to be in your current roles to experience the repercussions and fix them.

For these reasons, I ask that you **vote against** the project as currently proposed.

Linda Scholl
Long Beach, CA

*Reference: <https://www.presstelegram.com/lifestyle/20141026/long-beach-aquatics-community-bids-farewell-to-belmont-plaza-olympic-pool>. “Last week, the City Council **voted unanimously** to authorize the city manager to secure the necessary regulatory approvals for a \$103.1 million ...preliminary plan for the new pool...centers around a 50-meter by 25-yards **INDOOR pool** ..,with a movable floor allowing shallow water for public recreational needs and deep water for competitions.”

H-20 Correspondence - Sutherlin

-----Original Message-----

From: T.J. Sutherlin <tjsutherlin737@gmail.com>

Sent: Tuesday, January 21, 2020 10:09 AM

To: Scott Kinsey <Scott.Kinsey@longbeach.gov>

Subject: Belmont Pool

I enthusiastically support the Long Beach Belmont pool project. This historic project needs to move forward and Reject any further appeals and/or delays.

Thank you,

T.J. Sutherlin

R-20 Correspondence - Taylor

From: Regina Taylor [<mailto:rnewman1212@gmail.com>]
Sent: Monday, January 20, 2020 8:20 PM
To: CityClerk <CityClerk@longbeach.gov>
Subject: Agenda Item 20 Belmont Pool Aquatic Center

Please enter following comments into the record for LBCC January 21,2020 in opposition to the Pool Project.

I continue to strongly oppose the Project s it presently stands. Suggest the following changes:

Move the pool to another location off the beach away from areas of liquefaction.

DON'T pour more concrete on the coast to accommodate the pool.

Save the remaining passive park and mature trees that exist on the proposed site.

Stop "building the city for someone else" and destroying the coast --- i.e. in this case, special interest groups that do not live here.

Regina Taylor
rnewman1212@gmail.com

H-20 Correspondence - Vasishth

From: Raman Vasishth <RamanV@Charter.net>

Sent: Tuesday, January 21, 2020 10:16 AM

To: CityClerk <CityClerk@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Scott Kinsey <Scott.Kinsey@longbeach.gov>; Michael Mais <Michael.Mais@longbeach.gov>

Subject: Item 20 for Today's City Council Meeting - Opposed to Belmont Pool proposed project

Dear City Clerk,

Please add this e-mail to today's agenda item.

In looking at the item 20 on the city council meeting agenda dated 1/21/20, I'm against proceeding further and support discontinuing further efforts. There are a few pages in Attachment A (Appeals) and a large portion of Attachment B (Response to the Appeal) that are illegible to the public and required by law to be viewable. I ask this meeting be postponed until those attachments can be remedied and made legible.

All residents I have spoken to are opposed to the current design of the Belmont Pool. It is so large that it doesn't fit with the environment and architecture of the surrounding area. Even with the proposed changes the structure will cause a major traffic and noise blight to the city. The structure itself is so mammoth, it will be a visual eyesore that will negatively affect birds in the area. The Mayor himself went on record to opposing that location. Additionally while the official line of Staff and Elected officials is the structure is to replace in with the same form, fit or function, looking at the design, it's clear the proposed pool cannot possibly be a replacement because it has more pools inside the structure and greater crowd capacity than the original structure it replaced. This proposed structure also takes away money that the city needs for tidelands, street and sidewalk repairs and maintenance of the city other structures that are dilapidated and in disrepair. Rather than preserving park space the city is in a vast supply shortage in comparison to other cities, this structure destroys a passive park with habitat growing and using the park as well as people.

There is no plan for the city to obtain remaining funding and how such a huge structure will pay for itself. The previous pool had declining attendance and that was with free parking. Now the city had paid parking and with greater attendance, residents feel parking will be a huge problem in the surrounding area. The city has claimed after the Olympics are completed a major purpose of the pool structure would be to support High School swim competitions and try to draw aquatics competitions the original pool was unable to do. Residents have seen no data to show there is any support for drawing enough money and people to support paying for the pool.

Warmest Regards,

Raman Vasishth
Neighborhood Leadership Program, Class of 2019
Member of Cliff May Ranchos Neighborhood Committee
District 5

H-20 Correspondence - Villa

From: Jose Villa <jrvilla@sensisagency.com>

Sent: Tuesday, January 21, 2020 12:00 PM

To: Scott Kinsey <Scott.Kinsey@longbeach.gov>

Subject: I support the new Belmont Pool and encourage you to deny all appeals

I support the new Belmont Pool and encourage you to deny all appeals

Jose Villa

Regular user of temporary Belmont Pool

H-20 Correspondence - Walshe

From: Linda Walshe [<mailto:walshelinda@yahoo.com>]

Sent: Sunday, January 19, 2020 11:32 AM

To: CityClerk <CityClerk@longbeach.gov>

Subject: Opposing the Pool Project

"Please enter the following comments in the record for the Long Beach City Council meeting [on January 21, 2020](#) opposing the Pool project. Move the pool to another location off the beach. Don't concrete the Coast. Save the passive park and mature trees."

Linda J Walshe

-----Original Message-----

From: Ashley Waugh <ashleywaugh.waugh7@gmail.com>

Sent: Tuesday, January 21, 2020 10:45 AM

To: CityClerk <CityClerk@longbeach.gov>; Scott Kinsey <Scott.Kinsey@longbeach.gov>; Mayor <Mayor@longbeach.gov>

Cc: Council District 1 <District1@longbeach.gov>; Distric2@longbeach.gov; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>

Subject: Vote NO on Belmont Beach and Aquatic Center 1/21/20 Please send return receipt

I'm writing regarding the plan for the construction of the Belmont Beach and Aquatics Center-City Council Agenda Item 20-0068 to 20-0072 on January 21, 2020. I cannot attend the 1/21/20 meeting and I'm submitting my comments via e-mail in order to preserve my right to appeal any City Council decision on this project to the California Coastal Commission.

I strongly oppose this project and urge every City Council District representative to vote NO on this project.

The first pool version was designed with a 7' plinth, or platform. The revised pool contains the same design. The Coastal Commission staff continue to ask about the design/construction elements of this pool. A Coastal Act violation of this pool includes the fact that it relies on a "protective device" which is prohibited. Despite the changes the city has made to downsize the project, it contains the same south wall design which is clearly a protective device. Why is the city proposing a new plan that includes these same serious Coastal Act violations?

From the Appeal to Coastal Commission (6/8/17) from Coastal Commissioner//Chair Bochco:

"The approved swimming pool complex...on a beachfront site in the Belmont Shore area of Long Beach constitutes new development that is not coastal dependent and would result in potential adverse impacts to existing public access and recreation opportunities in conflict with the public access and recreation policies of the [City of Long Beach] Local Coastal Plan and the Coastal Act."

"Commission staff has previously informed the City in multiple meeting, phone calls and letters that the City should more fully evaluate relocating the facility to an area that would not be affected by sea level rise/wave action for the expected life of the development, consistent with the public access/recreation policies of the City's Local Coastal Plan and the Coastal Act, the Commission's Sea Level Rise Guidance Document, and with Section 30235 of the Coastal Act which the Commission interprets to mean that new development should be sited and designed to not require shoreline protective devices (or in the case, where the structure itself has been designed in a manner that the structure itself would effectively function as a shoreline protective device with the same potential impacts to the beach and public access.)"

I urge every City Council District representative to vote NO on this project.

Sincerely,

Ashley Waugh

H-20 Correspondence - Weinberg

From: Soleil Weinberg <soleilnatan@yahoo.com>

Date: January 21, 2020 at 11:36:48 AM CST

To: SWIM Long Beach <swimlongbeach@gmail.com>

Subject: Re: URGENT! WATER PEOPLE GO TO WAR!!! JAN 21st!!!

I no longer live in Long Beach I'm in Texas now and I've never replied to an email from you in 5 years but today. I reply.

This is ridiculous and I want to visit my homes pool and swim with my friends like I usually do when I come down.

THIS POOL NEEDS TO STAY !

From: Joe Weinstein [<mailto:jweins123@hotmail.com>]

Sent: Monday, January 20, 2020 11:53 PM

To: Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Mayor <Mayor@longbeach.gov>; CityClerk <CityClerk@longbeach.gov>

Subject: Re: Item 20 (Long Beach City Council Agenda for January 21, 2020)

Re: Item 20 (Long Beach City Council Agenda for January 21, 2020)

To Long Beach City Clerk: This letter is for the record on this agenda item 20.

For your convenience its content is also attached as an MS Word file 'Bbac(JW2020Jan21)'

Dear Council Members and Mayor,

Citizens About Responsible Planning (CARP) has sent you a separate letter which notes deficiencies of this item's proposed actions

(file numbers 20-0068, 20-0069, 20-0070, 20-071 and 20-0072) in regards required clarifications and analyses of environmental and related impacts.

The present letter expresses broader concerns not only of CARP but also of many other Long Beach residents and groups. Please consider it carefully.

The proposed actions, in the name of building an aquatics center, are as if deliberately designed for failure. The siting (at Belmont Plaza beach)

and design ensure that a functioning center either doesn't get built at all, or else is built as an utter boondoggle - both super costly and dysfunctional.

As proposed, this aquatic center project costs over 4 times what a project of this kind normally does or needs to - and moreover is functionally defective!

CARP and many others would like to see built at reasonable cost a multi-purpose well-functioning aquatic center in Long Beach. It can be done.

A fully functional aquatic center was recently built in Torrance for \$15 million - a typical construction cost for such a facility in the USA.

That center, on a suitable site, can anticipate a long useful life.

The proposed Long Beach aquatics center, however, would cost well over \$60 million or even \$85 million. It would have crippled access, crippled function

and crippled useful lifetime, thanks to being sited, nostalgically but needlessly and foolishly, on beach by a low-lying neighborhood where mass access and egress -

and therefore usability of the facility - are already problematic and are becoming ever more so thanks to sea-level-rise (SLR) flooding. The costly design,

to lift the facility itself on sand above the tides, will not cure the access and usability problems. Moreover, the current design, as outdoor (and weather-vulnerable)

rather than as indoor facility, reduces functionality, increases maintenance costs, further reduces usable lifetime, and allows noise and other interference between

facility events and neighborhood events and concerns.

Item 20's lose-lose proposals would adversely impact not only city finances but also the public career of every incumbent Council member who votes for approval:

Recently Council declared a fiscal emergency, and now seeks approval of a permanent city sales tax (2020 Measure A) at regionally highest level.

Approval of the proposed actions would send the message that Council seeks this permanent sales tax in order to be able to SQUANDER the revenues.

Citizens, organizations and media opposed to squander - and to incumbents who squander - will be alerting voters at every turn -

and not only during just the next few weeks.

You may ask: Won't the squander actually be OK if covered by other revenue sources? - like tidelands funds, Olympics Committee and supporters,

or aquatics-minded philanthropists?

No! Tidelands funds are now stressed for many needed projects. Sea Level Rise (SLR) is ever increasing the stress. And - just like taxpayers -

other potential funders (committees, philanthropists, etc.) will hardly be keen to donate their millions just to enable Long Beach to ditch the goal

of building a fully functional aquatic center at reasonable cost in favor of the goal of building a needlessly defective center at outrageous cost.

No matter the funding sources, outrageous spending choices result in lost opportunities for the city - and for public careers of those seen to be responsible.

Besides rejecting squander, you have a responsibility to insist on more rational and professional planning. The project development processes

followed in 2017 were seriously deficient (see postscript), and the present 2020 re-do has repeated every one of the 2017 deficiencies.

It's time for Council to direct City management to cease wasting highly-paid planner time on super costly defective siting and design. Instead,

direct planners to find a site and produce a design for a reasonably priced and fully functioning aquatics center!

Sincerely,

Joe (Joseph M) Weinstein, Ph.D.

President, Citizens About Responsible Planning (CARP)

4000 Linden Ave., Bixby Knolls, Long Beach CA 90807

562-492-6531

POSTSCRIPT - AQUATICS CENTER PROJECT DEVELOPMENT PROCESS:

SERIOUS DEFICIENCIES IN BOTH 2017 ORIGINAL AND 2020 RE-DO

- * Stacked-deck, narrow-base stakeholder team selection
- * Minimal advance public notice for reviews of analyses and design
- * Site choice needlessly limited to Tidelands zone

The apparent aim was to avoid use of non-Tidelands funds. Yet, if built as designed and funded as projected, this super costly project would require

both Tidelands funds and far more non-Tidelands funds than would use of a suitable non-Tidelands-zone site!!

- * Final site choice based on nostalgia, not cost and benefits

Project planners and supporters offered no real justification for the Belmont Plaza beach site. Instead, they invoked nostalgia for swims in the former swim center

and nostalgia for the name 'Belmont'. Well, the old center is inevitably gone, and a new aquatics center can always be named so as to include the word 'Belmont'.

Nostalgia for swims in a facility sited and built in 1962 (when no one had reasons or knowledge to worry about such things as SLR or liquefaction) is no rational guide

for siting a facility in 2020. I nostalgically recall great trips in the family's 1950 Oldsmobile Rocket 88. Should I therefore insist that my new 2020 car must be an Oldsmobile?

* Final site choice in utter disregard of common-sense state planning guidelines

Already several years old in 2017, these guidelines in effect say simply:

Don't make your sea-level-rise (SLR) risks and losses even worse!

Don't add new valued structures to the old ones already in harm's way!

Owing to deliberate violation of these common-sense guidelines, Item 20 delivers only a needlessly crippled caricature of an aquatics center, one with defective access,

defective function, shortened usable life - and a price tag at least 4 times what an aquatic center need cost to build.

* Deficient environmental analysis and an EIR with dishonest claims against alternative sites far superior to Belmont Plaza beach.

One such site is the 'Elephant Lot' by the LB Convention Center, which is:

** Far easier of access - for LB residents and for visitors and tourists - for every kind of aquatics center purpose, whether public swimming or instruction or aquatics competitions

** Far more suitable for reasonable-cost construction - being based on solid concrete fill rather than sand

** Far less vulnerable to SLR. Future SLR would impose no extra costs, because the lot is in the midst of a zone of existing highly valued properties -

Convention Center, Aquarium, etc; if need be, the entire zone can and will economically be armored against SLR

The EIR claims that the Elephant Lot is inherently unavailable for an aquatics center. Yet, before and since, by the mayor and other officials, the Elephant Lot has repeatedly

been proposed and deemed inherently very available for various projects, some (baseball stadium) far more extensive than an aquatics center. Moreover every one of these projects

is compatible with a fully functional aquatic center at reasonable added cost. (One project - which has been depicted in color on newspaper front pages - is an LA28 Olympics trials pool!!)

* Irresponsible demands for rushed Council rubber-stamp approvals

These demands disregarded expert warnings that premature presentation of incomplete and deficient analyses and designs (with some features

clearly contrary to coastal law) will slow - not speed - the Coastal Commission's review and approvals process.

END POSTSCRIPT