



CITY OF LONG BEACH

DEPARTMENT OF PARKS, RECREATION & MARINE

R-19



2760 N. Studebaker Road, Long Beach, CA 90815-1697
(562) 570-3100 • FAX (562) 570-3109
www.LBParks.org

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March 16, 2010

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to accept a non-monetary donation of planning, labor, and materials, equivalent to approximately \$448,000, for the expansion of the Whaley Park parking lot, located at 5620 East Atherton Street; and execute a new Joint Use Agreement and any related documents with the YMCA of Greater Long Beach for a period of 15 years, expiring on February 28, 2025, with two consecutive renewal periods of five years each, at the discretion of the City Manager or his designee. (District 4)

DISCUSSION

On November 19, 2009, the Parks and Recreation Commission (Commission) unanimously approved recommending to City Council plans to expand an existing parking lot at Whaley Park, as proposed and furnished in its entirety by the YMCA of Greater Long Beach (YMCA), as described in the Commission staff report (attachment).

In 2008, the YMCA approached the Department of Parks, Recreation and Marine with a proposal to expand the existing parking lot at Whaley Park to provide additional public and joint use parking where parking has traditionally been insufficient. The proposal will add 51 parking spaces, encompassing approximately 18,000 square feet (0.41 acres) of additional parking area, which will be jointly used by the YMCA and the City. The proposal will require the removal of a 3,600 square foot (0.08 acres) game court, relocation of a tot lot, and the removal of an unused water structure with a cement basin. In addition, and in exchange for approving this proposal, the YMCA has agreed to repaint the remaining game courts and improve the fencing surrounding them, as well as reseal and re-stripe the existing parking lot to aesthetically match the proposed expansion.

Pursuant to the California Environmental Quality Act (CEQA), a categorical exemption has been issued for this project.

HONORABLE MAYOR AND CITY COUNCIL
March 16, 2010
Page 2

This matter was reviewed by Deputy City Attorney Gary J. Anderson on February 25, 2010, and Budget Management Officer Victoria Bell on February 24, 2010.

TIMING CONSIDERATIONS

City Council action is requested on March 16, 2010, to enable the execution of the Joint Use Agreement, and to allow the YMCA to proceed with obtaining the necessary approvals from the Department of Development Services in order to begin construction.

FISCAL IMPACT

There is no fiscal impact associated with this request.

SUGGESTED ACTION

Approve recommendation.

Respectfully submitted,

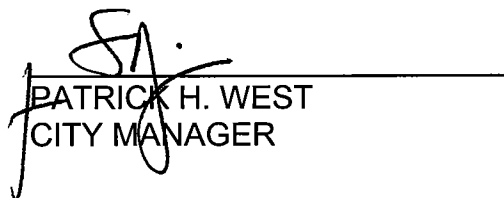


PHIL T. HESTER
DIRECTOR OF PARKS, RECREATION AND MARINE

PTH:RL:ak

Attachment

APPROVED:

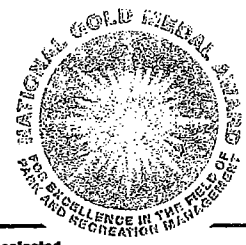


PATRICK H. WEST
CITY MANAGER



CITY OF LONG BEACH

DEPARTMENT OF PARKS, RECREATION & MARINE



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November 19, 2009

MEMBERS OF THE PARKS AND RECREATION COMMISSION
City of Long Beach
California

RECOMMENDATION:

Approve the proposed plans for improvements to the Whaley Park parking lot, located at 5620 East Atherton Street, as proposed and furnished in its entirety by the YMCA of Greater Long Beach, and recommend City Council approval of a parking lot Shared Use Agreement.

DISCUSSION

In accordance with City Charter section 901 (b), the powers and duties of the Parks and Recreation Commission are to "Recommend to the City Manager, City Council, and Planning Commission the approval or rejection of plans for improvement of parkland for public recreation and for other purposes..." The City Charter does not provide specific guidelines for the Parks and Recreation Commission to use in carrying out its powers and duties relative to park improvement plans. Thus, personal experience and expertise are the appropriate guides to such decisions. Commission approval of the proposed plans is necessary prior to proceeding with the project.

In 2008, the YMCA of Greater Long Beach (YMCA) approached the Department of Parks, Recreation and Marine (Department) with a proposal to expand the existing parking lot at Whaley Park to accommodate the future expansion of the Los Altos Family YMCA, as illustrated in Attachment A. The proposal will add 51 parking spaces, encompassing approximately 18,000 square feet of additional parking area, which will be shared by the YMCA and the City. The proposal will require the removal of a 3,600 square foot game court, relocation of a tot lot, and removal of an unused water structure with cement basin. In addition, and in exchange for approving this proposal, the YMCA has agreed to repaint the remaining game courts and improve the fencing surrounding them, as well as reseal and re-stripe the existing parking lot to aesthetically match the proposed expansion.

The project will be paid for solely by the YMCA and will cost approximately \$435,000. Concurrent with YMCA's submittal of an application for an Administrative Use Permit, the Department intends to request City Council authorization to enter into a Shared Use Agreement between the City and the YMCA for the designation of the additional spaces as "shared" for the benefit of the City and the Los Altos Family YMCA.

"We create community and enhance the quality of life through people, places, programs and partnerships"

The action before the Parks and Recreation Commission is to review and approve a proposed parking lot expansion at Whaley Park, which will improve parking and access to Whaley Park and the Los Altos Family YMCA. Once approved, the proposal will be forwarded to Development Services, as a part of an Administrative Use Permit application to be completed by YMCA, at which time the Department will have the opportunity to provide further specific input on design and aesthetics.

SUGGESTED ACTION:

Approve recommendation.

Respectfully Submitted,

APPROVED:

JC Squires
by *Robin Black*
JC SQUIRES
MANAGER
BUSINESS OPERATIONS

Phil T. Hester by
Robin Black
PHIL T. HESTER
DIRECTOR

Sandra Gonzalez
by *Robin Black*
SANDRA GONZALEZ
MANAGER
PLANNING AND DEVELOPMENT

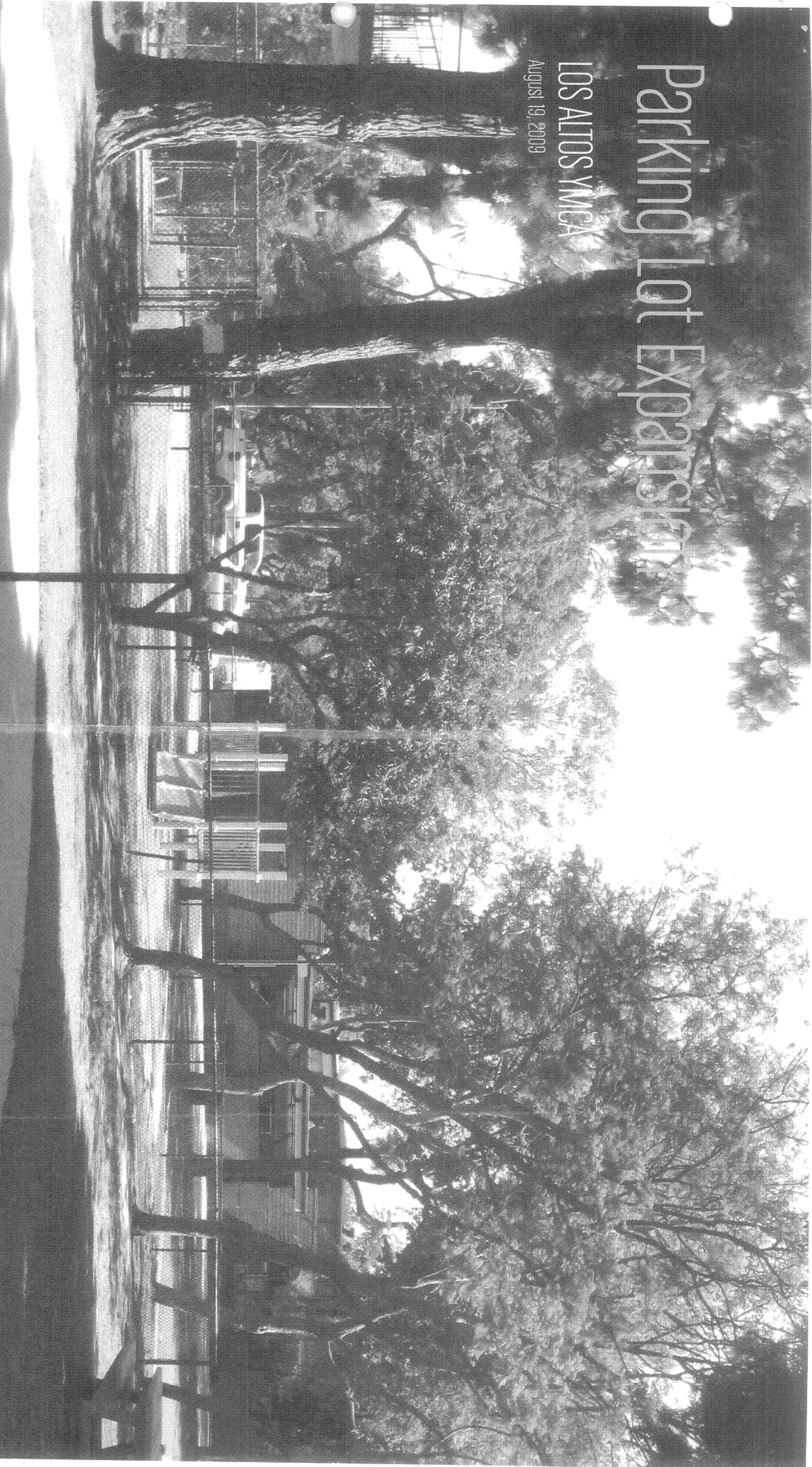
PTH:JCS:SG:ak

Attachment (1):
- Attachment A – YMCA Proposal

Parking Lot Expansion

LOS ALTOS YMCA

August 19, 2009



Conceptual Site Plan Review

studio **o** eleven

at Perleowitz+Ruth Architects

Project Contacts

YMCA

Contact: Jason Hagensick

3605 Long Beach Blvd. #210
Long Beach, CA 90804
t: (562) 279-1700

Studio One Eleven

Contact: Michael Bohn / Meg Beatrice

111 W. Ocean Blvd. 20th Floor
Long Beach, CA 90802
t: (562) 901-1500

Long Beach Parks, Recreation & Marine

Contact: Sandra Gonzalez

2760 N. Studebaker Road
Long Beach, CA 90815
t: (562) 570-3100

Long Beach Development Services, Planning Bureau

Contact: Derek Burnham

333 W. Ocean Blvd. 4th Floor
Long Beach, CA 90802
t: (562) 570-6615

SCOPE:

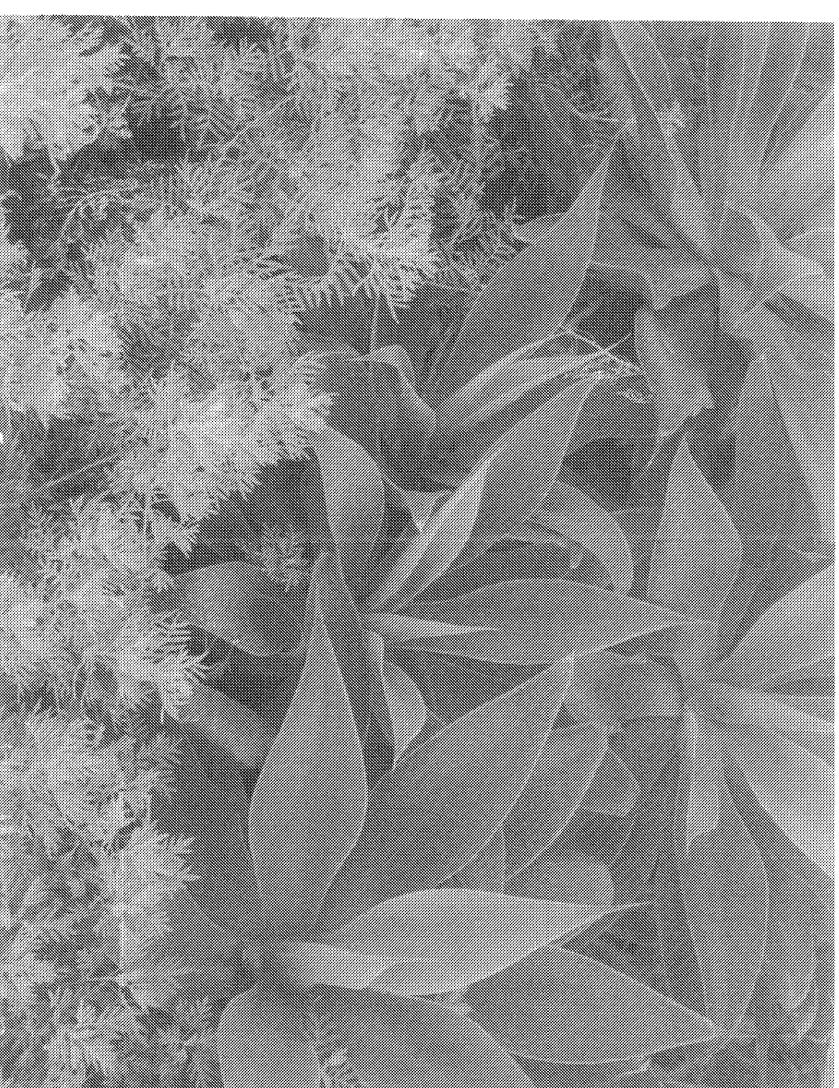
Provide a new parking lot to accommodate future YMCA expansion

GOALS:

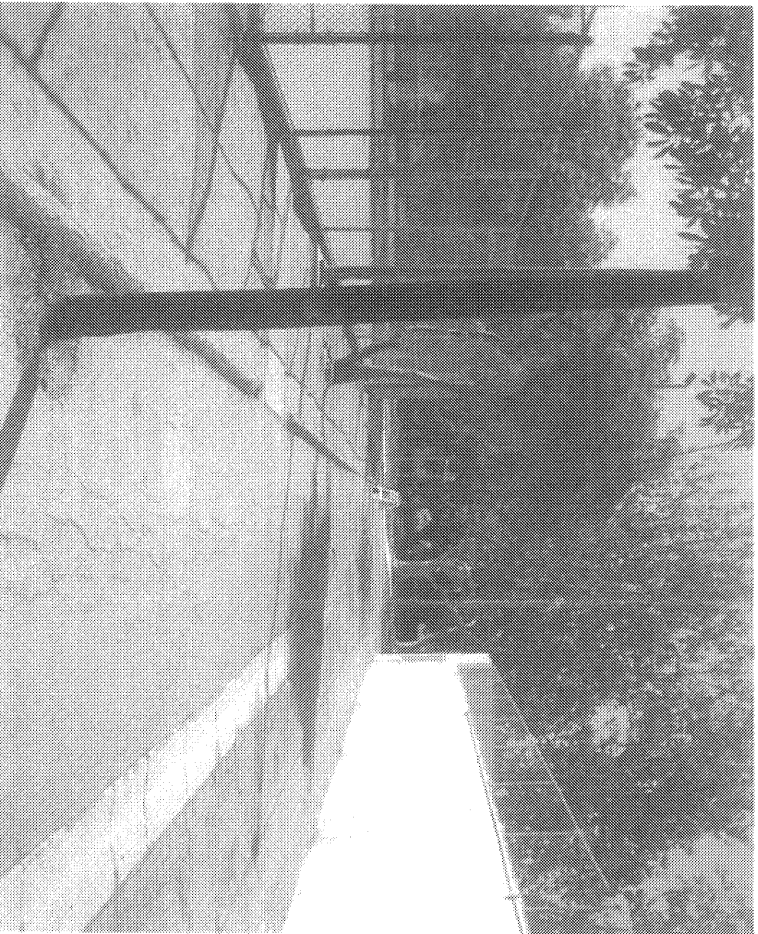
- 1 Create additional parking to benefit all adjacent parties: Whaley Park, Los Altos YMCA and Los Altos United Church of Christ
- 2 Relocate children's play area and equipment
- 3 Provide traffic calming features
- 4 Preserve existing large trees
- 5 Replace any removed trees on a 2:1 ratio
- 6 Minimize off-site drainage
- 7 Provide safety through lighting and low planting
- 8 Link to alley and Atherton to provide traffic dispersion
- 9 Create a strong connection to the YMCA
- 10 Accomodate bike parking to discourage driving
- 11 Reseal adjacent lot off of Atherton. Repaint, restripe and mend fencing at remaining game courts.



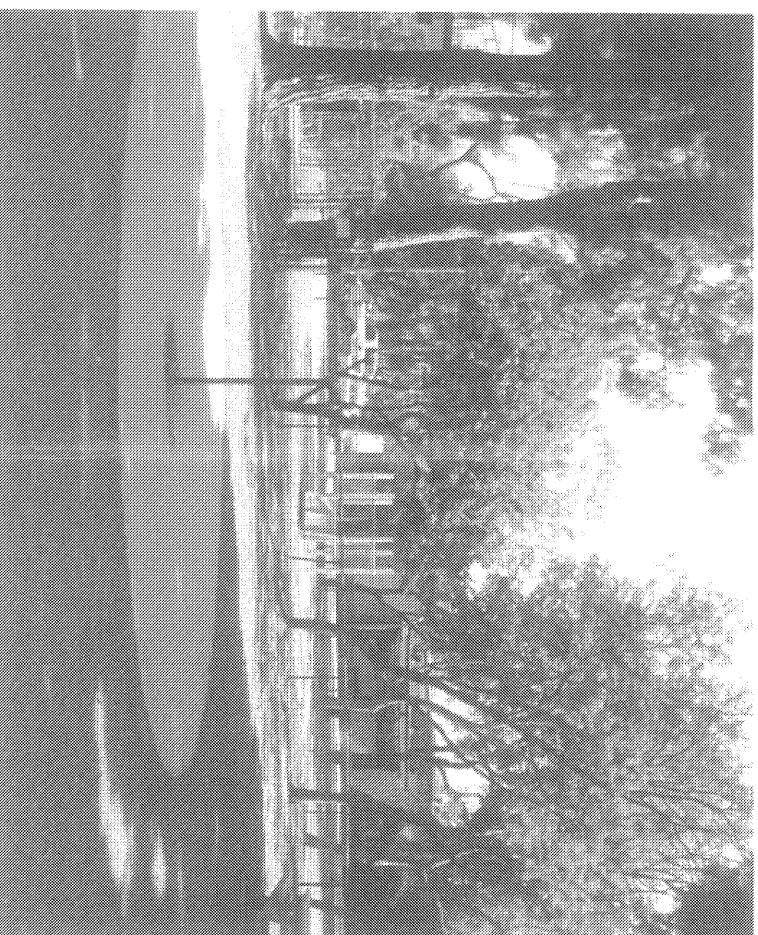
Bioswale to capture rainwater



Drought tolerant planting



1 View looking southeast down existing alley



2 View looking northeast at fenced children's playground and Whaley Park Center



3 View of existing lot from Atherton Street



4 View looking west at existing storage area (to be removed)

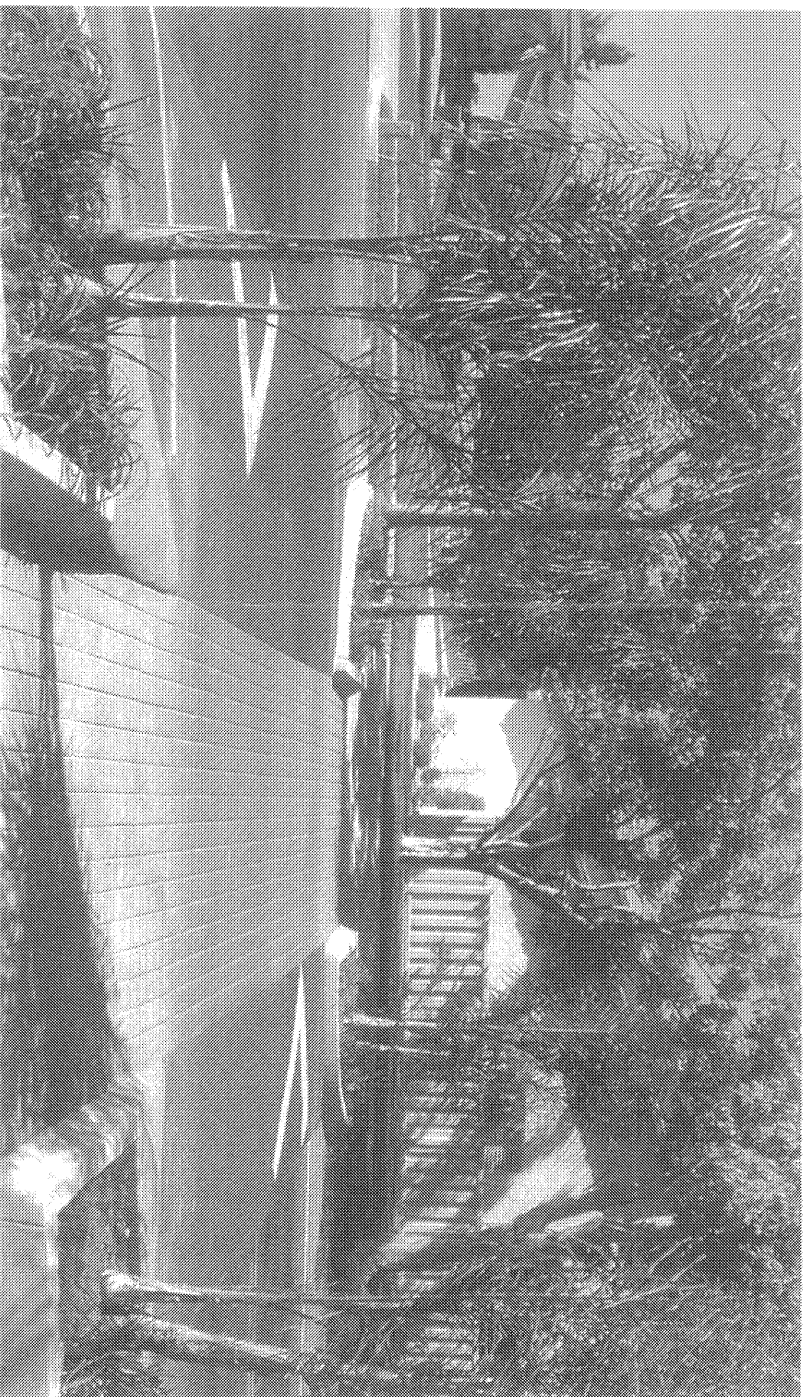


5 View looking west of the future parking expansion area

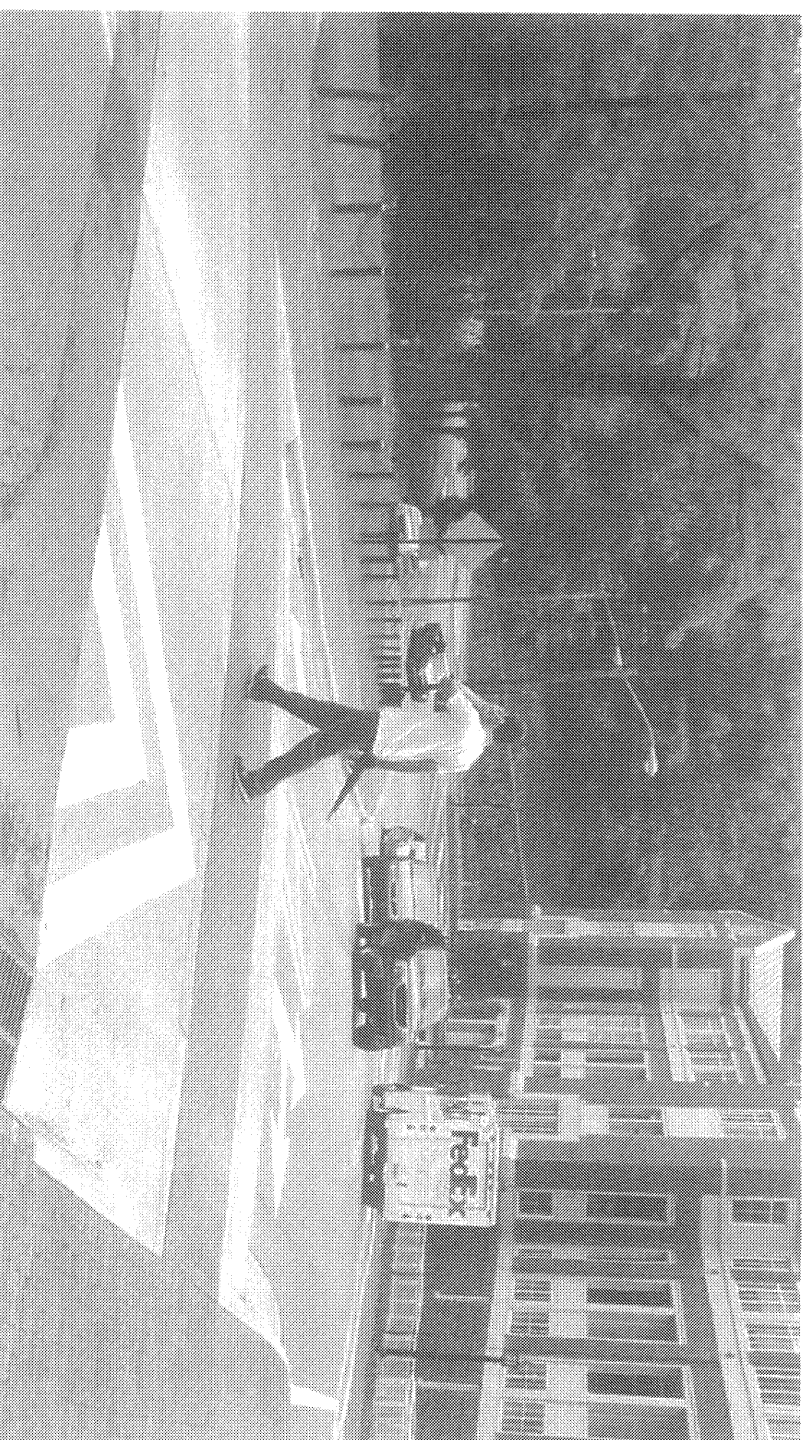


6 View looking south of the existing park play area from the existing parking lot





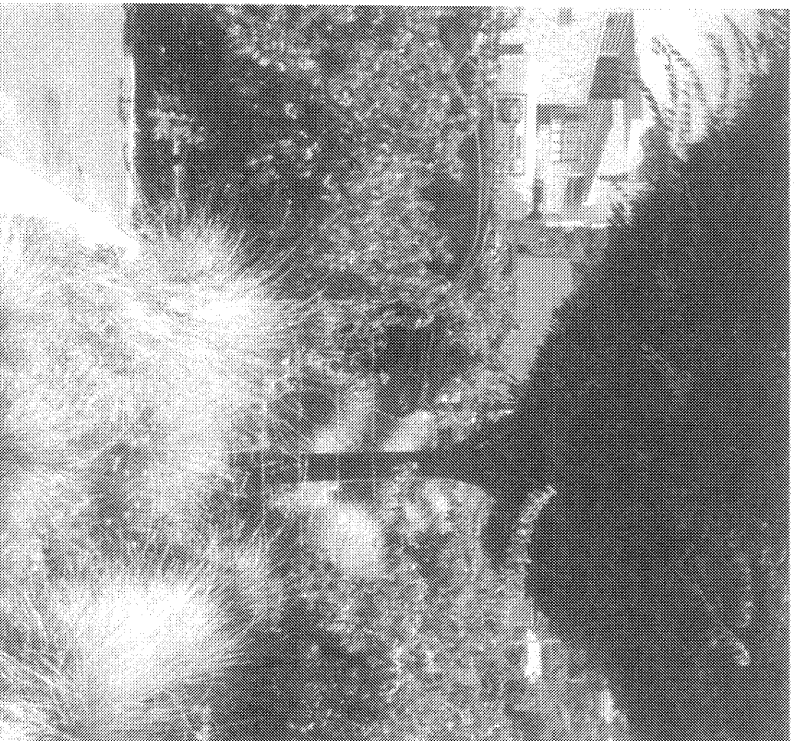
Crosswalk with contrasting paving



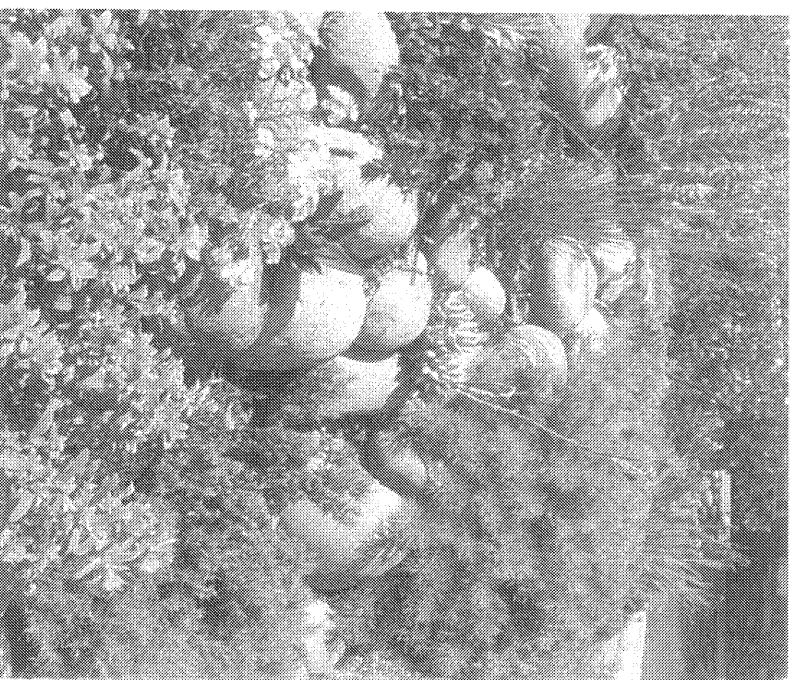
Crosswalk with contrasting paving and integrated speed hump



Walkway with highly visible contrasting paving



Bioswale integrated into parking lot



Drought tolerant landscaping

Existing Condition

PHASE 1

Parking adjustments :
 New parking area connected to Atherton
 Parking lost to site reconfiguration/addition
 Parking gained in existing portable footprint
 Sub-total parking adjustments

Proposed addition:

Fitness/Meeting space
 Meeting space (replace portable)
 Circulation/storage/support
 Sub-total Phase 1

Parking requirements for Phase 1

Parking condition at end of Phase 1

Square Feet (SF)

Parking Stalls Required

Parking Stalls Proposed

59

59

49
(20)
7
36

PHASE 2

Proposed addition (Second floor):

Fitness/meeting
 Office/meeting
 Restroom
 Circulation/storage/stair/elevator
 Sub-total Phase 2

Parking condition at end of Phase 2

2000

2000

400

1600

6000

20

8

0

0

28

94

10 per 1000 SF*

4 per 1000 SF

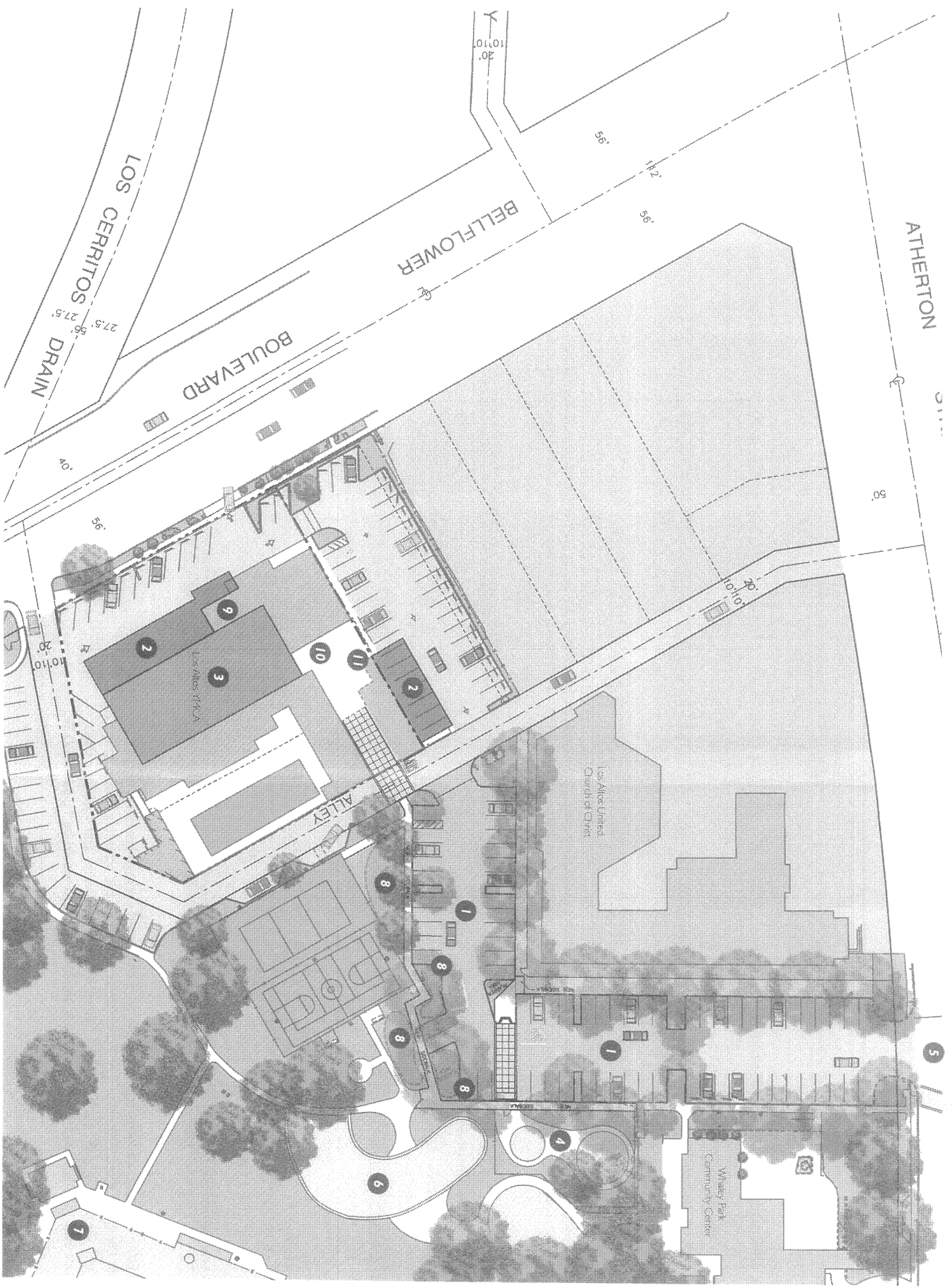
95

Includes 28 for Phase 2 growth

95

* Estimated rate. Parking requirement to be a calculated average based on the use of the space throughout the day. For example, based on the schedule shown to the right, with 20 parking stalls per 1000 SF required for Fitness activities and 4 parking stalls per 1000 SF required for Meeting space, the average need would be 10 per 1000 SF.

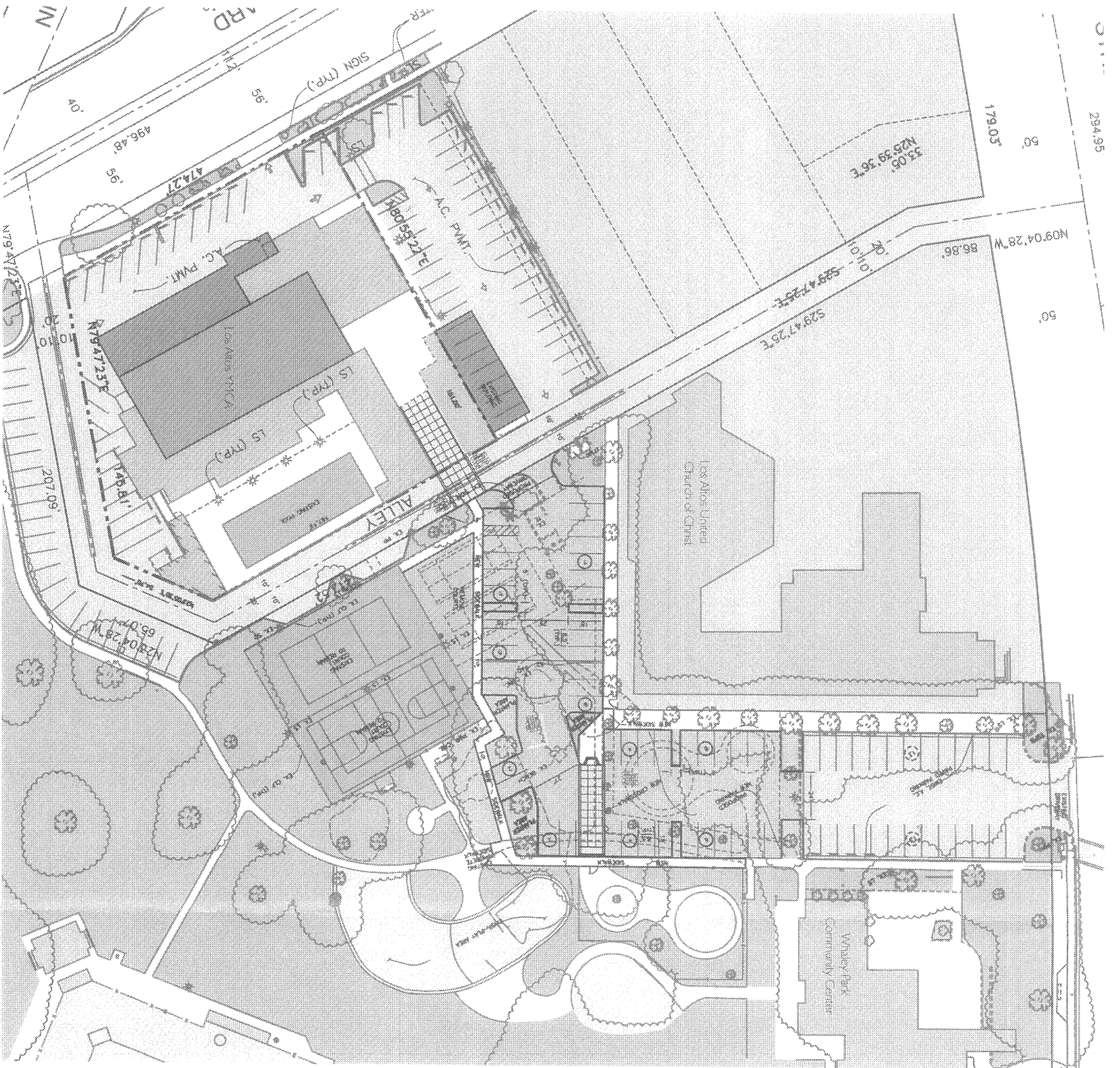
7 - 9:30 AM	Fitness
9:30 - 1 PM	Meeting
1 - 2:00 PM	Senior Fitness
2 - 5:00 PM	Meeting - 50% occupied
5 - 7:00 PM	Fitness
7 - 9:00 PM	Meeting - 50% occupied



KEYNOTES

- 1 Phase I - Proposed parking lot
- 2 Phase II - YMCA ground floor expansion
- 3 Phase III - YMCA second floor expansion
- 4 Relocated lot lot
- 5 Signalized intersection
- 6 Existing play area
- 7 Existing baseball diamond
- 8 Potential bioswale location
- 9 Existing entry
- 10 Proposed entry
- 11 Proposed bike parking





- Ten trees removed
- * Replace removed trees on a 2:1 ratio
- Twelve trees planted to shade parking
- Eight trees planted at the discretion of Long Beach Parks, Recreation and Marine
- Existing tree canopies

