



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Aldinger and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Lindy Coe-Juell, Assistant to the City Manager

DATE: October 2, 2007

SUBJECT: Presentation of the Steering Committee Recommended Facility Strategic Plan

RECOMMENDATION:

Staff recommends that the City Council accept and refer the Steering Committee recommended Facility Strategic Plan (FSP) to the City Commissions for review and comment.

FISCAL IMPLICATION:

There are no fiscal implications associated with the recommended action.

BACKGROUND:

During the October 18, 2005 City Council meeting, Council approved of the idea to initiate a strategic planning process with the ultimate goal of developing a long term vision for community facilities throughout the City. The Council was interested in pursuing this planning process because many of our civic and recreation facilities have reached, or are near, the end of their useful lives. These facilities require an ever increasing amount of maintenance work to remain open and are outdated for the programming needs of our community. Consequently, the City contracted with MDA Johson Favaro (MDAJF), an architectural and urban design firm, to facilitate the creation of a facilities master plan. This work began in late summer 2006.

Over the last year and several months, MDAJF has facilitated a comprehensive community driven process for assessing facility and programming needs. This process has included monthly meetings of a resident Steering Committee, over 70 stakeholder meetings, six community forums, review of related documents, assessment of current and future programming needs, on-site facility research and many iterative drawings showing options for the future placement, or footprints, of public facilities in Manhattan Beach.

DISCUSSION:

Since MDAJF's last update presentation to Council on September 4, 2007, the final two community-wide FSP forums were held and the Steering Committee met for their 13th and final monthly meeting in this phase of work for the FSP. After more than a year of reviewing many options and considering a host of related information and feedback from Manhattan Beach residents, the Steering Committee has formed their recommendations for the FSP master plan.

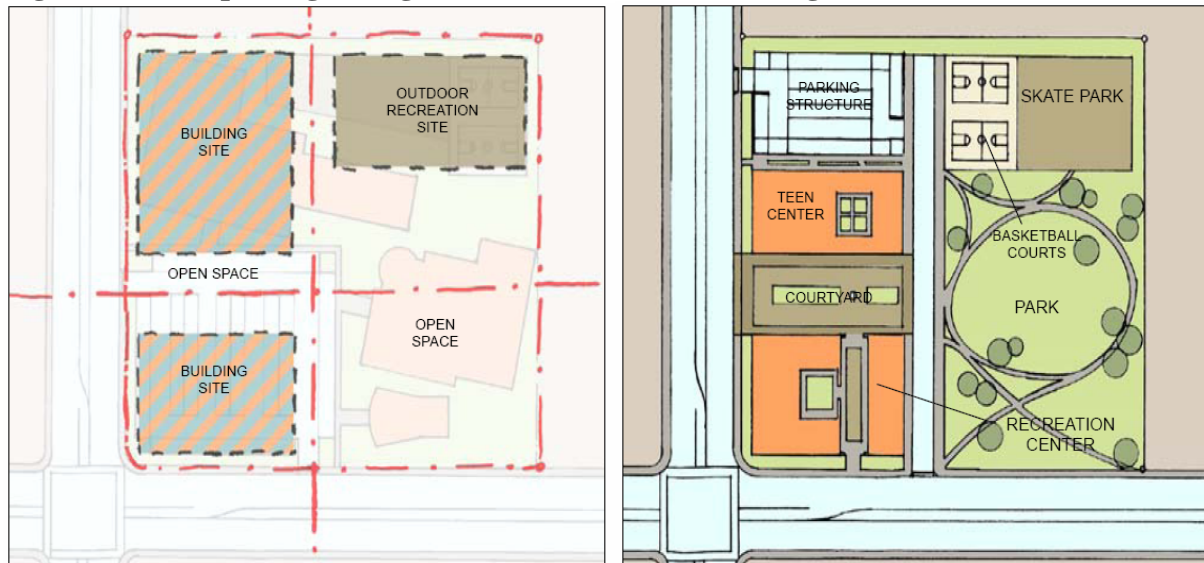
MDAJF will give a presentation to City Council this evening with the purpose of providing an update on the FSP work done to-date and to summarize the Steering Committee's recommendations. Staff recommends that the City Council accept and refer the Steering Committee recommended FSP master plan to the City Commissions for review and comment following the guidelines below.

As a primer for the discussion on guidelines, it is useful to briefly review the major components of a master plan. A master plan establishes a flexible vision for long-term facility planning and should adequately provide for the future programming needs of the community. The master plan document will have two major plan components that accomplish this purpose; the regulating and illustrative plans.

The regulating plan for each land site will designate space for buildings, space for outdoor facilities (such as ball fields and courts) and space that should be forever preserved for parkland or open space. This plan shows an outline of the building footprints and build-to lines, but does not designate a certain facility for these building footprints. This plan allows for flexibility so that the City can decide at the appropriate time which type of facility is best placed in each designated building footprint.

The master plan will also include illustrative plans that will demonstrate one of many interpretations of the long-term vision by showing specific types of facilities that could be placed in the regulatory plan footprint. For example, an illustrative plan will give definition to the regulatory plan by showing an ideal site for a teen center and by providing narrative on the programming elements envisioned for each facility.

Figure 1: Example Regulating and Illustrative Plan Drawings.



Regulating Plan.

Long Term Illustrative Plan.

FSP Master Plan Review Guidelines for the Commissions

Staff suggests that the City Council review and modify or approve the following direction to the Commissions.

All five of the active City Commissions – Planning, Parking and Public Improvements, Library, Parks & Recreation and Cultural Arts – should review the regulating plan aspect of the FSP master plan. The goal of this review will be to consider the designated regulatory footprints and to decide whether the plans will meet the current and future facility and open space needs of the community. Each Commission should also feel free to provide comments and observations for the City Council. MDAJF and staff will provide a presentation to the Commissions to begin the review process and will be available for questions. The estimated dollar amounts associated with construction of the facilities will be reviewed as a part of the presentation to the Commissions as information. However, Council is not asking for comments on cost, priority or phasing.

The Commissioners should keep in mind that this review is part of the big-picture FSP phase and that there will be an opportunity for review of specific design elements during design review and consideration of traffic, parking and noise factors during the EIR review, should the City Council decide to move forward with design and construction of any piece of the master plan.

The illustrative plans within the master plan specifically consider the placement and size of recreational facilities, a library facility and a visual arts and community theatre facility. Three of the City Commissions – Library, Parks & Recreation and Cultural Arts – are uniquely positioned to review the illustrative plans. In addition to reviewing the regulating plans, these three Commissions should also review the illustrative plans with the goal of deciding whether the plans meet the current and future programming needs of the community. In facilitating the review of the illustrative plans for the Commissions, MDAJF will provide specific square footage, placement and programming details for each potential facility.

NEXT STEPS AND TIMELINE:

Following the Commissions' review, staff will return to City Council to provide the findings and comments from the Commissions and to ask for Council review, discussion and ultimate approval of the FSP master plan. Staff expects the review by the Commissions to take place during the remainder of this year and to be able to return to Council with the Commissions' comments early next year.

As the master plan development process of the FSP is drawing near to conclusion, it is also relevant to discuss the Council's desired role in the next phase. A Council sub-committee, consisting of Mayor Jim Aldinger and Councilmember Nick Tell, was formed during the initial phase of the FSP with the goal of working with staff and the Steering Committee to form a Steering Committee recommended master plan. As that task has been completed, staff suggests that the City Council discuss and provide direction for Council involvement in the next phases of the FSP.