Ladera Linda Park Master Plan
Public Workshop





February 21, 2018

B1

Introductions:

Recreation Staff:

- Cory Linder: Director
- Dan Trautner: Deputy Director
- Matt Waters: Senior Administrative Analyst
- Mona Dill: Recreation Program Supervisor

Consultant: Richard Fisher Associates (RFA)

- Richard Fisher: Principal & Project Manager
- Gregor Markel: Principal, Dahlin Group
- Taylor Smith: Executive Assistant

Ladera Linda Park Master Plan

Workshop Outline

- Master Plan Background
- Review of August 1, 2017 City Council Directions
- Revised Concept A-1 Design
- Security Analysis
- Site Usage/Draft Rental Policies
- Phase 1 Environmental Site Assessment
- Financial Analysis/P3
- Traffic Issues
- Public Comments & Questions

Ladera Linda Park Master Plan Background

City Council Parks Master Plan Direction

- "Less is More" approach to park planning
- Preserve General Character of Parks
- Maintain Character of Neighborhoods Around Parks
- Improve Overall Maintenance and Condition of existing parks and open space.
- Proceed with Ladera Linda Park Master Plan for new building and park design

Ladera Linda Park Master Plan Background

Master Plan Process

Consultant Selected

- Richard Fisher Associates: Approved by Council in June 2016.

Information Gathering Phase

- RFA did preliminary research and meetings with staff, HOAs and interested parties.

Public Workshops

- September 22, 2016 — Public Feedback
- April 26, 2017 — Discussion of two alternative Designs

City Council Meetings

- October 11, 2016 — Update of project status
- August 1, 2017 — Discussion of recommended design
- September 19, 2017 — Approval of extra services for preliminary design development



LADERA LINDA COMMUNITY PARK

CONCEPT A-1

CITY OF RANCHO PALOS VERDES AUGUST 2017

B6

Recommended Design Shown to Council August 1, 2017: Original Concept A-1

Ladera Linda Park Master Plan

Design Concept A-1

Reflects community and Council feedback. Consensus choice at April 26 2017 Workshop and presented to Council August 1, 2017

- Reduced building square footage/footprint
- Maintain existing elements
- Low-key, neighborhood feel
- No gymnasium, pool, or dog park
- Constraints on usage
- Modest/restrained design scope
- Traffic/parking Impact

Ladera Linda Park Master Plan

City Council Direction from August 1st Mtg.

- Development of Cross Sections & Supporting Site Plan
- Alternative ADA access
- Study plan with grade elevations
- Preliminary Site Security Coverage Plan
- Perform Phase 1 Environmental Site Assessment
- Traffic/parking Impacts
- Usage
- Additional Public Outreach

Ladera Linda Park Master Plan

Additional Community Outreach after Aug. Council Mtg.

- ❑ Met with small groups of residents

  Topics Included
  - Noise, traffic, parking, AYSO
  - Security
  - Red-striping Forrestal Drive/Preserve Parking
  - Financial
  - Discovery Room elimination
  - Square Footage
  - Refine Community Center Design
  - ADA access
  - Layout concerns
  - Landscaping
  - Views
  - Staffing
  - ALPR cameras
  - Number/location of Basketball courts
  - Views

- ❑ LL HOA internal survey conducted by residents
- ❑ Tonight's Workshop Scheduled



LADERA LINDA COMMUNITY PARK

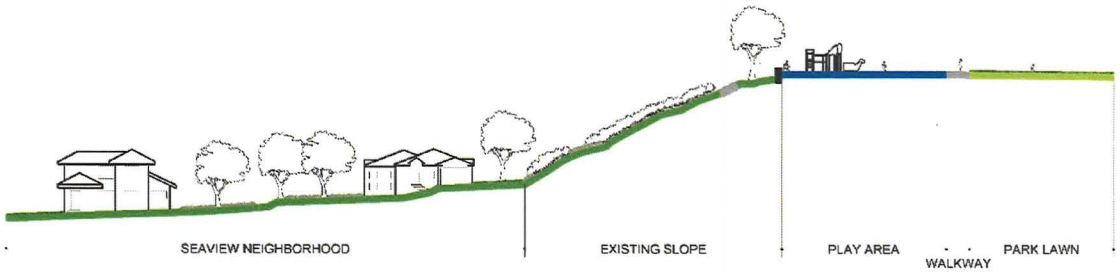
CONCEPT A-1

CITY OF RANCHO PALOS VERDES FEBRUARY 2018



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SECTION LINE BB

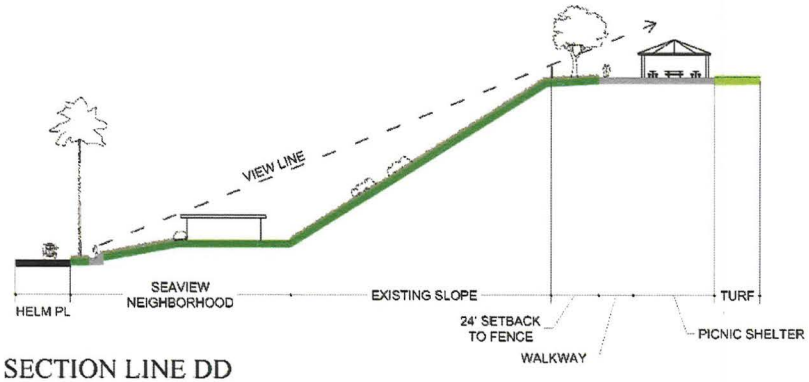


SECTION LINE CC

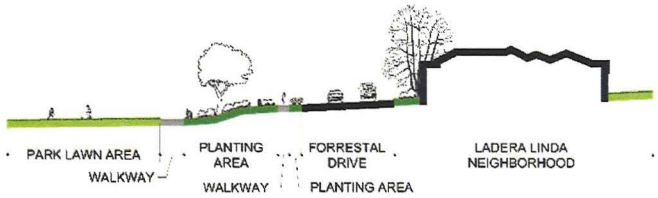
LADERA LINDA COMMUNITY PARK

SECTIONS AA - CC

CITY OF RANCHO PALOS VERDES FEBRUARY 2018



SECTION LINE DD



SECTION LINE EE



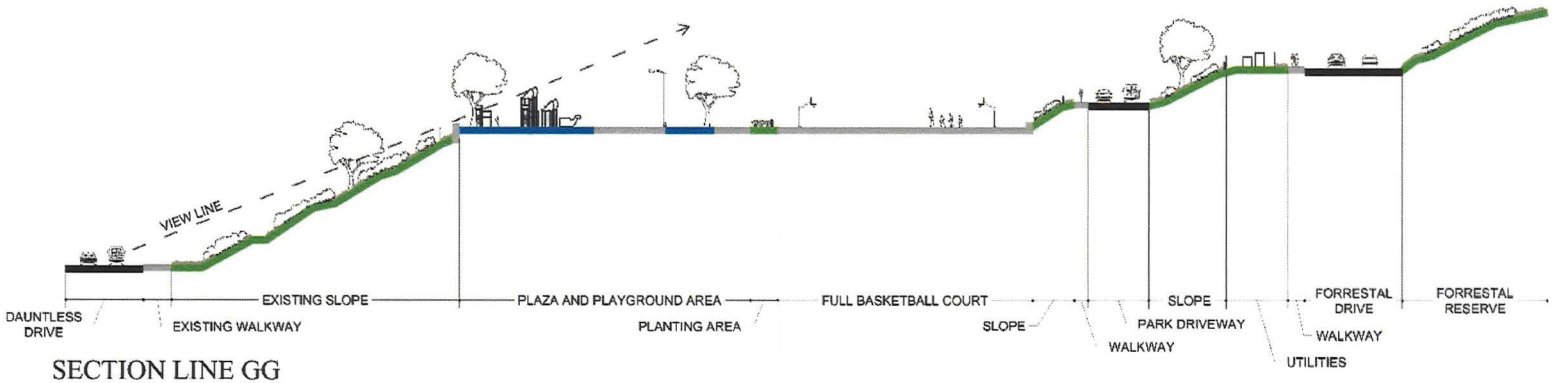
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LADERA LINDA COMMUNITY PARK

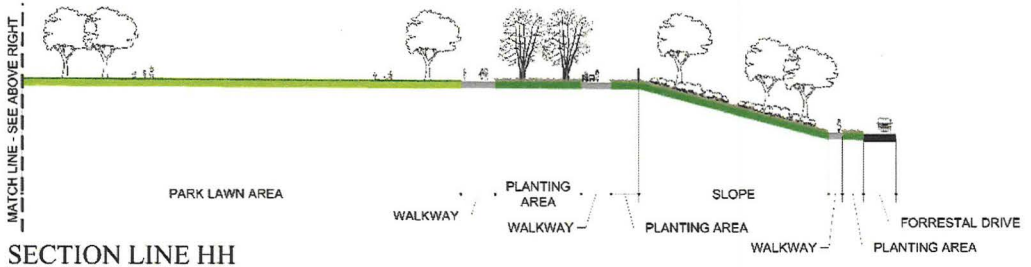
SECTIONS DD - FF

CITY OF RANCHO PALOS VERDES FEBRUARY 2018



SECTION LINE GG





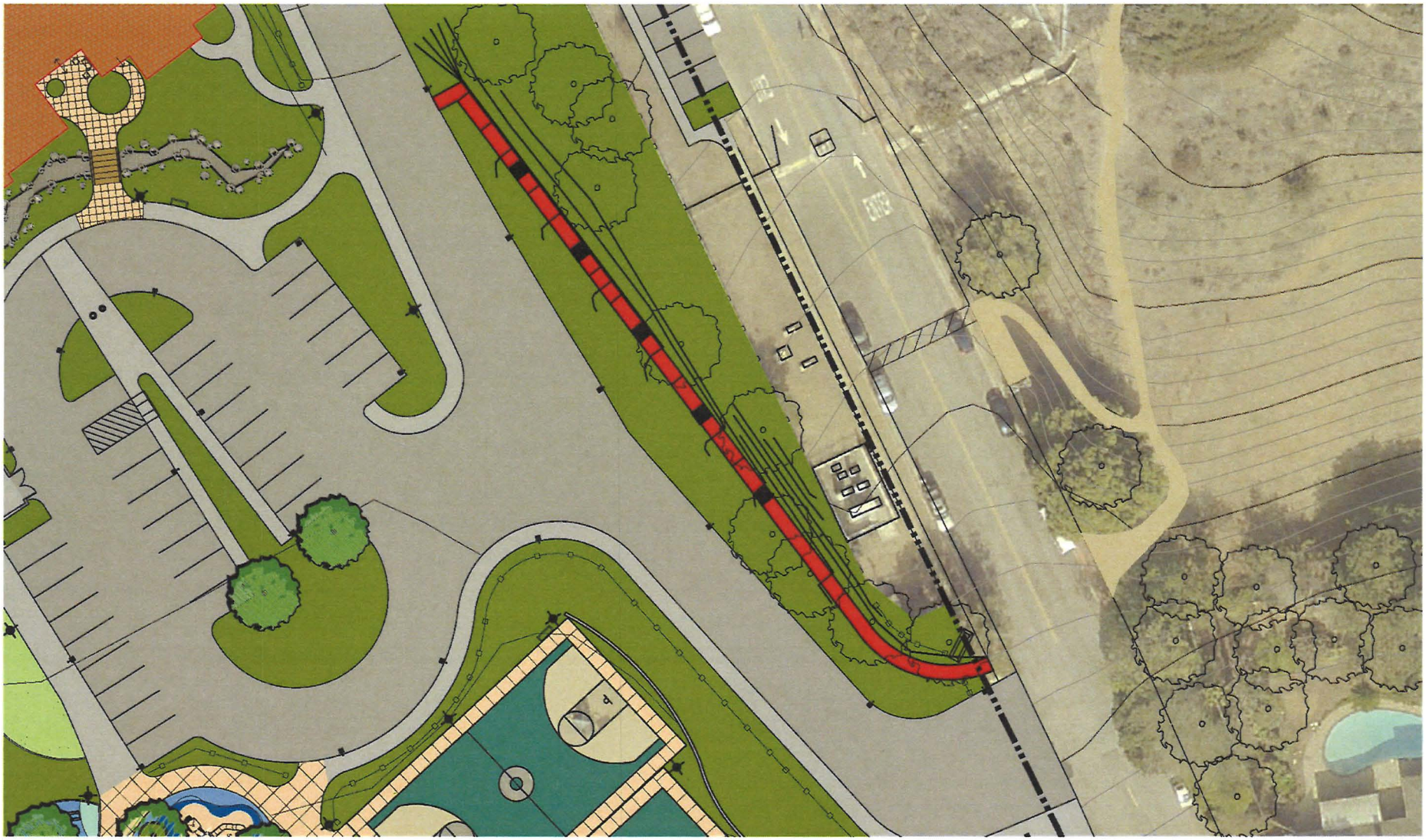
SECTION LINE HH



LADERA LINDA COMMUNITY PARK

SECTIONS GG - HH

CITY OF RANCHO PALOS VERDES FEBRUARY 2018



ADA ACCESS STUDY: EXHIBIT A

SCALE: 1" = 30'

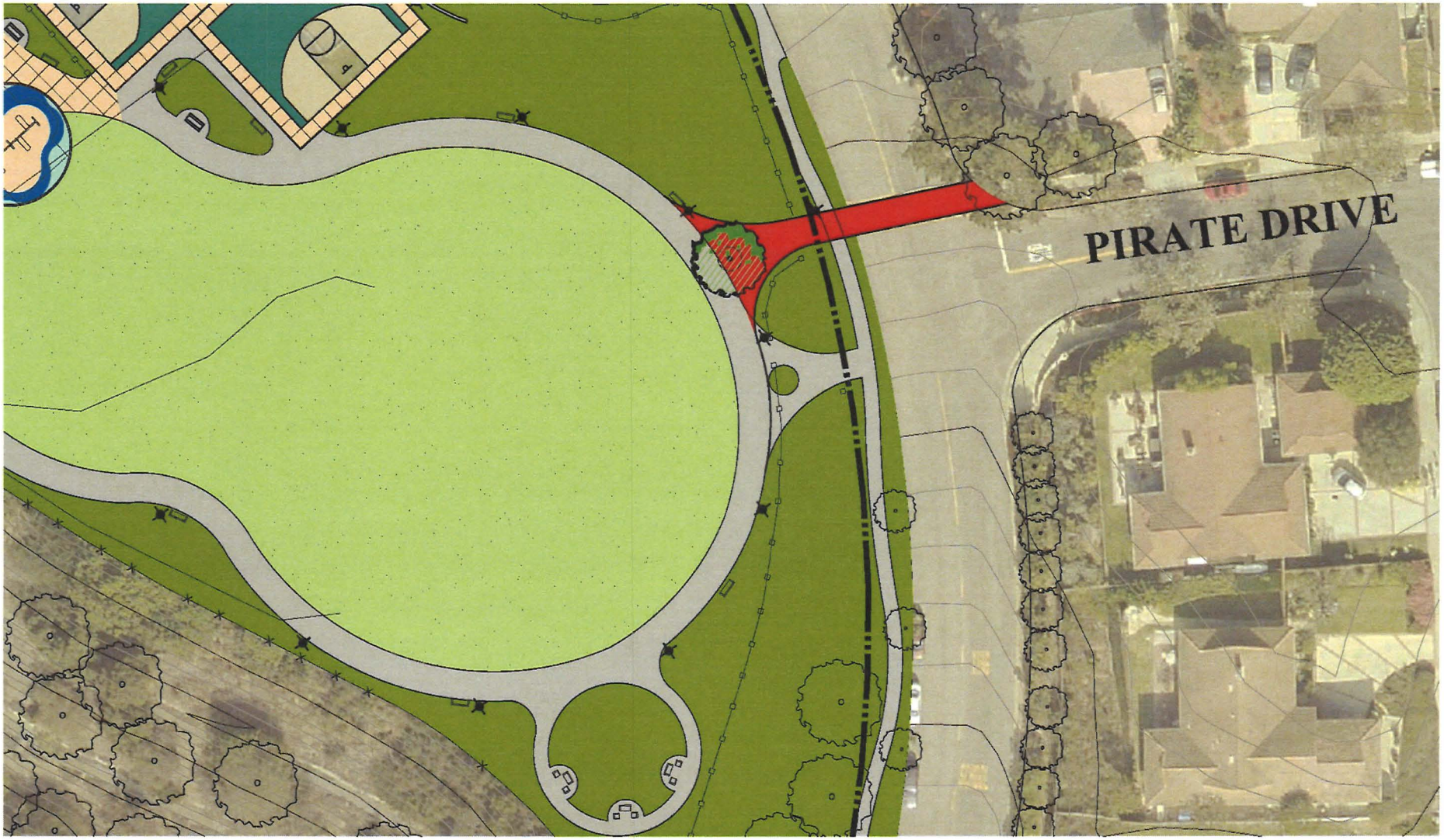
ASSOCIATES
2001 EAST FIRST STREET, SUITE 180
SANTA ANA, CA 92705
PHONE: (714) 245-9270
FAX:(714) 245-9278



ADA ACCESS STUDY: EXHIBIT B

SCALE: 1" = 30'

ASSOCIATES
2001 EAST FIRST STREET, SUITE 160
SANTA ANA, CA 92705
PHONE: (714) 245-9270
FAX:(714) 245-9275



ADA ACCESS STUDY: EXHIBIT C

SCALE: 1" = 30'

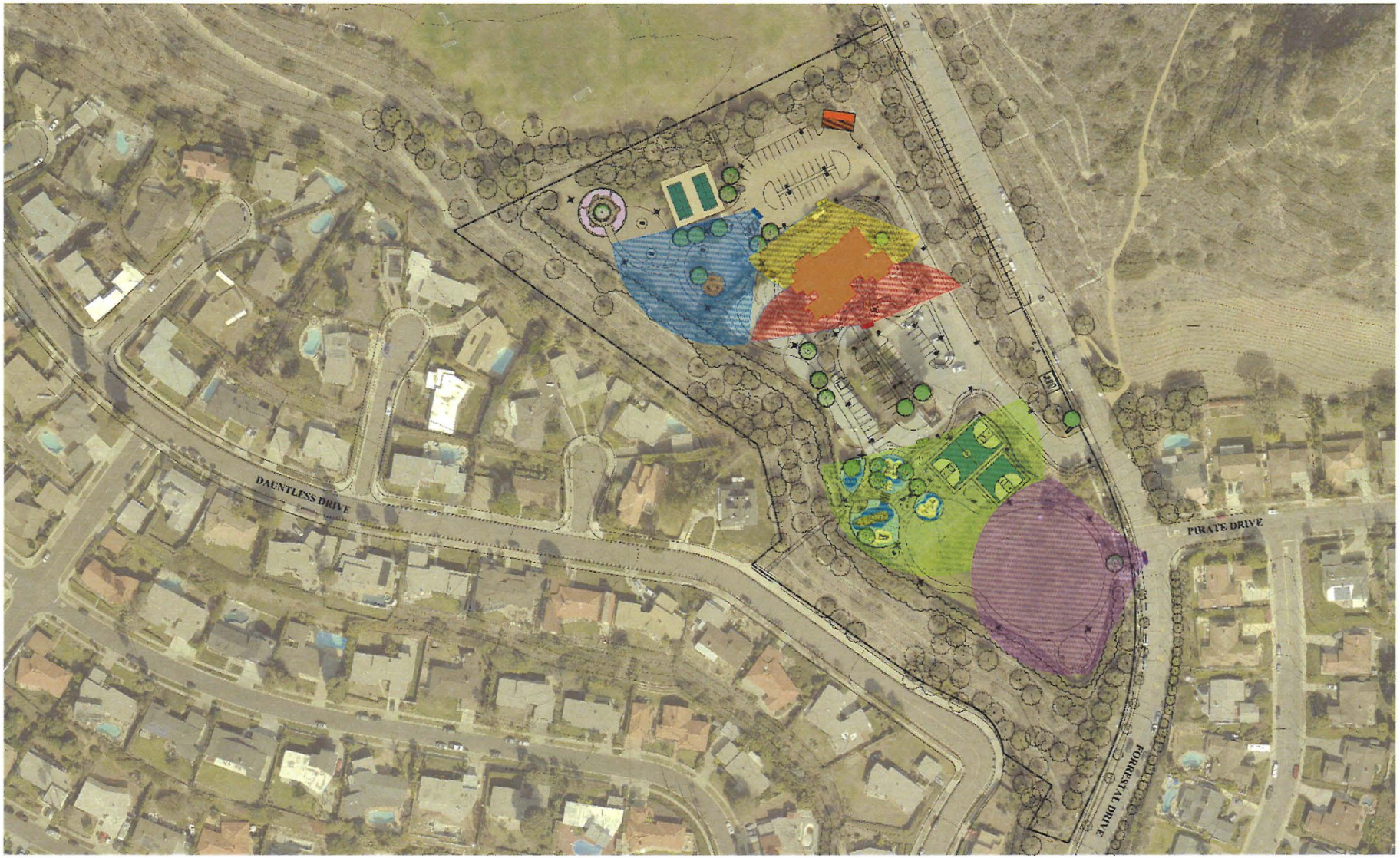
ASSOCIATES
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PHONE: (714) 245-9270
FAX:(714) 245-9279



LADERA LINDA COMMUNITY PARK

RELATIVE GRADE

CITY OF RANCHO PALOS VERDES FEBRUARY 2018



LADERA LINDA COMMUNITY PARK

SECURITY COVERAGE

CITY OF RANCHO PALOS VERDES FEBRUARY 2018

LADERA LINDA COMMUNITY PARK



NET FLOOR AREA (EXCLUDE ALL WALLS)
8000 SQ FT

COMMUNITY BUILDING AT LADERA LINDA COMMUNITY PARK

FLOOR PLAN

COMMUNITY BUILDING AT LADERA LINDA COMMUNITY PARK

THE NEIGHBORHOOD

COMMUNITY BUILDING AT LADERA LINDA COMMUNITY PARK

COASTAL STYLE

COMMUNITY BUILDING AT LADERA LINDA COMMUNITY PARK

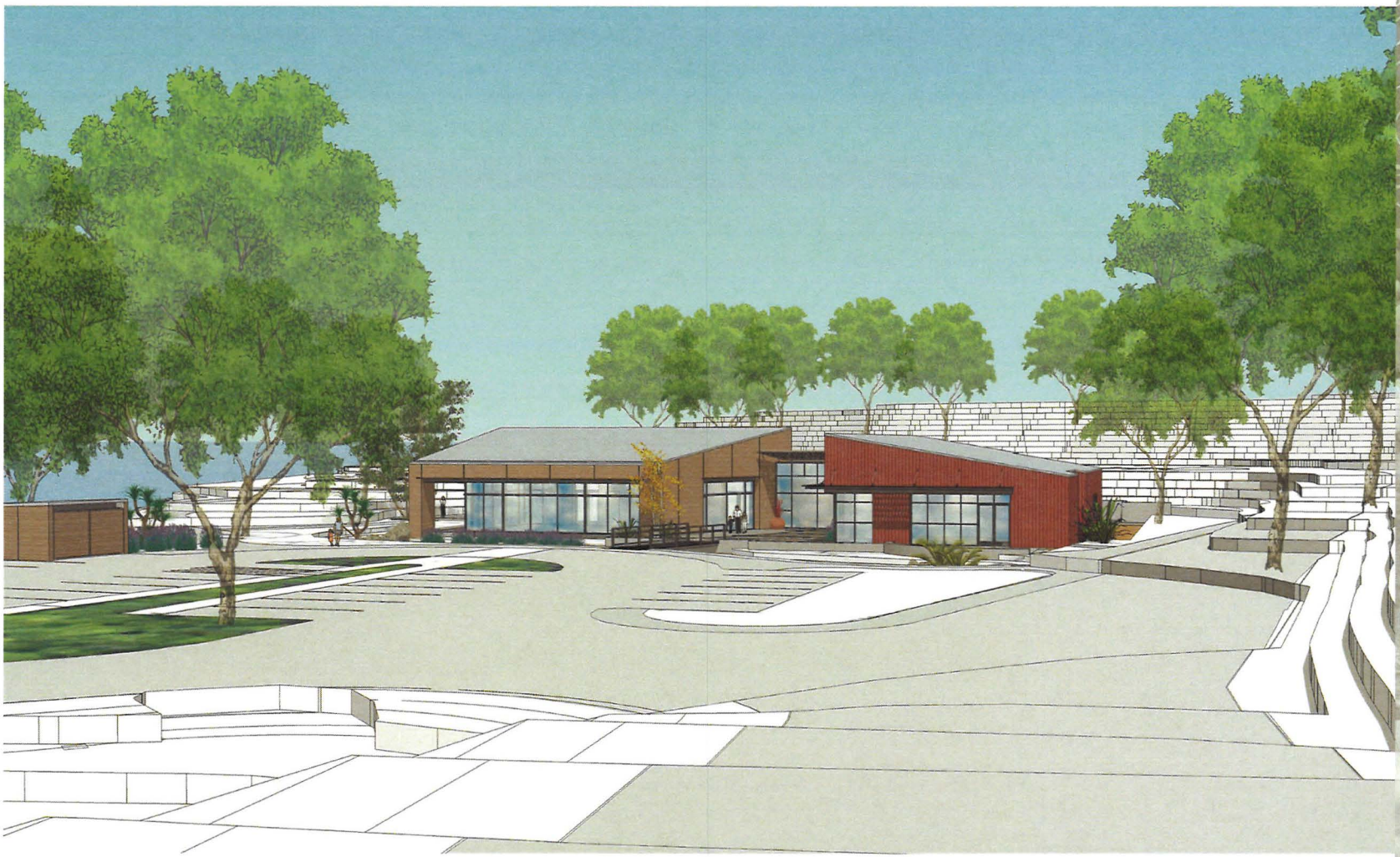
COASTAL STYLE



COMMUNITY BUILDING AT LADERA LINDA COMMUNITY PARK



BIRDSEYE



COMMUNITY BUILDING AT LADERA LINDA COMMUNITY PARK

VIEW FROM ENTRY ROAD



COMMUNITY BUILDING AT LADERA LINDA COMMUNITY PARK

VIEW FROM CLASSROOM SIDE



COMMUNITY BUILDING AT LADERA LINDA COMMUNITY PARK

VIEW CROSSING THE BRIDGE



COMMUNITY BUILDING AT LADERA LINDA COMMUNITY PARK

VIEW FROM WALKWAY



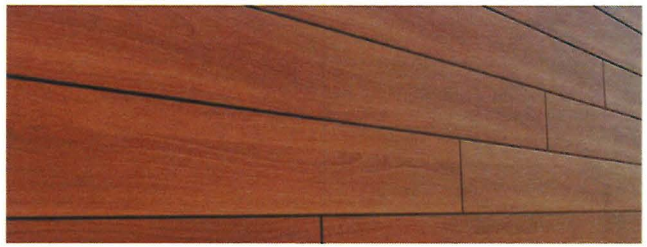
COMMUNITY BUILDING AT LADERA LINDA COMMUNITY PARK

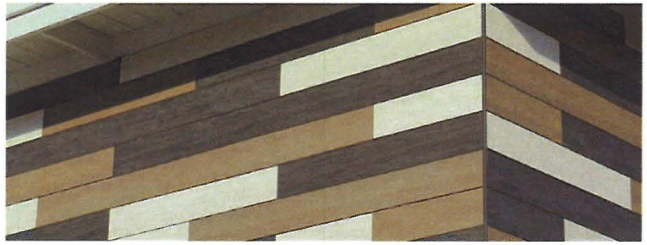
OCEANSIDE VIEW

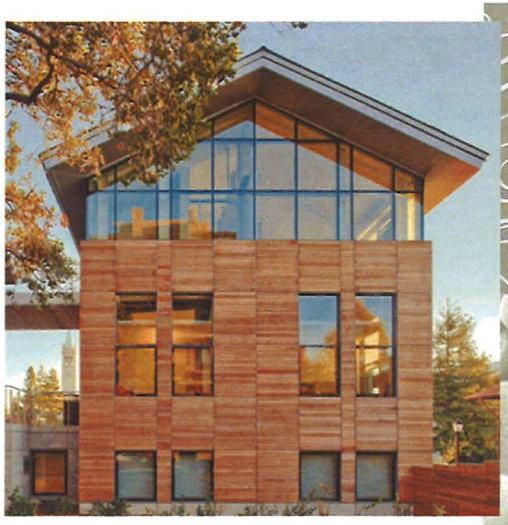


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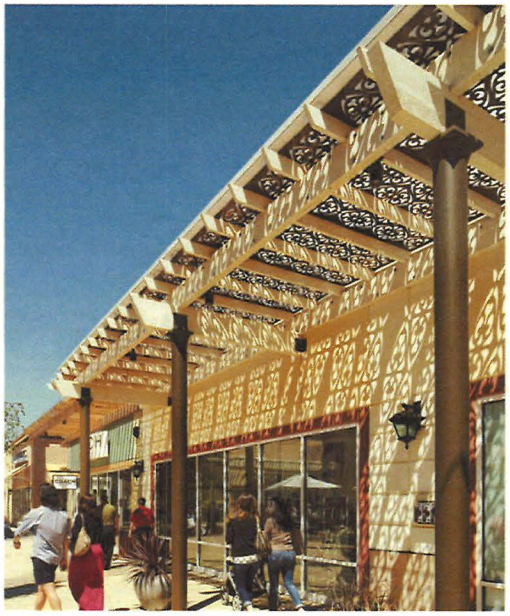
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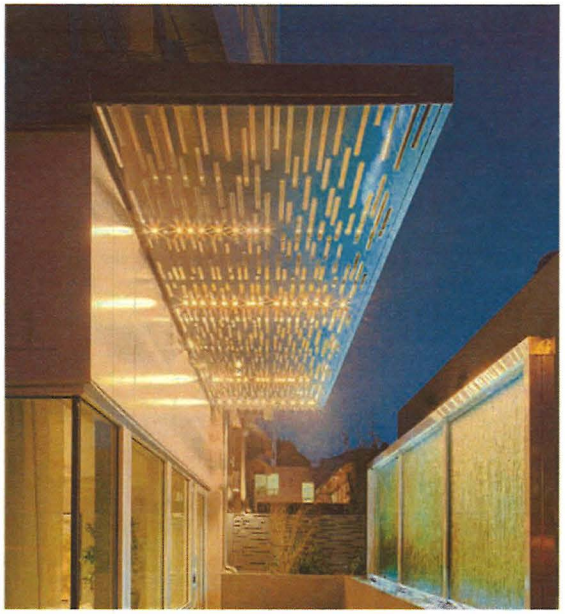






COMMUNITY BUILDING AT LADERA LINDA COMMUNITY PARK







MATERIALS

PRECISION CUT, HAND-FINISHED ARTISAN ARCHITECTURAL PANELS



LADERA LINDA COMMUNITY PARK

CONCEPT A-1

CITY OF RANCHO PALOS VERDES

FEBRUARY 2018

Ladera Linda Park Master Plan
Security Analysis

CPTED: Crime Prevention Through Environmental Design

- **Natural Surveillance---**low profile fencing, landscaping, lighting, sightlines, window placement, use of security cameras
- **Natural Access Control—**clear entry points, building structure and outside feature layout, low landscaping, open fencing when possible for access and sightlines
- **Territorial Reinforcement—**appropriate/inappropriate usage, landscape maintenance, defined pathways, motion sensor lights, location of park elements in prominent location, sufficient well-lighted parking
- **Maintenance—**"Broken Windows" theory, high level maintenance, zero-tolerance to graffiti and vandalism.

Ladera Linda Park Master Plan
Security Analysis

Other Issues

Expanded Staffing Hours: Improved security, increased surveillance, sends message that park is valued

Law Enforcement Access/Sightlines: Improved sightlines, single building design, reduction of blind spots/hiding spaces, lower profile landscaping equals improved viewpoints, 5 vantage points to see entire park

Ladera Linda Park Master Plan
Security Analysis

Lomita Sheriff Department Perspective

- Plan reviewed by Lomita Sheriff Personnel including Captain Beringer
- New design addresses safety concerns
- Positive Impact on park and neighborhood safety
- Current park has security and access issues, poor sightlines, numerous blind spots

Ladera Linda Park Master Plan
Security/Traffic Analysis
Forrestal Drive Preserve Parking and Red-striping

Red stripe most of Forrestal Drive up to gate

Will limit visitors walking past residents

Creates 28 space parking lot well past residences for Forrestal parking

Second gate on Forrestal to limit access

Will reduce unwanted parking in neighborhoods

Parking signage at entrance directing to either Preserve or Park parking



Ladera Linda Park Master Plan
Traffic Analysis

- Significant Community Concern
  - AYSO Impact
  - Residential Access

Recommendation

City to bear cost of traffic control during AYSO game days

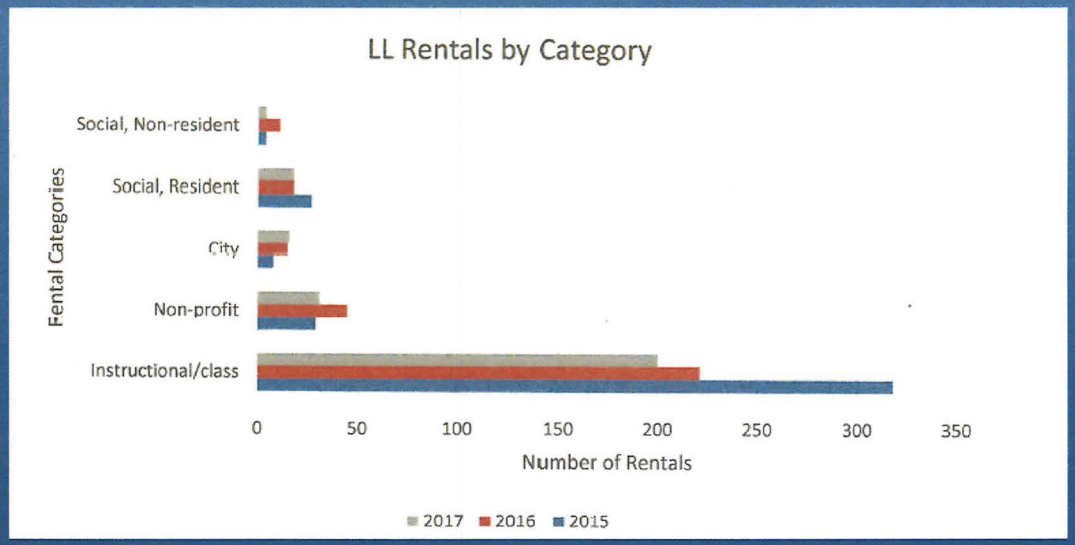
Recommendation

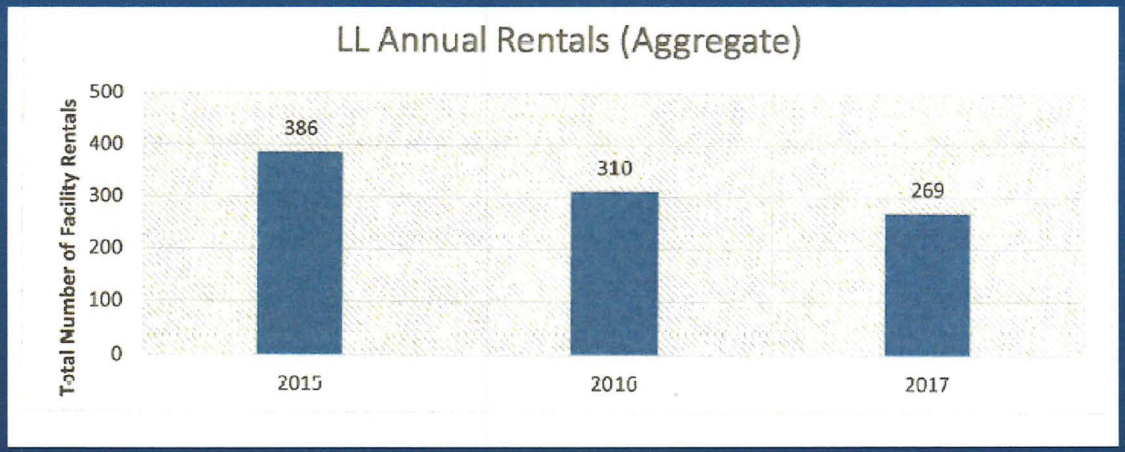
Red-stripe Forrestal/Establish Preserve Parking

- Traffic Studies driven by changes/increased usage
- Study performed in 2015
- No New Elements/Reduced Bldg. Size
- Potential increased usage will be spread throughout week

Ladera Linda Park Master Plan

Usage





Ladera Linda Park Master Plan
Usage Analysis

- Poor condition has been a deterrent to rentals
- Reduction of rooms from 11-3
- Rental/Event restrictions effect
- Usage will likely rise due to improved condition/newness factor
- Types of event will mirror prior use
- Classes: Parent/Child Dev./Arts/Dance/Sports/Education/Leases

Ladera Linda Park Master Plan

Phase 1 Environmental Site Assessment

- Performed by Priority 1 Environmental in December
- Done at direction of City Council
- Did site inspection, Staff interview and historical/record search
- Revealed no evidence of environmental conditions
- Recommendations: No additional Enviro Investigation at this time. Asbestos and lead-based paint survey should be conducted prior to any demolition/remodeling

Rental Policies

Rental Hours:	Current:	Not specified-Midnight
	Proposed:	10am-9pm
Classes:	Current:	Not specified
	Proposed:	8am-9pm
Restrictions:		
# of Private Rentals	Current:	Not specified
After 5pm	Proposed:	2 x month
(Restriction does not apply to non-profits, City, or HOA events)		
Amplified Music	Current:	10am-10pm
(indoor only for rentals)	Proposed:	11am-8pm
	Classes:	9am-8pm
Special Events	Current:	Not specified
	Proposed:	8/year
(minimize impact/AYSO/no nighttime w/o CC approval and notification)		
Outdoor Use	Current:	Not specified
Only City-sponsored allowed	Proposed:	> than 25 requires approval

Ladera Linda Park Master Plan

Operating Hours

Park Site	Hours Mon-Fri	Hours Sat-Sun
Hesse Park	9am-Dusk	10am-Dusk
PVIC	10am-5pm	10am-5pm
Ryan Park	9am-Dusk	9am-Dusk
Ladera Linda (current)	**12pm-5pm**	**10am-5pm**
Ladera Linda (proposed)	**8am-Dusk**	**8am-Dusk**

Ladera Linda Park Master Plan

Financing Analysis

Cost Estimate: Prelim. $7million
More accurate figure in pre-con phase

Financial Alternatives:
- Traditional Debt Financing
- Use of existing Capital Project Funds
- P-3 Financing: Private/Public Partnership

Additional Funding Opportunities:
- State Grants/Measure A Recreation Funds
- LEED Tax Breaks
- Targeted Grants
- Educational/Interpretive Grants
- CDBG
- Quimby

Ladera Linda Park Master Plan

P-3 Public Private Partnership

Construction paid for and completed by private firm.

Rather than lump payment, payment is amortized over 30 years or agreed upon term.

Construction firm typically responsible for high-level of maintenance of building during financing period.

City would take over maintenance obligations after 30 year period

City would have full control over staffing, programs, and usage of building and park site

Ladera Linda Park Master Plan Process

Next Steps

- Comments Due (comment cards or emails) By March 2
  mail or drop off at RPV City Hall or
  email mattw@rpvca.gov
- Recommended design updated incorporating responses from workshop and public comment period
- Recommended design option presented to Council—scheduled for March 20, 2018
- If approved, the process for construction documents, pre-construction, demolition and construction is estimated to be at least 18-24 months.

Questions

