

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

Public Workshops

- September 22, 2016 Public Feedback
- April 26, 2017 Discussion of two alternative Designs
- February 21, 2018 Discussion of Direction from August 1, 2017 Council Mtg.

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
- March 20, 2018 Recommendation to approve Ladera Linda Parks

Ladera Linda Park Master Plan

Design Concept A-1

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

- Reduced building square footage/footprint
- Maintained existing elements
- Low-key, neighborhood feel
- No gymnasium, pool, or dog park
- Constraints on usage
- Modest/restrained design scope
- Mindful of 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 and individual residents

Topics Included

- Noise, traffic, parking, AYSO
 - Security
 - Red-stripping 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
 - February 21 Public Workshop

Ladera Linda Park Master Plan

Feb. 21st Workshop and Comment Period.

- - 60 Attendees
 - Reviewed City Council Directions
 - Security
 - Parking/Traffic/Noise
 - Usage/Rental Constraints/Hours
 - Design Enhancements
 - Forrestal Parking/Red-striping
 - Square Footage
 - Discovery room
 - 26 comments cards/emails



LADERA LINDA COMMUNITY PARK

CITY OF RANCHO PALOS VERDES

CONCEPT A-1

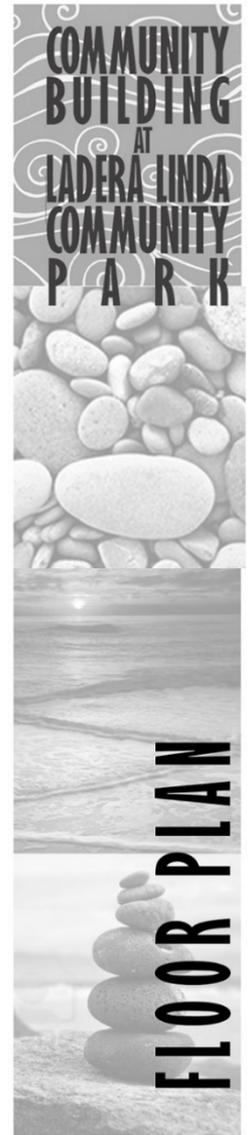
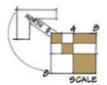
FEBRUARY 2018



COMMUNITY BUILDING
AT
LADERA LINDA
COMMUNITY
P A R K



NET FLOOR AREA
(EXCLUDE ALL WALLS)
8000 SQ FT



FLOOR PLAN



COMMUNITY
BUILDING
AT
LADERA LINDA
COMMUNITY
P A R K



COASTAL
STYLE



COMMUNITY
BUILDING
AT
LADERA LINDA
COMMUNITY
P A R K



BIRDSEYE



**COMMUNITY
BUILDING**
AT
**LADERA LINDA
COMMUNITY
P A R K**



VIEW FROM ENTRY ROAD



**COMMUNITY
BUILDING
AT
LADERA LINDA
COMMUNITY
P A R K**



VIEW FROM CLASSROOM SIDE



VIEW CROSSING THE BRIDGE

Ladera Linda Park Master Plan Security Analysis

CPTED: Crime Prevention Through Environmental Design

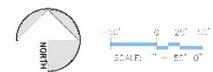
- **Natural Surveillance**---low profile fencing, landscaping, lighting, sightlines, window placement, use of security cameras
- **Natural Access Control**—clear entry points, building structure and outside feature layout, low landscaping, open fencing when possible for access and sightlines
- **Territorial 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 COMMUNITY PARK
CITY OF RANCHO PALOS VERDES

FEBRUARY 2018

SECURITY COVERAGE

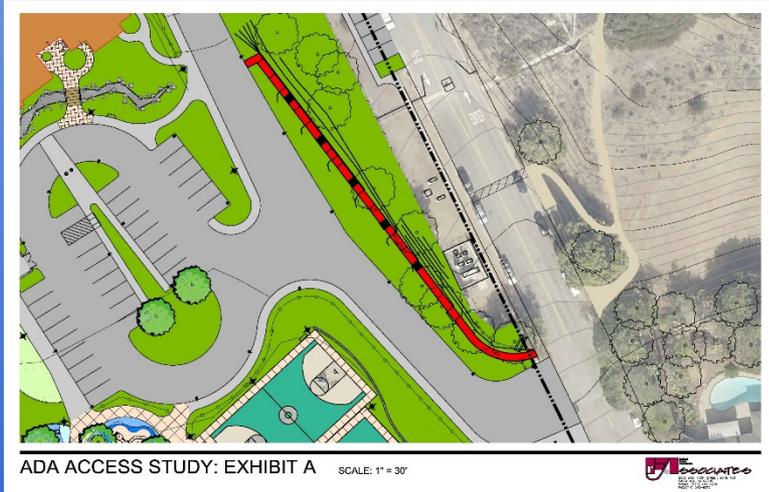


Ladera Linda Park Master Plan Security Analysis

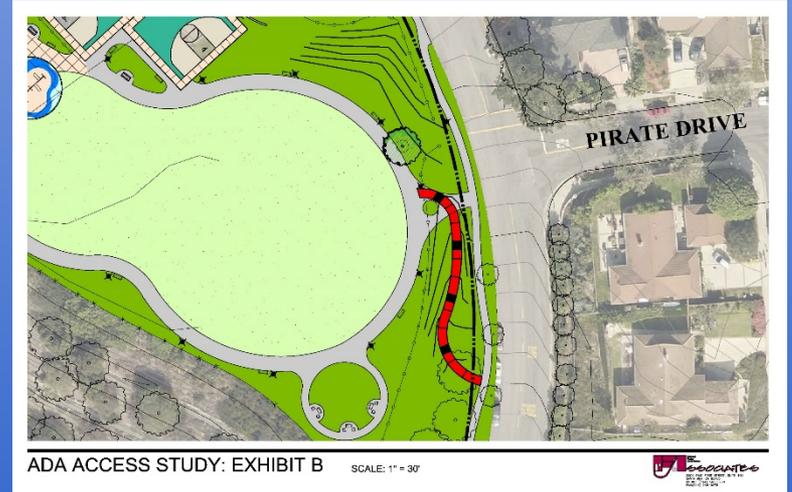
Lomita Sheriff Department Perspective

- **Plan reviewed by Lomita Sheriff Personnel including Captain Berringer**
- **New design addresses safety concerns**
- **Positive Impact on park and neighborhood safety**
- **Current park has security and access issues, poor sightlines, numerous blind spots**
- **Increased staffing hours = additional eyes on park**

ADA Access Alternative Locations



\$94,800



\$42,600



\$6,000

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 apart from Master Plan
 - AYSO Impact
 - Residential Access

Recommendation

Traffic Study

Recommendation

Red-stripe Forrestal/Establish Preserve Parking

- Potential Use of traffic flaggers on AYSO days
- No New Elements/Reduced Bldg. Size
- Potential increased usage will be spread throughout week

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

Rental Policies

Rental Hours:

Current: Not specified-Midnight

Proposed: 10am-9pm Classes 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

(indoor only for rentals)

Current: 10am-10pm

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

Only City-sponsored allowed

Current: Not specified

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

Financial Analysis

Cost Estimate: Prelim. \$7.6 million

More accurate figure in pre-con phase

\$278,000 budgeted for construction design phase in 17-18

Funding Opportunities:

- State Grants/Measure A Recreation Funds
- LEED Tax Breaks
- Targeted Grants
- Educational/Interpretive Grants
- CDBG
- Quimby (\$1.5 million available)

Ladera Linda Park Master Plan

Financing Alternatives

- General Fund/CIP Fund Financing
 - Significant lump sum payment
 - City would bear risk
 - No interest payment
- State Infrastructure Loan
 - California Infrastructure funding program
 - Interest rates below below/no matching funds required
 - Considerable City risk/collateral requirements
- P-3 Financing: Private/Public Partnership
 - 20-30 year lease arrangement following finance and construction by private firm

Construction paid for and completed by private firm.

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

Ladera Linda Park Master Plan

Financing Alternatives

- P-3 Financing: Private/Public Partnership
 - 20-30 year lease arrangement
 - City would own building outright after lease term
 - Finance and construction by private developer
 - Quicker construction & development schedule
 - Lower project cost (up to 20%)
 - Low upfront costs
 - Risk transferred from City to Developer
 - Interest payments

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

P-3 Alternative	Total Principal & Interest	Est. Avg. Annual Payment
30 Year \$2MM down	\$10,535,442	\$351,814

Questions

