

CITY OF SIGNAL HILL

CIVIC CENTER MASTER PLAN

JULY 2024



ACKNOWLEDGMENTS

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City of Signal Hill's Annual Halloween Carnival imagined at the new Civic Center.



VISION

The Signal Hill Civic Center Master Plan (CCMP or Plan) establishes a phased framework of design concepts for the evolution of the City's central gathering space, Signal Hill Park and surrounding area. The ideas represented in this Plan are the result of a six-month public process that valued all voices. The vision was refined and iterated during workshops, public meetings, and work sessions, and establishes the conceptual framework for focused improvements and implementation.

Over the next ten years, as the Plan is implemented in phases, a series of small and large improvements will bring enhanced activities and vitality to the City's public and green spaces that are bordered by Cherry Avenue to the east, 21st Street to the south, Kelley Drive to the west, and Hill Street to the north. The Plan builds upon understandings of desirable community activities in this area as established during the public process - concerts, cultural events, festivals; children, teen, adult and senior activities; quiet enjoyment of nature; and recreational activities in the heart of the City.

As the Plan comes to life, Signal Hill will host a wider range of outdoor concerts, performances, and cultural activities at a new amphitheater designed to accommodate everything from movie nights, to summer dances, to high school bands, and more. A new community center provides dedicated spaces for children of all ages to seniors, art and dance rooms, and flexible areas for small and large activities - anything from a book club to a sit down dinner to a large public gathering. New sports courts and a larger children's play area appeal to the recreational needs of young and older age groups. Additional parking along 21st Street, Kelley Drive, and in front of the Signal Hill Library enhance local access to all of these activities. Jessie Nelson Circle is reconceived as a flexible pedestrian-oriented plaza that accommodates the daily needs of City Hall traffic as well community events such as the Halloween carnival or a food night.

Connecting all of these activities and facilities are new accessible pathways, promenades, and Signal Hill Park activities including the existing community garden and a new exercise court. From north to south and east to west, the CCMP combines the existing and the new under the green canopy of trees that mark the center of Signal Hill. This park and this city's Civic Center have well-served generations of Signal Hill residents. Now, based upon the community voices heard and recorded, this Plan establishes the programs, facilities, and park improvements needed to well-serve the next and future generations.

01

Showcase the Civic Center's role as the City's central destination for community gathering and meeting; a place that establishes local identity and pride for all who live and work in Signal Hill.

02

Design and implement an iconic Signal Hill community amphitheater for performing arts including music, dance, theater, and the spoken word.

03

Ensure enhanced accessibility to all portions of the Civic Center and Signal Hill Park including additional parking spaces adjacent to all program elements.

04

Replace the existing and obsolete Signal Hill Park Community Center with a larger facility that accommodates programs for children, teens, and seniors, as well as multipurpose and flexible spaces for community activities and gathering.

05

Repurpose Spud Field with active recreational programming that increases utilization of this portion of Signal Hill Park.

06

Conserve Signal Hill Park's landscape and provide accessible pathways that enhance opportunities for daily enjoyment of the outdoors and Civic Center activities.

EXISTING SIGNAL HILL CIVIC CENTER (2024)

HILL STREET
PARKING LOT

BASKETBALL
COURTS (2)

CHILDREN'S
PLAYGROUND

PUBLIC
RESTROOMS

COMMUNITY
CENTER

SPUD FIELD

21ST STREET
PARKING LOT

CITY HALL

SIGNAL HILL
PUBLIC LIBRARY

SIGNAL
HILL PARK

BRUCE MAY
MEMORIAL/STAGE

COMMUNITY
GARDEN

CITY-OWNED
VACANT PROPERTY

At a little over 10.5 acres, the Signal Hill Civic Center is the home for the City's major events, including concerts, festivals, and social gatherings. City Hall, built in 1934, stands prominently on the corner of Hill Street and Cherry Avenue and pays homage to the site's previous property owner and Signal Hill's first Mayor, Jessie Nelson. A new Signal Hill Public Library replaced the old library in 2019 and holds community events and activities along with the existing yet outgrown Youth Center. Signal Hill Park is the only community park in the city and houses a variety of recreational activities: basketball courts, a children's playground, and a baseball field (Spud Field) along the west side of the park. A Community Garden with rentable planters and a City-owned vacant property are adjacent to 21st Street.

MASTER PLAN PROCESS

The Civic Center Master Plan represents a community-driven process for an improved Civic Center campus. At the start of the Project, the park components were toured and documented to better understand existing conditions, such as the relationship between the Civic Center and its surrounding area, how the site is being utilized in comparison to its intended purpose, landscape patterns, and circulation and accessibility.

The Civic Center was also observed during City-hosted events to experience how the site caters to different age groups and activities, understand parking and traffic strains, and most importantly, to connect with the Signal Hill community. At a summer [“Concert in the Park” \(August 2023\)](#), residents, concert attendees, and passersby conveyed their appreciation for Signal Hill Park and participated in engagement exercises intended to facilitate conversations about their park experiences, likes, and dislikes. At the [City’s Halloween Carnival \(October 2023\)](#), an annual event that attracts the most Signal Hill park-goers in a single afternoon, the park’s transformation into a destination for celebration, games, and activities was observed while costumed parents and children shared their thoughts about the Civic Center.



The development of the Civic Center Master Plan was organized around a three-day [Design Workshop \(October 2023\)](#). Experts in architecture, urban design, landscape architecture, parking, traffic, and civil infrastructure worked collaboratively in the Signal Hill City Hall Council Chambers to mold three high-level concept designs for the Civic Center. Day one focused on listening to and visioning with decision-makers, City staff, the Signal Hill Police Department, and community members. The Project Team spent day two drafting three design concepts in response to day one input, concluding with an open-to-the-public session recapping and reviewing the day’s work. The final Workshop day consisted of a formal presentation of the three draft design alternatives, titled [“The Campus”](#), [“The Terrace”](#), and [“The Green”](#), for City staff, decision-makers, and the community to review and comment upon.



The community was also invited to participate in two online surveys during the duration of the Project. The [first online survey](#), titled “Opportunities and Visions,” inquired about how surveyors used the Civic Center, their ease of accessing the park, and the types of events and activities they would like to see at the Civic Center. The results of this survey influenced ideas explored during the Design Workshop. A [second online survey](#) was released shortly after the Design Workshop and asked respondents questions related



Business-card-sized handout to spread the word about CCMP Community Survey 1.

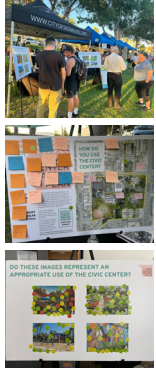
to elements of the draft Master Plan alternatives, with the last question asking surveyors to select their preferred alternative.

Based on survey results and discussions with the Signal Hill Sustainable City Committee, Diversity Coalition Committee, Parks and Recreation Commission, Planning Commission, and breakout sessions with City Council, “The Campus” scheme was chosen as the concept to develop into the Master Plan. “The Campus” strived to make impactful improvements with the least amount of change to the existing Civic Center. More so than the other alternatives, “The Campus” put an emphasis on recreational components, a Community Center capable of programming a variety of activities, and placing the Amphitheater centrally on the site to benefit from the existing sloping topography and more equal pedestrian access.

With this direction, “The Campus” was reiterated twice more to capture decision-maker feedback. The programming of the new Community Center and Amphitheater Back-of-House was further developed, recommendations for landscaping, parking, traffic, and civil infrastructure were established, construction phasing costs for the Plan were estimated, and funding sources were proposed. These elements make up the Civic Center Master Plan document.

PROJECT TIMELINE

The Civic Center Master Plan is the result of an approximately 12-month project schedule that consisted of pop-ups, surveys, draft site concepts, a design workshop, and discussions with public officials. The timeline below highlights engagement events and project milestones during the development of the CCMP.



POP-UP 1: CONCERTS IN THE PARK

August 16, 2023



3-DAY DESIGN WORKSHOP

October 5-7, 2023

POP-UP 2: HALLOWEEN CARNIVAL

October 28, 2023



CITY COUNCIL BREAKOUT SESSIONS

March 6, 2024

**FINAL CCMP**

July 10, 2024

PROJECT KICK-OFF AND SITE TOUR

July 27, 2023



**CITY COUNCIL
STUDY SESSION**

December 5, 2023



DRAFT CCMP

March 21, 2024

PARKS & RECREATION MEETING

June 19, 2024 A

**CITY
COUNCIL
MEETING**

August 27, 2024



City of Signal Hill's summertime Concert in the Park reimagined at the new amphitheater.



THE PLAN (A-Z)

- (A)** KELLEY DRIVE EXPANSION AND PARKING
- (B)** KELLEY DRIVE DROP-OFF
- (C)** OPEN PLAY FIELD
- (D)** CHILDREN'S PLAYGROUND
- (E)** NEW COMMUNITY CENTER
 - Multipurpose Rooms (Classes/Activities)
 - Large Multipurpose Room (Events)
 - Community Center Offices
 - Storage
 - South-Facing Terrace
- (F)** EXISTING HILL STREET PARKING
- (G)** EXPANDED LIBRARY PARKING LOT
- (H)** SMALL RECREATION COURTS (4) -
HANDBALL, PICKLEBALL, ETC.
- (I)** SPORTS COURTS SEATING AREA AND
PROMENADE (ACCESSIBLE)
- (J)** LARGE RECREATION COURTS (3) -
BASKETBALL, TENNIS, ETC.
- (K)** GARAGE STORAGE
- (L)** EXPANDED 21ST STREET PARKING LOT
- (M)** 21ST STREET RAISED CROSSWALK AND
PEDESTRIAN SIGNAL
- (N)** AMPHITHEATER PROMENADE (ACCESSIBLE)
- (O)** AMPHITHEATER AND BACK-OF-HOUSE
 - 1,000 SF Stage
 - Green Room
 - Storage
 - Public Restrooms
 - Snack Bar
- (P)** SNACK BAR SEATING AREA
- (Q)** AMPHITHEATER TERRACED SEATING
- (R)** PARK PROMENADE (ACCESSIBLE)
- (S)** EXISTING SIGNAL HILL PUBLIC LIBRARY
- (T)** HILL STREET SPEED TABLE AND
PEDESTRIAN SIGNAL
- (U)** CITY HALL ENTRY GARDEN
- (V)** NEW CITY HALL TERRACE AND ELEVATOR
- (W)** JESSIE NELSON PLAZA
- (X)** PARK AND LANDSCAPING IMPROVEMENTS
- (Y)** COMMUNITY GARDEN IMPROVEMENTS
- (Z)** EXERCISE COURT



KEY MASTER PLAN ELEMENTS

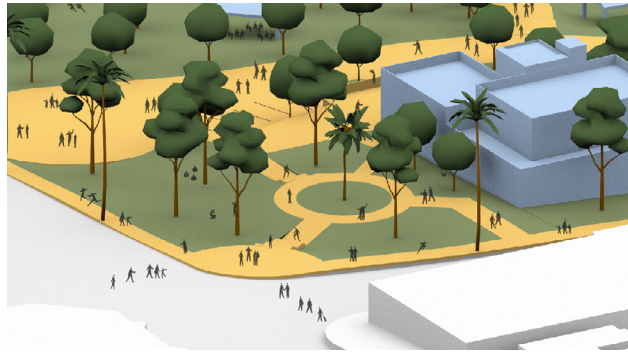
The Signal Hill Civic Center Master Plan is a comprehensive proposal for the evolution of the Civic Center and Signal Hill Park. It includes six key elements: Jessie Nelson “Plaza” and City Hall Terrace, City Hall Garden, Signal Hill Park Improvements, Active Recreation Courts, a Civic Amphitheater, and a new Community Center.



JESSIE NELSON “PLAZA” AND CITY HALL TERRACE

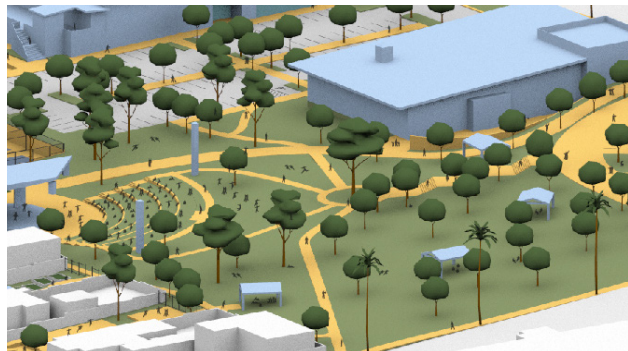
Jessie Nelson Circle is transformed into Jessie Nelson “Plaza,” a paved pedestrian-oriented flexible street. It provides more parking for City Hall activities during business hours, inclusive of EV charging stations, and is able to be closed off at its intersection with Hill Street to accommodate major events, such as festivals and fairs. Jessie Nelson Plaza also provides the opportunity for a future Farmers Market and other commerce-related activities.

Complementing the Plaza, a more formal and enlarged terrace establishes an outdoor space in front of City Hall that is level with the Council Chamber and looks over the whole of Signal Hill Park towards the Amphitheater and beyond to the view of the Harbor and the Palos Verdes Peninsula hillside. The Plaza and/or Terrace may be used for more intimate events from outdoor City Hall meetings to civic ceremonies and even weddings.



CITY HALL GARDEN

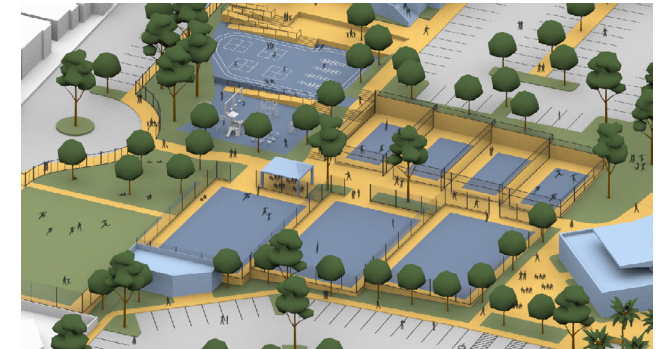
The City Hall Garden is an accessible entry to Signal Hill Park from the sidewalk intersection at Cherry Avenue and Hill Street. This contemplative native plant garden, inclusive of climate-adaptive plants and flowers, a central seating area, and potential decorative features by local artists, negotiates the drop in grade with both ramps and stairs, linking the sidewalks to the northeast to the new City Hall Terrace and Jessie Nelson Plaza.



SIGNAL HILL PARK IMPROVEMENTS

A series of new accessible walking paths with security cameras ensure easy and safe access for all to the amenities and open areas of the park. A north to south promenade provides an accessible pathway from Hill Street past the Library, connects to the Amphitheater, and then proceeds all the way to 21st Street and its expanded parking. East to west passages link the Cherry Avenue sidewalk to the center of the park and

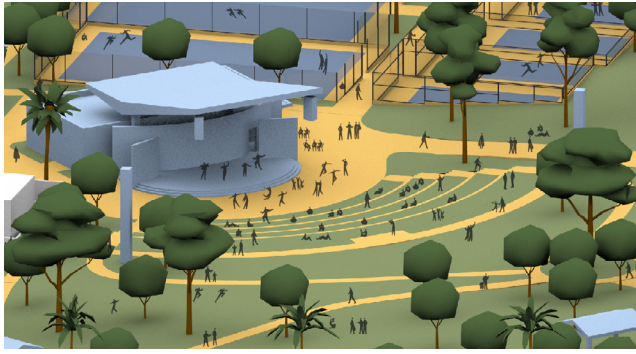
the north-south promenade, which in turn establishes accessible links to the Library and the recreation courts. Throughout, and as new construction occurs, existing trees are conserved, new trees providing shade are planted, and grading is minimized. As the CCMP components are completed, Signal Hill Park will remain a town green where a picnic can be enjoyed at a shelter, a bird’s call heard, public art observed, and a quiet conversation held, all in a parkland accessibly connected to surrounding activities, programs, and civic affairs.



ACTIVE RECREATION COURTS AND KELLEY DRIVE

Located at the former Spud Field, the CCMP provides for an expanded program of hard-surfaced and field spaces for active recreational uses that could include basketball, tennis, pickleball, handball, junior soccer, etc. Abutting the south side of the Community Center, an enlarged kids’ playground opens directly to the children’s’ rooms of this building.

Kelley Drive is widened to create pull-in parking and a vehicular drop-off that adjoins the courts and playground. Immediate and accessible parking for the recreation courts is also provided in the expanded 21st Street parking lot. The snack bar, located within the amphitheater at the east side of the courts, establishes a “third space” and park destination where people can rest before and after exercising. Another gathering area, at the intersection of two pathways in the center of the courts, establishes a central “square” where friends can meet.



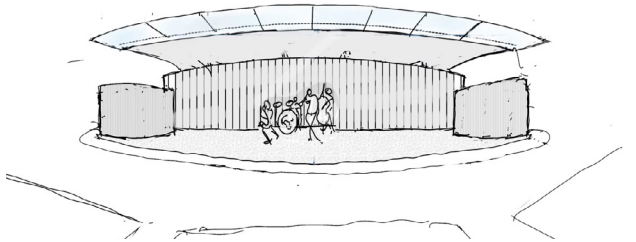
CIVIC AMPHITHEATER

The Civic Amphitheater is an acoustically-tuned and dedicated outdoor performance shell that can accommodate a full range of performing arts, from music, to dance, to movies, to theater, to spoken word. The CCMP serves as a preliminary guide for the design of the Amphitheater. The shell and back wall are designed to project natural acoustics, incorporate artistic elements to enhance performances, and complement the existing Civic Center buildings. For

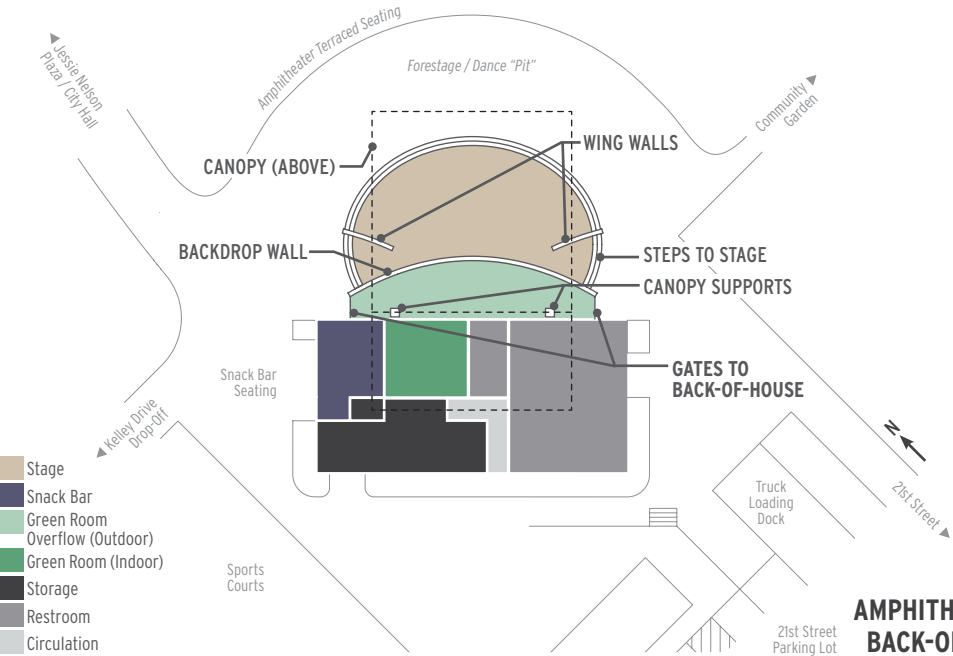
larger events, the shell has built-in speaker towers and additional outlets and electrical conduits for the expansion of audio-visual systems. Night lighting is provided from both the ceiling of the shell as well as from towers set to the rear of the seating tiers.

This performance venue is nestled into the existing park slope with accessible parking at the expanded lot along 21st Street. The stage is large enough for a high school band and its scale and site lines are designed to optimize the viewing and hearing of even a single speaker. In front of the stage, landscape tiers provide informal seating for both events and daily enjoyment, fitting approximately 400 people on blankets and lawn chairs and up to 600 people on folding chairs. Larger events can spill onto sloped lawns to the north and east. A dropped and flat apron between the tiers and the shell allows for more accessible seating, an informal dance “pit”, or a temporary extension of the stage utilizing portable platforms.

A green room with an additional 570 square feet of outdoor overflow space between the back-of-house and stage, restrooms for performers, a storage area for operations, and public restrooms serving the whole of the park are accommodated in an approximate 2,600 square foot back-of-house structure located behind the stage and towards 21st Street. Along the same building’s west face, a snack bar/cafe provides a food and beverage service that can serve both the intermittent cultural events and the daily users of the adjacent sports courts.



Early amphitheater brainstorming sketch.



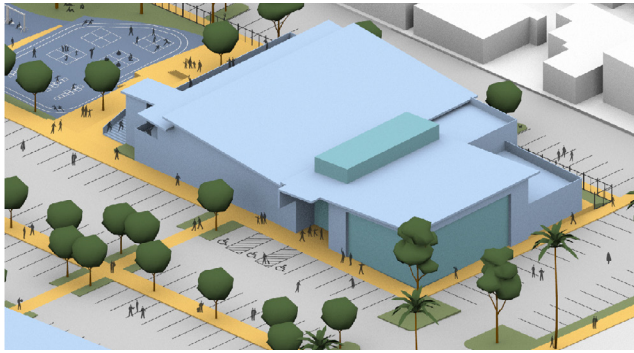
AMPHITHEATER & BACK-OF-HOUSE

PROGRAM	PROGRAM SF	DEDICATED STORAGE SF	SUBTOTAL SF
GREEN ROOM (INDOOR)	325	-	325
SNACK BAR/CONCESSIONS	250	50	300
STORAGE	-	700	700
Equipment Storage	-	500	500
Janitorial/Utility Closet	-	100	100
Chargeable Utility Vehicle Storage	-	100	100
RESTROOMS ¹	1,070	-	1,070
Back-of-House Restrooms (2 single-sex stalls)	160	-	160
Public Restrooms	910	-	910

	PROGRAM SF	DEDICATED STORAGE SF	TOTAL BOH SF ²
BACK-OF-HOUSE (BOH) TOTAL	1,645	750	2,635

ADDITIONAL AMPHITHEATER COMPONENTS	PROGRAM SF	DEDICATED STORAGE SF	TOTAL SF
STAGE	1,000	N.A.	1,000
GREEN ROOM OVERFLOW (OUTDOOR)	570	N.A.	570

¹ The number of required restroom fixtures are based on the Building Occupancy in the California Plumbing Code, assuming a 500-person capacity amphitheater. Calculation assumes 42 GSF per fixture plus an additional 20% for ADA stalls.
² Total back-of-house square footage includes an additional 10% for circulation.



COMMUNITY CENTER

Placed at the northwest corner of the Civic Center site, a new, approximately 24,600 square foot Community Center, not including a 2,300 square foot terrace, more than doubles the area of the existing yet obsolete Youth and Community Center. The two-story facility expands programming opportunities with dedicated activities and spaces for children, teens, and seniors. The expanded estimated footage is a result of desired programming enhancements received through the community outreach and engagement process through in-person meetings and surveys. The anticipated population growth and evolving trends will continue to play a key role in the specific needs for the physical allocation of space.

Fronting Hill Street, a double-height multipurpose hall with an associated commercial kitchen establishes the open identity of the building for passersby and provides a place for sit-down events, including large public meetings, ceremonies, and civic lunches and dinners for up to 250 people. The main entrance into the building is accessible from the public library parking lot, leading to administrative areas for supporting staff and ground-level children's rooms which open onto an outdoor children's playground.

Upstairs, flexible rooms are provided that can be used by community groups. Dedicated special-purpose rooms provide space for arts and crafts and dance respectively. Overlooking the recreation fields and

courts and affording views of the Long Beach skyline, a south-facing terrace accommodating events for 200 to 250 people is connected both to the Community Center program spaces on the second story and by stair to the east, allowing for its use even when the rest of the facility is closed.

The existing Youth Center can remain in operation while the new Community Center is constructed. See the [Youth Center Facility Assessment](#) in the CCMP Appendix for more information on the building's existing conditions. Upon demolition, the Youth Center site will accommodate additional parking to the east of the new building. A widened and improved Kelley Drive also provides additional parking as well as a vehicular drop-off for the Community Center, children's playground, and sports courts.

Due to the Civic Center's proximity to Long Beach Airport and identification as a "disadvantaged community" per Senate Bill 535, the City will consider, contingent on funding availability, establishing the Community Center as a second Emergency Operations Center in Signal Hill. Along with serving the cultural and recreational needs for all residents, the Community Center will be designed and constructed as an emergency response facility and cooling shelter to better serve the surrounding low-income and disabled housing communities.

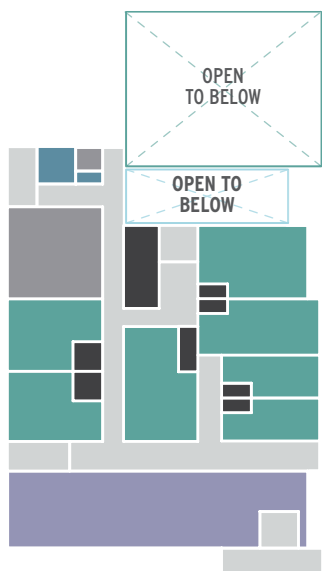


Existing Youth Center.

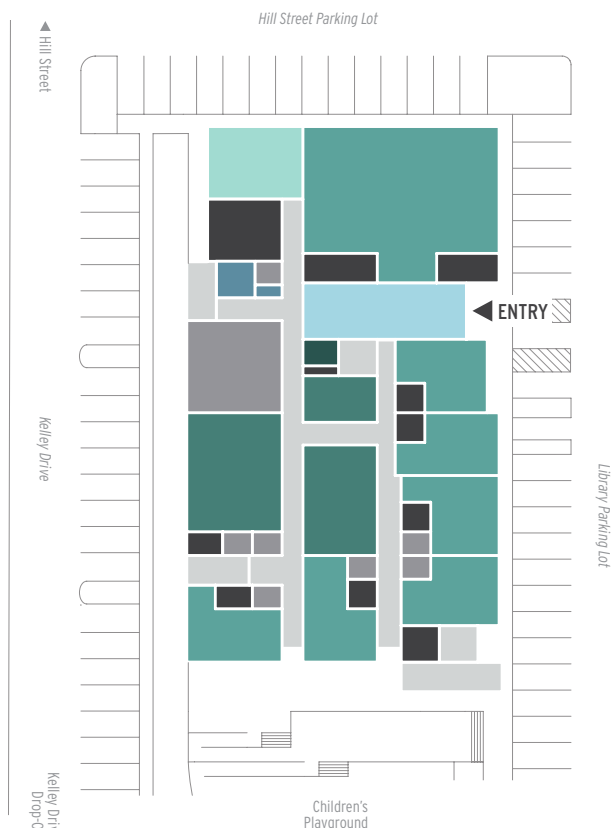
The current 10,000 square foot (approximately) Youth Center has over time become exclusively used to operate youth programs on a year-round basis, limiting the use of the space for community needs to rare occasions when there is a short break between sessions that focus on youth supervision. The preliminary proposed square footage of the new Community Center considers the existing square footage use for youth programs, and the remaining 14,600 estimated square footage will be utilized to expand the existing youth programming, create an exclusive space for teens (a critical age group to capture) and seniors, and also accommodate a large public gathering space that will alleviate the City's need to expend additional resources or utilize offsite venues for Citywide special events and activities.

The identified Community Center programming and correlated square footages reflect a preliminary needs assessment based on input from City staff, the community, and City Council. Changes in the characteristics of current operations, the introduction of new stakeholders, sudden shifts in demographics, or substantial changes in priorities and/or budget may necessitate the preparation of a formal needs assessment at the time of architectural design and as determined by the City.

Commercial Kitchen
 Multipurpose Room
 Community Center Office
 Lobby/Reception
 Laundry/Janitorial
 Terrace
 Storage
 Restroom
 Circulation



COMMUNITY CENTER
UPPER LEVEL ↑



COMMUNITY CENTER
GROUND LEVEL ↑

PROGRAM	PROGRAM SF	DEDICATED STORAGE SF	SUBTOTAL SF
BUILDING ENTRY/LOBBY/RECEPTION	1,000	-	1,000
GENERAL STORAGE	-	500	500
LAUNDRY/JANITORIAL	130	120	250
COMMERCIAL KITCHEN	700	100	800
MULTIPURPOSE (MP) ROOMS	11,250	1,650	12,900
MP - Child ^{1,2} (4 rooms)	2,920	400	3,320
MP - Teen ¹ (2 rooms)	1,300	200	1,500
MP - Seniors ¹ (2 rooms)	1,300	200	1,500
MP - Flexible ¹ (2 rooms)	1,300	200	1,500
MP - Flexible (250 capacity at round tables)	3,000	450	3,450
Art Room	650	100	750
Dance Room	780	100	880
RESTROOMS ³	2,134	-	2,134
Staff Restrooms (2 single-sex stalls, showers)	244	-	244
Public Restrooms	1,890	-	1,890
COMMUNITY CENTER OFFICES	2,825	100	2,925
Single-Person Office ⁴ (7 offices)	700	-	700
Two-Person Shared Office ⁵ (2 offices)	400	-	400
Four-Person Open Office ⁶ (2 offices)	800	-	800
Youth Center Front Desk	200	-	200
Conference Room	250	-	250
Preparation Room	125	-	125
Break Room and Lockers	250	-	250
Storage Room	-	100	100
Security Office	100	-	100

	PROGRAM SF	DEDICATED STORAGE SF	TOTAL COMMUNITY CENTER SF ⁷
COMMUNITY CENTER TOTAL	18,039	2,470	24,611

ADDITIONAL COMMUNITY CENTER COMPONENTS	PROGRAM SF	DEDICATED STORAGE SF	TOTAL SF
OUTDOOR TERRACE (UPPER LEVEL)	2,300	N.A.	2,300

¹ Each Multipurpose Room is 650 SF with an additional 100 square feet of storage.

² Each Multipurpose Room includes an additional 80 SF for one single-sex restroom.

³ The number of required restroom fixtures are based on the Building Occupancy in the California Plumbing Code. Calculation assumes 42 GSF per fixture plus an additional 20% for ADA stalls.

⁴ Each single-person office is 100 SF. Offices are assigned to the following roles/departments: Acting Rec Supervisor, Acting Rec Coordinator, Administration, Arts, Contract Classes, Seniors, and a flexible office.

⁵ Each shared office is 200 SF.

⁶ Each open office is 400 SF.

⁷ Total community center square footage includes an additional 20% for circulation.



A typical day of recreation and relaxation at Signal Hill Park.



PHASE ONE

The first implementation phase of the Civic Center Master Plan focuses on constructing the amphitheater and back-of-house, surrounding amphitheater seating area and landscaping, and expanding the existing parking lot along 21st Street to accommodate parking and loading for the amphitheater and its adjacent park uses. The amphitheater is located such that Phase 1 construction can commence without impacting the use of the existing Community Center.

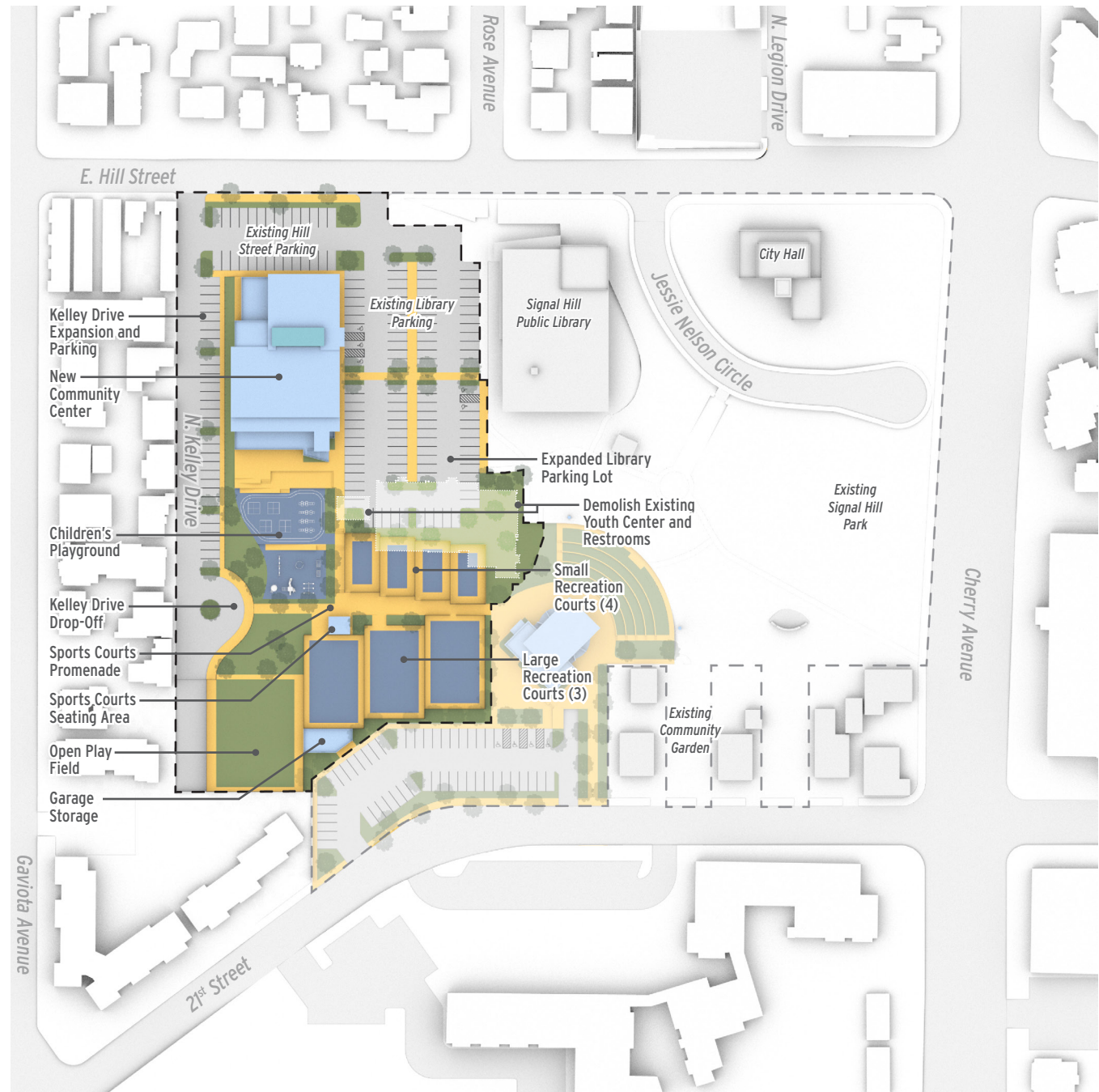
Phase 1 is instigated by a \$5,000,000 grant awarded to the City of Signal Hill by the California Arts Council to plan, design, and construct an amphitheater in Signal Hill Park. Due to the grant's estimated date of project completion of June 2026, the amphitheater will be the first completed element of the Civic Center Master Plan.



PHASE TWO

The second implementation phase of the Civic Center Master Plan prioritizes the new Community Center and demolishes the existing Community Center, restroom pavilion, sports courts, and playground. Kelley Drive improvements in Phase 2 include a new drop-off area and additional parking, and new sports courts and a children's playground on Spud Field. A promenade starting at the Kelley Drive drop-off area, moving east through the sports complex, meets the amphitheater back-of-house to Phase 2 with the completed Phase 1.

In order to ensure that recreational amenities are available throughout the construction of Phase 2, a phased approach that constructs the large recreation courts at the south of the site before the construction of the new Community Center will be considered, contingent on funding. Financing the construction of Phase 2 is reliant on any funds leftover from the bond that constructed the Signal Hill Public Library in 2017, as well as an estimated \$28 million general bond and leftover funds from Phase 1.



PHASE THREE

The third and final implementation phase of the Civic Center Master Plan demolishes the home located on the recently-acquired parcel in the southeast corner of the site, replacing it with an exercise court.

Phase 3 will also focus on the accessibility of City Hall. This includes the addition of pull-in parking spaces closer to the building, improved ramps leading to the building, and the installation of an elevator in City Hall.

The area east of City Hall becomes an entry garden, while Jessie Nelson Circle becomes a pedestrian-oriented plaza that can be closed off to vehicles during major events. Hill Street and 21st Street get more improvements to facilitate safer pedestrian street-crossing. General Signal Hill Park updates, including the accessibility of walking paths, landscaping along major promenades, art, wayfinding, security, technology, and community garden improvements, would also occur in Phase 3.



OPINION OF CONSTRUCTION COSTS

The identified opinion of construction costs for the CCMP reflect discussions and input from City staff and an independent review by a third-party cost estimation team. The costs table is organized by the three CCMP project phases and subtotals are inclusive of hard and soft costs. Substantial changes in the CCMP, such as changes in programming, square footage allocations, and master plan priorities, may alter the opinion of cost per project phase.

PROGRAM		UNITS	UNIT TYPE	SUBTOTAL	TOTAL PHASE COST
PHASE 1					\$9,193,443
1.1	Amphitheater Stage and Shell	1,000	SF	\$2,269,575	
1.2	Amphitheater Shell Equipment	N.A.	N.A.	\$453,915	
1.3	Amphitheater Back-of-House	2,634	SF	\$3,586,836	
1.4	Amphitheater Seating Area and Landscape	8,700	SF	\$1,382,171	
1.5	Amphitheater Parking / 21 st Street Lot	32,000	SF	\$1,500,946	
PHASE 2					\$46,767,740
2.1	Demolition			\$2,004,791	
	(e) Community Center	11,000	SF	\$1,165,049	
	(e) Restroom Pavilion	750	SF	\$22,696	
	(e) Sports Courts	30,000	SF	\$817,047	
2.2	New Community Center			\$34,557,638	
	Building	24,611	SF	\$33,513,634	
	Outdoor Terrace	2,300	SF	\$1,044,005	
2.3	Expanded Parking - Hill Street Lot	17,500	SF	\$820,830	
2.4	Kelley Drive Improvements - (e) ROW only	620	LF	\$682,930	
2.5	Spud Field Sports Courts and Playground	63,000	SF	\$8,293,027	
2.6	New Garage Storage	600	SF	\$408,524	
PHASE 3					\$19,983,608
3.1	Exercise Court	7,000	SF	\$921,447	
3.2	Signal Hill Park Improvements ¹	114,500	SF	\$8,662,211	
3.3	Jessie Nelson Circle Improvements			\$2,065,313	
	Jessie Nelson Plaza	23,600	SF	\$1,785,399	
	Jessie Nelson Ramp	3,700	SF	\$279,914	
3.4	City Hall Entry Elevator and New Shaft	1	unit	\$756,525	
3.5	City Hall Entry Garden	26,200	SF	\$4,162,401	
3.6	City Hall Terrace	9,500	SF	\$1,509,267	
3.7	Community Garden Improvements	7,000	SF	\$317,741	
3.8	Hill Street Pedestrian Improvements			\$1,134,788	
	Hill Street Speed Table	10,000	SF	\$756,525	
	Pedestrian Signal	1	unit	\$378,263	
3.9	21 st Street Pedestrian Improvements			\$453,915	
	21st Street Raised Crosswalk	1,000	SF	\$75,653	
	Pedestrian Signal	1	unit	\$378,263	

¹ Park improvements include improved accessibility, landscaping along major promenades, art, wayfinding, seating areas, and security and technological improvements.

TOTAL PROJECT COST **\$75,944,791**

PARKING, TRAFFIC, & PEDESTRIAN CIRCULATION

Parking and traffic play crucial roles in ensuring the smooth functioning and accessibility of the Civic Center. A well-designed parking system considers the needs of visitors, employees, sport court users, and event attendees, while also considering the impact on the surrounding community and the environment. Traffic circulation concepts are essential for ensuring efficient and safe movement of vehicles, pedestrians, and cyclists within and around the Civic Center and consider ease of access, convenient routes, and adequate capacity to handle traffic volumes. Opportunities for parking, traffic, and pedestrian circulation in relation to the development of the proposed CCMP phases are explored below.

AMPHITHEATER (PHASE 1)

The CCMP has identified the Amphitheater as [Phase 1](#) of the Project. Before the construction of the Amphitheater, it is highly recommended that the City develop a Parking Management Plan (PMP) that is harmoniously prepared and utilized by the Police Department, Los Angeles County Fire, adjacent schools, and all other stakeholders for proper coordination during events. The PMP should include the following:

Demand Options

Explore options to accommodate special event demand or event attendants ranging from 150-250, 250-500, 500-700, 700-1000, and 1000+ depending on the expected demand for the event and existing parking availability. Demand options should be the core or guiding principle of the PMP. The PMP should also consider a method to reduce the event parking burden on adjacent neighborhoods.



Existing Public Library parking lot.

Parking Supply Management

Identify designated parking areas and capacity with clear maps, including accessible parking (ADA) accommodation. The supply analysis will require identifying all available parking spaces within three miles of the event (or as determined necessary), parking lot owners, pedestrian and vehicles circulation, and a people mover program for parking lots greater than 1,000 feet from the park. Memorandum of Understandings, permits, or other form of agreements should be identified and executed in advance to identify liability and general understanding of the use.

Traffic Flow and Control

- **Traffic Control Plan:** Depending on each demand and available parking, a Traffic Control Plan should be prepared as a supplemental document to the PMP. A standard Traffic Control Plan shall be developed for each type of event, based upon expected attendance or demand and the number

of pedestrians and traffic volumes generated. It shall be a tiered traffic control system approved by the Public Works Department and Police Department.

- **Signage and Marking:** Temporary signage for directions, parking restrictions, and pedestrian crossings should be clearly identified and provided to assist with Traffic Control.
- **Traffic Control Personnel:** Personnel associated with directing and redirecting traffic and pedestrians, including but not limited to police, City staff, volunteers, or flagmen, should be placed strategically for traffic control.

Public Transportation and Alternative Modes

- **Shuttle Services:** Identify shuttle services, number of shuttles, and drop-off locations. Identify any locations for bike racks and parking for other alternative modes of transportation.
- **Transit Corridors:** Identify transit corridors and bus stops.

Communication Plan

Establish internal procedures and contacts for coordinating and communicating with City staff, volunteers, Police Department, Fire Department (if applicable), vendors and others coordinating the event. Establish emergency operation and security related procedures, as determined by the Police Department, and conduct several pre-event meetings as determined necessary.

Permits

Identify locations where parking is needed outside of the City's properties or rights-of-way. Identify locations that require a special permit and the location's internal agency procedures, including approximate time needed for the agencies to process their permits. Contact those agencies as part of the PMP and provide step-by-step summary or procedures for the permit requirements and allocated time.

COMMUNITY CENTER (PHASE 2)

The CCMP identifies the construction of the Community Center and adjacent park amenities as [Phase 2](#) of the planned improvements. Due to an anticipated increase in demand and traffic generated by a new Community Center, a Circulation and Parking Study is highly recommended as part of the Community Center building design process. This study should be conducted using the Los Angeles Municipal Code, Chapter 8, Article 3 - Parking Regulations, and the latest edition of the ITE Parking Generation Manual. The study will access the CCMP site based on all park amenities to determine the everyday use and anticipated special event parking needs, ensuring adequate regular and overflow parking. The Circulation and Parking Study should include the following:

Traffic Circulation

A complete traffic circulation study should be conducted to consider the impacts to residences

and businesses within the Civic Center impact zone. An analysis of Kelley Drive for residential parking and usage, including average daily traffic volumes and circulation, should be conducted to determine if parking for park usage is available. Parking along Kelley Drive may also include signage indicating permitted parking for Community Center and/or City staff.

An analysis of satellite parking facilities such as Butler Middle School and Chittick Park, should be performed with bus circulars for special events. This will require coordination with Long Beach School District and the City of Long Beach for approvals. In addition, the circulation study should consider the impacts to the school's peak pick-up and drop-off times and the diverting of traffic to other streets. The one-way street system for Alamitos Avenue may force additional traffic onto 20th Street, affecting the Cherry Avenue traffic signal operations, as well as increase pick-up and drop off of students on Cherry Avenue along the corridor.

Pedestrian Circulation

A detailed pedestrian circulation analysis should be conducted based upon both the everyday use of amenities and the maximum expected vehicles for special events. The analysis should include the existing parking lots and reconfigured parking lots, satellite parking lots, and nearby residences with 500 feet of the park. The analysis should also consider pathways from the parking lots, pathways from street parking and surrounding residences, and the ADA conformance for all new pathways. Once this has been established, then appropriate street crossing should be considered along with CA MUTCD-required signing and striping.

Bicycle Circulation

Since Cherry Avenue is an evacuation route with steep grades, on-street bicycle lanes have not been considered for this corridor. In addition, the City's

Circulation Element does not promote bike lanes on this street. The nearest bike facility is on Orange Avenue. Since the area adjacent to the Civic Center is highly developed, consideration should be given to Class III bike routes from Orange Avenue. A detailed study of bicycle traffic for the surrounding area would provide information to determine the best pathway to the Civic Center.

Other Considerations

- Conduct a traffic study for the CCMP. This will provide the expected number of vehicles using the site and assist in determining parking needs. The study should include the major intersections from Willow Street to PCH and from Orange Avenue to Cherry Avenue. In addition, considerations should be included for Kelley Drive, Gaviota Avenue, Rose Avenue, and Legion Drive. The study should also include mitigation measures for traffic.
- A pedestrian and bicycle analysis should also be included for existing and future conditions. Consideration to future routes should also be included (except for Cherry Avenue due to its designation as an evacuation access per the City's latest Hazard Mitigation Plan).
- Impacts on the adjacent schools should be included. This includes the peak student pick-up and drop-off and parking.
- Based upon the proposed parking and pedestrian circulation, a high-visibility, mid-block crosswalk on Alamitos Avenue, adjacent to the parking lot on the north side and Alvarado Elementary School, should be installed.
- Traffic signal operations along Cherry Avenue from Hill Street to 20th Street should be analyzed based upon the projected traffic from a traffic study. The analysis should consider timing, vehicle turning movements, and pedestrian movements. Recommendations should be provided to enhance traffic signal operations along this corridor.

- Street pavement conditions should be evaluated to determine if the roadway should be overlaid, based upon projected traffic and pedestrian movement and/or tripping hazards.
- Sidewalk condition evaluation should be conducted in concert with pedestrian circulation analyses. The evaluation should develop an ADA accessible plan and repair program.
- The Community Center design should include vehicle charging stations in par with latest technology.

PARK IMPROVEMENTS & CITY HALL ACCESSIBILITY (PHASE 3)

[Phase 3](#) of the CCMP identifies several park amenities, landscape improvements, and accessibility upgrades for the City Hall building. All parking and

accessibility studies performed for Phases 1 and 2 should be expanded to address the City Hall building. The parking study performed for the Community Center (Phase 2) should be amended or expanded to include improvements based on the 50% scheme or final design proposed for Phase 3. A circulation and parking study for park improvements and City Hall accessibility should include the following:

- **Site Survey and ADA Pathway:** The site should be surveyed accurately to ensure ADA accessibility, allowing all local residents and visitors to navigate and enjoy the full benefits of the park. ADA parking facilities should exceed minimum code requirements.

- **City Hall Parking:** The number and location of parking stalls should be determined after understanding the layout of the building and the services provided inside the City Hall building. The location of parking stalls should consider future improvements, such as future elevators, ramps, or switchbacks, in addition to the employee parking lots currently located at Legion Drive and Hill Street.
- **Signage and Wayfinding:** Future design should include ample signage, markings, and wayfinding signs.



Existing parking lot along 2nd Street.

CIVIL INFRASTRUCTURE

Civil infrastructure is the backbone of any successful civic center. Innovative and efficient infrastructure solutions should meet the unique needs of the community while adhering to the highest standards of safety and functionality. The approach to civil infrastructure design is rooted in collaboration and a deep understanding of the site's requirements and constraints. Working closely with stakeholders, the community, City staff, and elected officials help to ensure a comprehensive and integrated master plan that optimizes the use of space and resources. Through rigorous analysis and planning, civil infrastructure should not only meet the immediate needs of the Civic Center but also anticipate future growth and development. Civil infrastructure design encompasses a wide range of systems, including transportation networks, utilities, stormwater management, and parking facilities, which are all

carefully coordinated to provide seamless and efficient services to the community. Sustainable practices are a key component of civil infrastructure design. By integrating green infrastructure, such as rain gardens or permeable pavements, the environmental impact of the Civic Center can be minimized while promoting ecological resilience and water conservation. The CCMP strives to meet the community's needs and enhances the functionality and resilience of the Civic Center for years to come.

Each existing building on the site is serviced by the appropriate infrastructure. City Hall has its own electrical, sewer, and water services. The Public Library and Community Center have their own electrical, sewer, water, and gas services. The standalone restroom structure has its own electrical, sewer, and water services. A storm drain line bisects the sloped site and collects the various tributary runoff areas and conveys stormwater to a main trunk line in 21st Street. The Public Library was developed in

2018 and incorporates stormwater best management practices (BMPs). This system collects stormwater through a series of conveyance pipes that drain to two separate detention BMPs which flow to a drywell. In an overflow situation, the detention BMPs will fill up to a high flow elevation which is connected to a catch basin that flows to the site's main storm drain line. According to as-built documents, the drywell incorporates pretreatment measures to mitigate sediment, debris, and pavement oils.

CIVIL INFRASTRUCTURE RECOMMENDATIONS

- Stormwater may be managed in a variety of ways on the Civic Center site, including rain gardens, biofiltration swales and planter boxes, detention, retention, infiltration, and capture/re-use.
- Prior to discharge to the storm drain or other conveyance outside the CCMP boundary, stormwater should be treated for the site's pollutants of concern. Typically, nature-based and gravity-fed type BMPs are most economical. Special attention should be made to mechanical filtration type BMPs as well as the operations and maintenance for these BMPs.
- Additional infrastructure capacity and availability studies should be prepared to service new facilities. The current approach is to assume that new buildings will require new infrastructure services that are fed from the public right-of-way. Existing buildings will require an assessment of their infrastructure facilities to maintain services.
- During the design process, a utility survey should be performed in addition to the typical utilities identified through DigAlert, due to the City's history of oil pipelines and other utilities.
- The proper environmental documents should be provided in accordance with City, State, and Federal requirements. A geotechnical report, agronomic study, and soil contaminant analysis will be needed for proper planning.



Signal Hill City Hall.

LANDSCAPING

Landscape architecture plays a key role in shaping the identity and vitality of civic centers. The landscape design should not only meet the diverse needs of the community, but also reflect the unique character and aspirations of the place.

Landscape architecture is rooted in collaboration and a deep understanding of site context and user preferences. During the CCMP Workshop, community likes and dislikes regarding the existing landscape and visions for a shaded and green Signal Hill Park were heard and incorporated into the CCMP. Engaging stakeholders in the design process results in a sense of ownership and pride within the community over the future of the Civic Center site.

Through meticulous site analysis, the CCMP strives to create landscapes that are both aesthetically pleasing and highly functional. The CCMP integrates elements such as inviting gathering spaces, accessible pathways, green infrastructure, and sustainable features that optimize the site's potential, enhance the overall civic experience, and promote environmental stewardship.

EXISTING CIVIC CENTER TREES

The Civic Center is home to a numerous variety of tree and palm species. This existing foliage provides a relatively dense layer of shade for large portions of the sloping lawn areas leading from the corner of Cherry and Hill Streets (northeast area) down to Spud Field (southwest area), drawing park users to the site to enjoy the cooler temperatures found under a tree canopy. Upon a visual assessment of the site, the existing species identified include, but are not limited to, the following:

- Blue Hesper, California Fan, Date, Queen, and Windmill Palms
- Brisbane Box

- California Sycamore
- Canary Island Pine
- Carrotwood
- Chinese Elm Tree
- Coast Live Oak
- Crape Myrtle
- Cypress
- Fig Tree
- Jacaranda
- Magnolia

LANDSCAPING RECOMMENDATIONS

- Any future development should strive to salvage and/or protect-in-place as much of the existing tree canopy as possible, although some existing trees near City Hall may need to be removed in order to create the larger hardscape plazas envisioned around City Hall.
- Before Phase 1 of the CCMP, a professional arborist should identify all of the trees and palms within the project's limits and/or the entire Civic Center site and provide the City with a report determining the overall health and viability of each tree.
- Provide landscaping along all major promenades on the site, specifically the pathway leading to the amphitheater from 21st Street and the pathway connecting the amphitheater to the Kelley Drive vehicular drop-off.
- Enhance technology in the park, including Wi-Fi accessibility, security cameras, lighting, and speaker systems for events.
- Incorporate art, wayfinding, and special landscape features or seating areas with views that take advantage of the landscape.
- Consider another and/or expanded community garden in the park to address increasing resident demands for plot space.



PROJECT FUNDING SOURCES

The CCMP will be completed in three phases. Funding for [Phase 1](#), construction of the Amphitheater with an estimated cost of \$9 million, will be funded through a grant by the California Arts Council and revenue from the City's Reserves and Unassigned Fund Balance. [Phase 2](#) and [Phase 3](#), the New Community Center and related park infrastructure, with a combined cost estimate of \$66 million, will require a variety of funding sources, as described further herein.

There are a range of funding sources and financing mechanisms that may be available to fund capital improvements of the CCMP. It is common for large scale community infrastructure and public amenities of this nature to draw funding from multiple sources. While the City already makes use of some of the sources identified herein, others represent options for future consideration.

VOTER APPROVED FUNDING MECHANISMS

This section describes a variety of funding mechanisms typically used by California municipalities that require voter approval. In general, taxes raised for specific purposes will require two-thirds voter approval in California. However, this two-thirds voter approval for bonds and special taxes could change to a 55 percent voter threshold pending a statewide initiative in November 2024.

Property Tax and General Obligation (G.O.) Bonds

The voters of Signal Hill could approve a bond measure secured by a special or general property tax increase to fund the New Community Center and park improvements. Again, assuming such a measure was restricted to a specified set of improvements and/or was part of a G.O. bond issue, it would need to secure two-thirds voter approval (or 55 percent of November ballot is approved).

The incidence of burden of a restricted or general obligation bond, secured by a property tax increase, will rest on all property owners in Signal Hill in proportion to the assessed value of their property (i.e., it is an "ad valorem" percent tax). This broad base of funding provides excellent security for special purpose or general obligation bonds, thus typically garnering the lowest interest rate of any municipal debt instrument. Credit rating agencies often consider a general obligation pledge to have very strong credit quality and frequently assign them investment grade ratings. A G.O. bond will provide the largest and most stable source of revenue than any other tax revenue source from the City.

Parcel Tax

A new parcel tax could also be dedicated towards parks and recreation funding. In 1978, voters in California passed Proposition 13 which allows local governments to impose a "special tax" on property, as long as the tax is not based on the value of the property. These special taxes are in addition to the annual value-based property tax and are often referred to as parcel taxes. In addition to paying for ongoing activities, the parcel taxes can also be used to issue bonds for capital facilities. These parcel taxes would fall on all private properties/parcels.

New parcel taxes require all property owners in the jurisdiction to pay a parcel tax. They can be scaled in size based on revenue requirements and number of parcels. Like other special taxes (when for a specific purposes), they will need a two-thirds vote, which again could be amended by a statewide vote in November 2024. They are typically done on a jurisdiction-wide basis, though can also be done for subareas. The primary advantage of a parcel tax, relative to a GO bond, is that they are often more appealing to voters given its more straight forward structure. The disadvantage is they typically do not generate as much revenue as a GO bond. The City as a whole has 4,221 total parcels per the 2023 Los Angeles County Annual Assessor Report.

Sales Tax

Similar to property tax, Signal Hill residents could approve a measure to increase the sales tax rate to increase funding for the New Community Center and park infrastructure. The proposed sales tax increase is typically set at one-eighth, one-quarter, or one-half percent, depending on expected revenue raised and support for the funding plan. One potential advantage of a sales tax measure is that the incidence or burden is more broadly based rather than restricted to property owners per se. However, this revenue source also tends to be less stable and subject to fluctuations in the business cycle, competition, and other factors affecting the local retail sector (e.g., impact of internet sales).

Signal Hill's current sales tax rate is 10.25 percent. Voters in the City approved Measure R in 2020, which increased the sales tax rate by 0.75 percent for a variety of service priorities including street repair, preparation for natural disasters and public health emergencies, addressing homelessness, and maintaining emergency response times. Given that the current Signal Hill sale tax rate is already high relative to regional and State-wide averages, this measure could affect the competitive position of the City's retail sector.

OTHER LOCALLY GENERATED FUNDING SOURCES

City General Fund Contributions

While the City could allocate General Fund revenues to pay for a portion of the CCMP, this is not likely to serve as a significant funding source for Phases 2 and 3. Given the General Fund revenues are discretionary and subject to annual budget cycle decisions, there will be significant competition with other City priorities, including the funding of basic City services. Moreover, as noted above, the City has estimated approximately \$7 million may be available from its Reserves and Unassigned Fund Balance to help finance construction of the Amphitheater. It is also

worth noting that the cumulative cost of the Civic Center and park infrastructure surpasses the entire revenue stream for the City's 2023-2024 Adopted budget, which is about \$33.5 million.

Enhanced Infrastructure Financing Districts (EIFDs)

The 2012 dissolution of Redevelopment Agencies eliminated a key tax increment financing vehicle that local governments had long relied upon to fund infrastructure and revitalize communities. In the absence of Redevelopment, EIFDs provide a new form of tax increment financing (TIF) available to local public entities in California. Cities and other local agencies may establish an EIFD for a given project or geographic area to capture incremental increases in property tax revenue from future development and assessed value appreciation. But unlike the TIF under California's prior Redevelopment Law, EIFDs do not provide access to property tax revenue beyond the share agreed to by participating jurisdictions (e.g., Signal Hill, and other entities that might opt in such as Long Beach or the County). Signal Hill receives approximately 6.7 percent of the one percent ad valorem property tax collected in the City while Los Angeles County receives about 28 percent. Given the low property tax allocation for the City, a partnership with the County could help generate additional funding.

The establishment of an EIFD requires approval by elected officials from every local taxing entity that will contribute its property tax increment. But unlike other voter approved tax mechanisms described above, EIFDs do not require a public vote to secure or underwrite debt through a bond issuance. Instead, they require a variety of public hearings and include annual reporting and audit requirements. While there is no limit to the size of an EIFD and the district boundaries may be non-contiguous, an Infrastructure Financing Plan (EIFD Plan) must also include a fiscal impact analysis to demonstrate that the EIFD will not have an adverse impact on the city's general fund.

Revenues generated by an EIFD may be used to provide funding and financing for a broad range of infrastructure projects, provided those projects have a useful life of 15 years and are of "community-wide" significance. Capital improvements do not have to be located within the boundaries of the district but must have a "tangible connection" to the district. That said, because an EIFD is based on TIF rather than total property value, the revenue generated will be much less, and timing of receipts much longer, relative to a G.O. bond. The City would also require an agreement with the City of Long Beach to expand its tax increment base into adjacent Long Beach neighborhoods.

FACILITY LEASE-BACK FINANCING

Cities often finance public buildings or facilities through credit instruments backed by long-term lease agreements. Under this structure, as a lessee the City executes a long-term lease agreement backed by its full faith and credit as a public agency which serves to underwrite a bond or similar financial instrument. At the end of the lease, the city typically has the option to purchase the facility. Lease-back financing is typically executed through one of the following:

- **Certificates of Participation (COPs):** COPs use General Fund revenues, secured through the lease of existing City facilities, to issue debt that funds construction of City-owned facilities. While COPs can underwrite tax exempt bonds, like GO Bonds, their issuance impacts a municipality's overall borrowing capacity. Accordingly, there may be limitations on the amount of tax-exempt financing achieved from this source. Moreover, COPs leverage the value of assets, such as facilities, while GO Bonds leverage the assessed value of all taxable parcels in a jurisdiction, a much broader funding base.
- **Credit Tenant Lease (CTL) Financing:** Under CTL financing, a developer/landlord borrows money to finance the development or purchase

of property and pledges as security rent to be received from the tenant and a mortgage on the property. Under this structure, the City would access private financing for the CCMP without affecting its overall borrowing capacity. The City may use lease or lease-back options to avoid limitations of bonding capacity needed to fund other critical needs of the City. Additionally, a lease revenue bond does not require voter approval. Per the City's bond consultant, a lease revenue bond could secure approximately \$28 million for the CCMP facilities. More information on this figure and the City's lease revenue bond strategy is provided in the Appendix, titled [CCMP Funding Assessment](#).

PUBLIC-PRIVATE PARTNERSHIP (P3) OPTIONS

A P3 involves collaboration between a government agency and a private-sector company that can be used to finance, build, and even operate public projects and facilities such as municipal buildings. In certain circumstances, financing a project through a P3 enables it to be completed sooner and/or at a lower cost by leveraging developer expertise and private market efficiencies.

For delivery of new facilities under the CCMP, a P3 could potentially leverage all or a combination of the financing methods described in this memo. However, a P3 would most likely be underwritten through one of the lease-back structures described above. For example, the private sector partner would seek to obtain financing secured by a long-term lease agreement with the City.

P3s typically have contract periods of 20 to 30 years or longer with obligations and risks distributed between the parties as determined through a negotiation process. The private partner often assists in project design, consistent with CCMP specifications, undertakes the development process, and manages building maintenance over time. Meanwhile, the

city focuses on defining and monitoring compliance consistent with its objectives and specifications.

In most cases, the preferred private sector partner for a P3 is identified by the issuance of a RFQ, RFP or RFI. This public sector partner issues an RFQ, RFP or RFI to ensure a more publicized, competitive, and transparent process. This gives the private sector an opportunity to document their qualifications and present solutions for the City to evaluate. This process can result in cost savings as well as more innovative approaches to project financing than might be pursued by a public agency.

EXTERNAL FUNDING SOURCES

This section focuses on the potential for non-local and non-city related sources to fund capital construction, improvements, and recreational facilities associated with the CCMP. These include competitive state grants, philanthropic funding, and sponsorship programs. The information provided herein does not represent a comprehensive list nor has EPS conducted an exhaustive analysis to determine whether projects in Phases 2 and 3 would be eligible and competitive for each program. In addition, the appropriation of these funds is largely outside the control or discretion of the City and, in some cases, target economically disadvantaged communities.

Measure W

In 2018, Los Angeles County voters passed Measure W, which provided dedicated funding to increase the region's water supply, improve water quality, and protect public health. Some site improvements from the CCMP are available for such funding. These include a 42-foot Los Angeles Flood Control District (LAFCD) line running east-to-west on 21st Street and a 30-foot LAFCD line running north-to-south on Cherry Avenue that could be diverted to the open space area for underground infiltration.

California Department of Parks and Recreation

The CA State Parks Department through the Office of Grants and Local Services (OGALS), develops and administers grant programs for local, state, and nonprofit organization projects. Projects include numerous capital and operational funding opportunities from construction and renovation of athletic fields and courts, playgrounds, and community centers to programming for environmental education.

Given the nature of Phase 2 capital projects, many of the projects could fit under the scope of OGALS grant programs. However, the City may not be competitive in the grant process as a significant proportion of funds are given to economically disadvantaged areas. Still, the City could leverage its proximity to census tracts that are distressed for grant funding if the City was catering to these specific communities. Grant programs from OGALS include:

- **The Outdoor Recreation Legacy Partnership Program:** The OLRP was established in 2014 to target grant assistance to help economically disadvantaged urban communities with little or no access to public parks. Funds can be used for acquisition, development, or to substantially renovate obsolete, public parks and other outdoor recreation space.
- **Statewide Park Development and Community Revitalization Program (SPP):** The SPP is a competitive grant program that seeks to create new parks and new recreation opportunities in underserved communities across California. Projects must either involve development or acquisition to create a new park, expand an existing park, or renovate an existing park.
- **Per Capita Program:** The Per Capita Program is non-competitive, and cities receive a block grant based on population size. Funds are available for local park rehabilitation, creation, and improvement grants to local governments on a per capita basis.

- **Land and Water Conservation Fund grants (LWCF):** LWCF grants provide funding for the acquisition or development of land to create new outdoor recreation opportunities for the health and wellness of Californians. Projects have included playgrounds, athletic courts, and landscaping among other park amenities.
- **Outdoor Equity Grants Program (OEP):** OEP's intent is to increase the ability of residents in underserved communities to participate in outdoor experiences within their community on public lands. Grants support program operation and transportation costs, and do not fund capital projects.

Foundation Funding

Philanthropy and funding from foundations can provide financial contributions to capital and operational projects stemming across multiple sectors, including education, medicine, housing, the arts, and workforce programs. These programs are often limited in scope and more likely to cover programmatic costs related to recreational programming for the Amphitheater, Community Center, or activities in the expanded park.

- **National Endowment for the Arts' (NEA) Our Town Program:** This NEA placemaking grants program is designed to support projects that integrate arts, culture, and design into local efforts that strengthen communities over the long term. Competitive projects should center equity and lay the groundwork for long-term systems change tailored to community needs and opportunities.
- **Levitt Foundation AMP Awards:** Levitt AMP awards seek to revitalize underused public spaces, ensure access to the arts, and celebrate the power of music to foster connections among people of all ages and backgrounds. These awards are designed to meet the needs and capacity of

small to mid-sized cities with a population up to 250,000.

Naming Rights and Similar Sponsorship Programs

Many cities throughout California have naming right policies and sponsorship programs for specific city facilities and recreational programming. Although not significant relative to City tax funding strategies, naming rights and sponsorship programs can help alleviate some of the financial burden of capital and/or operating costs. The City could establish a naming policy in relation to specific City facilities from improvements in the CCMP. This includes the naming and co-naming of the facilities incorporated within the Amphitheater, Community Center, and park amenities, ranging from the naming of an entire building to smaller components such as a concession

stand or athletic courts. The City could also create programmatic naming sponsorships to help fund local recreational programming and general maintenance of City facilities related to the improvements in the CCMP. Below are a few examples of cities with sponsorship programs.

- **City of Los Angeles:** Los Angeles has a variety of sponsorship programs including sponsorships for youth sports, outdoor fitness circuits in Los Angeles Parks, dog parks, and summer camps.
- **City of Tustin:** Tustin has a wide spectrum of sponsorship programs for community events that have different levels of sponsorship thresholds. Events include an annual pickleball tournament, Easter Celebration and Egg Hunt, Cinco de Mayo, Movies in the Park, and Public Art Programs.

- **City of Huntington Beach:** Huntington Beach has a recreation event sponsorship program that includes events such as Summer Concerts, Overnight Family Campout, and a Fall Festival.

Private Community Fundraising

There are a range of local fundraising techniques that are often used for cultural and/or recreation facilities. Examples include community events (e.g., concerts, auctions, raffles), crowdfunding, community fundraising drives, and other campaigns. Funds generated are typically minor relative to the significant costs associated with capital projects such as the infrastructure and improvements outlined under the CCMP. However, these locally derived efforts can build local support and create momentum for larger initiatives.



Signal Hill Park looking north towards the Library and City Hall.

CASE STUDIES

As part of this analysis, research was conducted on amphitheater, civic center, and park enhancement projects that could include components that might be relevant to the delivery of the CCMP. Many of the higher-profile projects have larger amphitheaters or

include an entire overhaul of the surrounding area. The remaining projects had amphitheaters with smaller seating capacity, but also did not include significant capital improvements beyond the construction of a new theater. Funding for each project differed substantially, with projects over \$50 million usually involving substantial private investment. Projects

ranging from \$1 million to \$10 million appeared to involve a combination of grants, city derived funding, or money from recent federal legislation. The table below outlines these projects, including project details and their funding sources when those sources were made available.

PROJECT	LOCATION	STATUS	PROJECT DETAILS	COST	FUNDING SOURCES
LONG BEACH CIVIC CENTER	Long Beach, CA	Completed 2019	Space includes a 270,000-square-foot City Hall office building, 93,500-square-foot library, 232,000-square-foot Port Headquarters office building, the redevelopment of historic Lincoln Park, and a below-grade parking garage.	\$513M	Plenary Properties Long Beach (PPLB) will develop, design, build and finance the new Civic Center, and will then manage operations and maintenance over a 40-year concession period. No new taxes or fees had to be paid by Long Beach residents or businesses to create the complex. Sale of City land for private development created a significant source of additional funds for the public facilities.
ZUMWALT PARK RENOVATION	Tulare, CA	Under construction	The new park will include an amphitheater with a 6,000-seat capacity, a playground and splash pad.	\$12.6M	Sources include \$5 million from the American Rescue Plan Act (ARPA), \$5 million from Parks DIF Funds, and \$5.1 million from the general fund for Capital Improvement projects.
LELAND AMPHITHEATER-FOUNDERS PARK	Leland, NC	Under construction	The new facility will replace an existing wooden platform with a raised stage complete with storage space and a green room for performers. The venue will have lawn seating with a paved dance floor in front of the stage.	\$8M	Funding comes primarily from \$6 million in loan proceeds, \$1M from general funds, and \$1M in grant funding (NC Parks Recreation Trust Fund and Leland Tourism and Dev Authority).
BJCC STAR AMPHITHEATER	Birmingham, AL	2025 completion date	Project includes a 9,000-seat amphitheater in the Druid Hills neighborhood in the North Birmingham area. Will be owned by the Birmingham Jefferson Convention Complex and will be managed by Live Nation. Venue expected to be used for large concerts.	\$50M	The four principal partners, the BJCC, the city of Birmingham, Jefferson County, and the operating partner all agreed to contribute \$5 million upfront. Roughly \$30 million will be financed. The remaining debt will be repaid by the BJCC over the next 30 years. BJCC has committed to cover any construction cost overruns and to rehabilitate parking decks.
GRAND RAPIDS AMPHITHEATER/ACRISURE AMPHITHEATER	Grand Rapids, MI	Proposed to open in 2026	Project includes a large-scale outdoor amphitheater in Millennium Park and upgrades to the John Ball Zoo. Initial plans call for the construction of an outdoor amphitheater at Millennium Park that could seat more than 12,000 people.	\$184M	Sources include \$15M from a hotel and lodging tax from the County, \$30M for naming rights from Acrisure. City indicated the venue's price tag could be covered by \$81 million in donor, state and private investment, \$15 million generated from the sale of property along Market Avenue by the CAA to private developers. \$20M "borrowed" from the Grand Rapids Downtown Development Authority/ Grand Rapids Brownfield Authority.
CATHEDRAL CITY COMMUNITY AMPHITHEATER	Cathedral City, CA	Completed 2020	The city created a new and interactive outdoor amphitheater space for cultural, entertainment and recreation events and activities.	\$2.8M	\$2.8M California State Parks Land and Water Conservation Fund (LWCF) grant.
IRVINE AMPHITHEATER	Irvine, CA	Rejected by City Council, but plans for a new amphitheater are still ongoing.	Original proposal was for a 14,000-seat Great Park Amphitheater. New temporary amphitheater would seat 10,000.	\$130M	Rejected plans-City would invest \$110 million for the construction of the facility. Live Nation expected to put \$20 million toward the facility's construction. Live Nation to pay City \$3.5M annually. Live Nation to keep all of theater's sponsorship and naming rights, along with revenue from VIP parking.
MCLAREN PARK - JERRY GARCIA AMPHITHEATER	San Francisco, CA	Completed 2021	Work included extending flat paved space adjacent to the accessible parking lot to allow for food trucks and other event services; delineating a route for temporary event fencing; replacing site furnishings; accessibility upgrades; and cosmetic upgrades as well as increasing storage capacity for a greenroom.	\$1.5M	Funding comes from the 2012 Clean and Safe Neighborhood Park Bond in the amount of \$1,515,000
WATERFRONT AMPHITHEATER IN SAN PEDRO/PORT OF LA	San Pedro, CA	Proposed 2024 completion date	6,200 seat amphitheater is part of a much larger area project.	\$250M	Port investment of \$85M. \$90 million of construction financing from Petros PACE Finance, a Texas-based lender for a public energy efficiency lending program, and Brentwood-based Parkview Financial
CENTRAL PARK AMPHITHEATER PROJECT	Menifee, CA	No date provided	Construction of a new amphitheater.	\$6.6M	\$2M from Waste Management Reserve Fund
MILLER PARK AMPHITHEATER	Fontana, CA	Completed in 2018	Approximately 2000 sq. ft. covered stage structure with integrated storage facility including electrical, water and sewer services	\$6.5M	Other financing information lacking

GOAL FOR SAFETY, INCLUSIVITY, & SUSTAINABILITY

The City of Signal Hill is dedicated to creating a safer, inclusive, and more livable environment through the implementation of the following CCMP goals:

Innovative traffic calming measures. The CCMP aims to redesign streets to prioritize pedestrian safety, reduce traffic speeds, and enhance the overall quality of life for residents and businesses. Strategic solutions like road diets, enhanced crosswalks, and roundabouts will transform streets near the Civic Center into vibrant, community-friendly spaces. The City plans to secure grants and utilize matching funds to achieve these improvements, fostering a safer, more connected community and encouraging walking and biking for a healthier lifestyle. Addressing the impacts of climate change on transportation infrastructure is key priority.

High-quality recreational spaces. The CCMP plans a transformative redesign of Signal Hill Park, incorporating state-of-the-art playgrounds and facilities that promote active, healthy lifestyles for children. With funding from grants and the City's own matching funds, the City plans to turn underutilized areas into safe play environments that encourage physical activity, social interaction, and community engagement. This may include dynamic soccer pitches and/or other courts that cater to players of all ages and skill levels and foster a love for sports. The new children's playground will feature modern, accessible structures and sensory-rich environments near the new Community Center and other amenities. The design will emphasize safety, inclusivity, fun, and use of recycled material play equipment, with diverse play elements for children of all abilities. Landscaping improvements and green infrastructure will enhance the park's aesthetic appeal and sustainability. The City aims to ensure every child has access to quality play areas that support their development.

Underground storm drain infiltration system. The City will explore opportunities to integrate an underground storm drain infiltration system by diverting adjacent Los Angeles County storm drain infrastructure or by creating site-specific storm drain control systems below soccer fields and/or other play areas, aligning the creation of vibrant sports facilities with environmental sustainability goals.



Signal Hill Park.



DESIGN WORKSHOP (OCTOBER 5-7, 2023)

The Consultant Team gathered with Staff, stakeholders, decision-makers, and the community at-large, for a three-day, in-residence Workshop in Signal Hill. The Workshop was designed as a creative environment for developing innovative ideas, strategies, and designs that address the Project challenge; the development of three conceptual site plans that provide “revamped space for community activities, yielding an aesthetic attraction, and improving City pride.” The Workshop generated a draft vision, goals, and objectives for architecture, urban design, landscape, traffic, parking, and infrastructure for the Civic Center site. The Consultant team worked together, in real time, to conceptualize in illustrative form daily iterations of the three Master Plan Alternatives: “The Campus,” “The Terrace,” and “The Green.”

DAY 1: THURSDAY, OCTOBER 5, 2023

Day 1 of the Workshop focused on listening, visioning, goal-setting, and the development of draft design concepts and recommendations. Throughout the day, the project vision and goals evolved per conversations with the following groups:

- Signal Hill City Council
- Signal Hill Police Department
- Signal Hill Community Services and Public Works Departments
- Signal Hill Community (afternoon and evening public open houses)

Day 1 concluded with a Consultant presentation, open to Staff and the community, summarizing the day's progress and to receive feedback so as to shape Day 2 of the Workshop.

DAY 2: FRIDAY, OCTOBER 6, 2023

Day 2 of the Workshop was primarily a “working” day, with the Consultant Team responding to the input and direction received on Day 1. The Consultant Team met with particular City Staff members to acquire specific feedback. Day 2 concluded with another Evening Public Open House where the Consultant Team presented more evolved versions of the three design alternatives and receive another round of feedback.



The City of Signal Hill is developing design, cost, and implementation alternatives for the City's future Civic Center campus enhancements. Located at the center of the City, Signal Hill Park is already home to its major events, including concerts, festivals, and social events, showcasing its potential to be the destination for all things artistic and recreational. Several opportunities for engagement and input will take place over the next several months.

The City will host a 3-day workshop, intended to obtain community input to create a vision and develop three conceptual designs for this project. Please read below to learn more about each day's activity!



Who Should Attend Day 1 of the Workshop?

The workshop is designed for community members who would like to express their vision and desires for the Civic Center campus; attend either AM or PM session to meet the consultant team, ask questions about the project, and share your thoughts.

Day 1 Workshop Information:

Location: City of Signal Hill – City Council Chambers (2175 Cherry Avenue)

Date: Thursday, October 5. Time: 11:00 a.m. - 12:00 p.m. OR 5:30 p.m. - 6:30 p.m.



Who Should Attend Day 2 of the Workshop?

Community members that would like to observe the in-progress Master Plan programming, amphitheater, landscaping, traffic, and parking concepts; attend and offer your insight to the consultant team.

Day 2 Workshop Information:

Location: City of Signal Hill – City Council Chambers (2175 Cherry Avenue)

Date: Friday, October 6. Time: 5:30 p.m. - 6:30 p.m.



Who Should Attend Day 3 of the Workshop?

Community members who would like to attend a formal presentation by the consultant team, featuring the three Draft Design Concepts and recommendations, with opportunities for you to ask the consultant team questions. Input received at this meeting, as well as from a second upcoming community survey and additional outreach meetings, will be incorporated to refine the three Final Civic Center Master Plan design concepts and recommendations.

Day 3 Workshop Information:

Location: City of Signal Hill – City Council Chambers (2175 Cherry Avenue)

Date: Saturday, October 7. Time: 1:00 p.m. - 3:00 p.m.

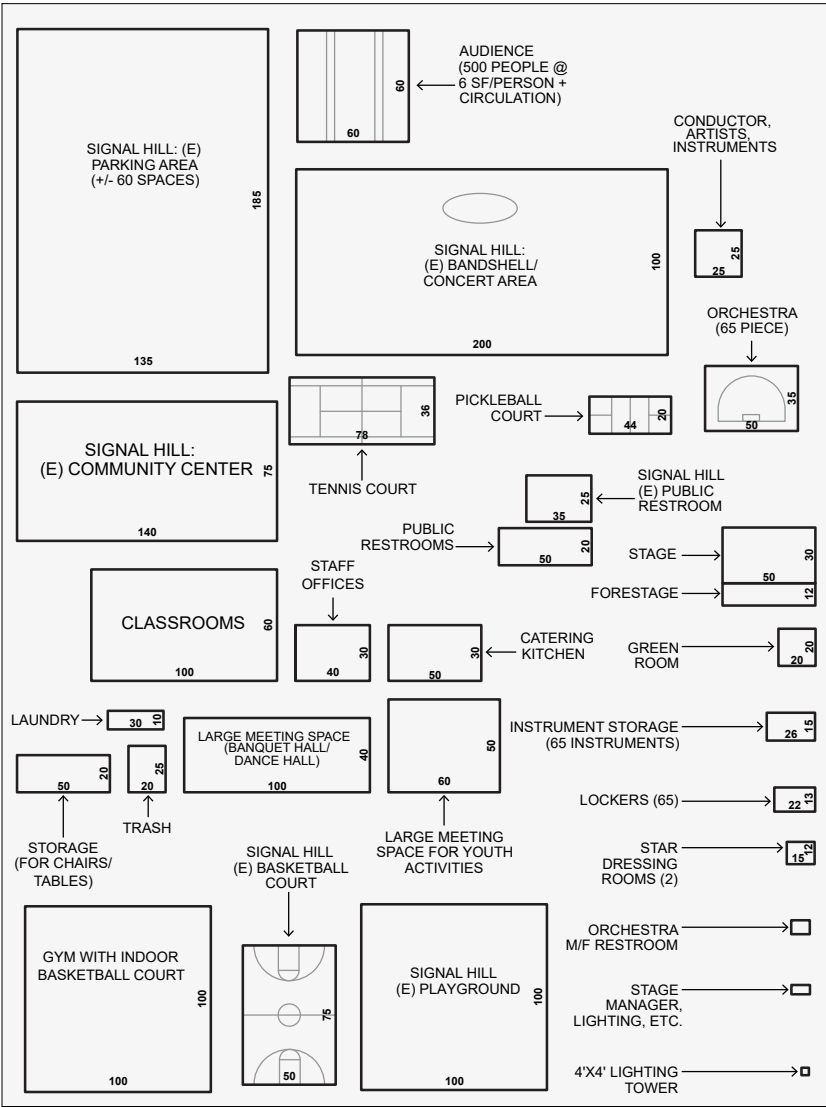


For more information call 562-989-7343,
scan the QR code or visit our website: bit.ly/3rhSibk



DAY 3: SATURDAY, OCTOBER 7, 2023

On the final day of the Workshop, the Consultant Team prepared and presented a succinct slide deck of the work completed during the Workshop and provided further opportunities for City Staff, decision-makers, and the community to review and comment upon the three design alternatives.



Programming templates used in the development of the three design alternatives.

SIGNAL HILL CIVIC CENTER MASTER PLAN WORKSHOP SCHEDULE			
Thursday, October 5		Friday, October 6	
WORKSHOP DAY 1: Visioning LOCATION: Council Chambers		WORKSHOP DAY 2: Develop Alternatives LOCATION: Council Chambers	
ACTIVITY	ENGAGEMENT	ACTIVITY	ENGAGEMENT
7:30 AM	Signal Hill Parks and Rec @ Workshop		
8:00 AM			
ON-SITE BREAKFAST, INTRODUCTIONS, CITY STAFF VISIONS (8:30-9:45AM)		ON-SITE TEAM BREAKFAST & ORGANIZING (8:30-9AM)	
WHO: Consultant Team and City Staff		WHO: Consultant Team	
WHAT: Anyone on City Staff is invited to engage in informal conversations with the Consultant Team regarding their visions for the Master Plan.		TEAM WORK SESSION & ALTERNATIVES DEVELOPMENT (9-10:45AM)	
		WHO: Consultant Team	
BREAK (15MIN)		WHAT: Sketches, diagrams, and recommendations for the alternatives.	
10:00 AM	GOALS, OBJECTIVES, VISIONS WORK SESSION (10-11:30AM)		
WHO: Consultant Team		BREAK (15MIN)	
WHAT: Development of vision statements and programming for the community center, amphitheater, park, parking, and traffic.			
11:00 AM	PUBLIC OPEN HOUSE	TEAM PIN-UP (11AM-12PM)	
		WHO: Consultant Team and Core Staff	
BREAK (15MIN)		WHAT: The Consultant Team will pin-up any in progress work to share and discuss with the Team.	
12:00 PM	WORKING LUNCH (12-1PM)	LUNCH & BREAK (1HR)	
WHO: Consultant Team and Core Staff			
WHAT: Review and discuss the morning's work over lunch.			
1:00 PM	VISIONS & ALTERNATIVES BRAINSTORM (1-2:30PM)	TEAM WORK SESSION (1-3:30PM)	
WHO: Consultant Team		WHO: Consultant Team	
WHAT: Brainstorm the three alternatives that explore different approaches to programming, amphitheater, landscape, parking, and, and traffic.		WHAT: Continue to develop sketches, diagrams, and recommendations for the alternatives.	
2:00 PM			
BREAK (30MIN)			
3:00 PM	VISIONS & ALTERNATIVE PRESENTATION PREP (3-4PM)		
WHO: Consultant Team		BREAK (30MIN)	
WHAT: Prepare a presentation of the day's work, including but not limited to the vision statement, programming, and landscape alternatives.			
TEAM PRESENTATION (4-5PM)		TEAM / STAFF PIN-UP (4-5PM)	
WHO: Consultant Team, City Staff, and others determined by Core Staff		WHO: Consultant Team, City Staff, and others determined by Core Staff	
WHAT: The Consultant Team will present the day's work.		WHAT: Share and discuss the in-progress work with the Core Staff and/or City Staff/other stakeholders to gain any additional input on the	
5:00 PM	TEAM DEBRIEF (5-5:30PM)	BREAK (1HR)	
WHO: Consultant Team			
BREAK		PUBLIC OPEN HOUSE	
6:00 PM		TEAM WORK SESSION & DINNER (6-8PM)	
TEAM DINNER		WHO: Consultant Team	
		WHAT: Continue to develop sketches, diagrams, and recommendations for the alternatives.	
7:00 PM			

LEGEND

Teal Time Slot Workshop activities and Consultant Team schedule. City and/or Core Staff are invited at specific times throughout the Workshop to offer feedback.

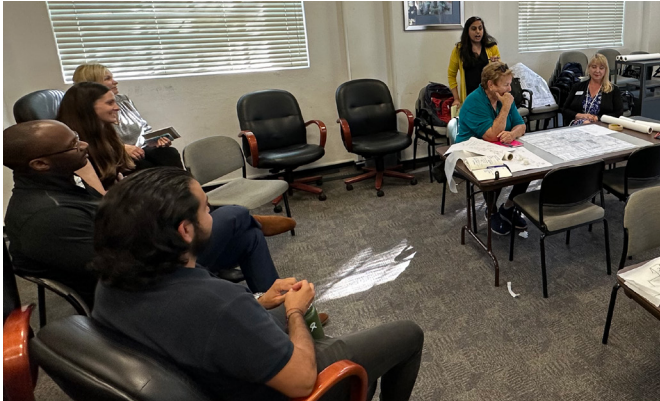
Yellow Time Slot Available "Breakout" times, which can be one-on-one or group listening sessions, scheduled by Staff in half-hour or hour increments. Stakeholders or decision-makers would be invited to the Workshop to meet with the Team to witness the progress being made and discuss any visions, needs, and issues.
Note: Every yellow time slot does not need to be filled, but we welcome as many stakeholders and decision-makers that can be scheduled at these times to stop by the Workshop and offer their input!

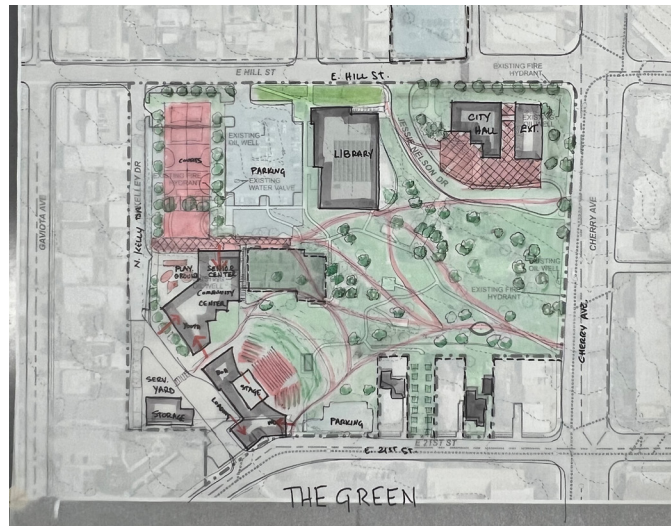
Green Time Slot Reserved time for outreach sessions.

Pink Time Slot Times where community members are invited to the Workshop.

Black Time Slot Voided time slots in the "Engagement" columns to ensure that stakeholder meetings are not scheduled during particular moments throughout the workshop.

WORKSHOP DAY 1 PHOTOS





WORKSHOP DAY 3 PHOTOS



"THE GREEN"

"The Green" places the new amphitheater to the west side of Spud Field where it is served by a southerly extension of Kelley Drive to 21st Street. A new community center with senior, adult, teen, and children activity spaces, is built just to the north of the amphitheater. An enlarged sports court and children's play area adjoins Hill Street and connects south to the community center. A City Hall annex is built directly east of the existing facility and Jessie Nelson Circle is replaced with an extension of the park.



"THE TERRACE"

"The Terrace" places the new amphitheater just to the west of the existing Bruce May Memorial stage (currently used for summer concerts). Additional park land and walking paths replace Spud Field. A new Civic Center facility (a combined City Hall and community center with senior, adult, teen, and children indoor and outdoor activity spaces), is placed just north of the new park space and south of an expanded Hill Street parking lot. Kelley Drive is improved as an alley south to 21st Street. Jessie Nelson Circle is transformed into a pedestrian plaza fronting City Hall, which is renovated for cultural activities and incorporates other art opportunities.



"THE CAMPUS"

"The Campus" establishes a new amphitheater towards the center of the park and places sports courts and a play area to the west of the amphitheater in the vicinity of the existing Spud Field. A new Civic Center facility (a combination of City Hall and the community center with senior, adult, teen, and children activity spaces), is placed west of the Signal Hill Library while the existing City Hall is renovated for cultural activities. Kelley Drive is widened and improved with a cul-de-sac to provide enhanced access to the community center and adjoining residential properties.



THE CAMPUS 2.0

This revised scheme of “The Campus” is a result of feedback from Council member breakout sessions after the Design Workshop plus additional feedback from Staff. Significant changes that distinguish The Campus 2.0 from the scheme developed at the Workshop are:

- City Hall and the Community Center are shown as two separate buildings connected by a bridge and courtyard in between, to show that the programs can be constructed in phases.
- A children's play area is shown.
- The sports courts have been reconfigured to add more seating in the area and articulate the topography change between the Community Center and sports courts.
- The City Hall Entry Garden at the northeast corner, originally from “The Terrace” scheme, is added to this scheme.
- The ramp from Jessie Nelson Circle is thinner to bring back more greenspace.

The Campus 2.0 was presented at the December 5, 2023 City Council Study Session.



THE CAMPUS 3.0

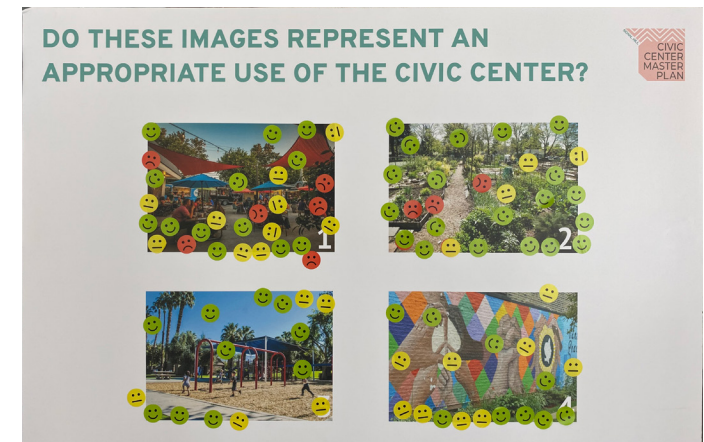
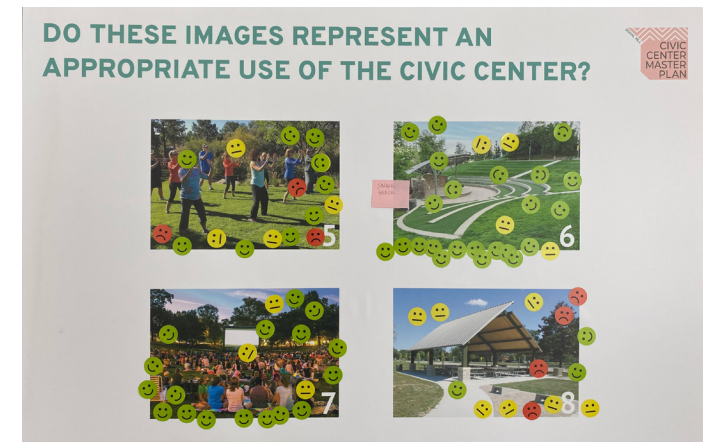
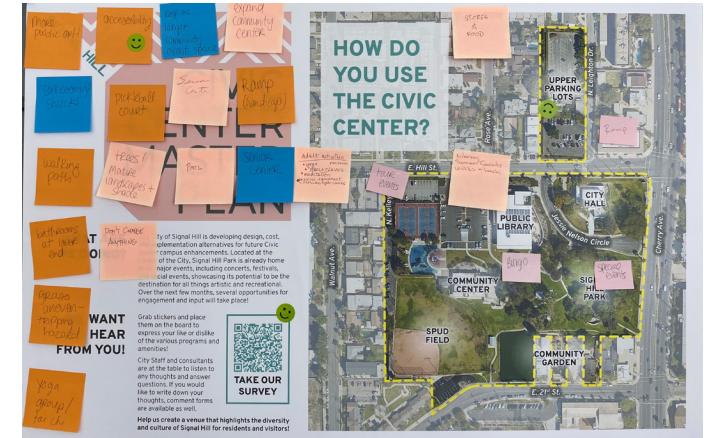
City Council provided additional feedback to the design alternative during a Study Session in December 2023. In January and February of 2024, the Project Team worked with City staff to better determine anticipated future needs and the programming requirements of the Community Center and the back-of-house for the Amphitheater, impacting the sizes of both buildings and the placement of surrounding context. Due to programming and other revisions, such as the removal of the storage sheds at the end of Kelley Drive and no longer incorporating new City Hall offices into the scheme, City staff requested that The Campus 3.0 be presented to Council members during breakout sessions in March 2024. The Campus 3.0 is most similar to the final Master Plan in this document.





POP-UP 1: CONCERTS IN THE PARK

AUGUST 16, 2023



POP-UP 2: HALLOWEEN CARNIVAL

OCTOBER 28, 2023



CIVIC CENTER MASTER PLAN

WHAT ARE WE DOING?

The City of Signal Hill is developing design, cost, and implementation alternatives for future Civic Center campus enhancements. Located at the center of the City, Signal Hill Park is already home to its major events, including concerts, festivals, and social events, showcasing its potential to be the destination for all things artistic and recreational.

On October 5-7, 2023, the City hosted a Master Plan Workshop where three draft design options were prepared: "The Campus," "The Terrace," and "The Green." Each option includes many individual ideas drawn from community input.

As you look at each of the options, think about which ideas appeal to you and let us know your preferences in the survey below!

WE WANT TO HEAR FROM YOU!

Help us create a vision that highlights the diversity and culture of Signal Hill for residents and visitors.

TAKE OUR SURVEY

CIVIC CENTER MASTER PLAN

OPTION 1 "THE CAMPUS"

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CIVIC CENTER MASTER PLAN

OPTION 2 "THE TERRACE"

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CIVIC CENTER MASTER PLAN

OPTION 3 "THE GREEN"

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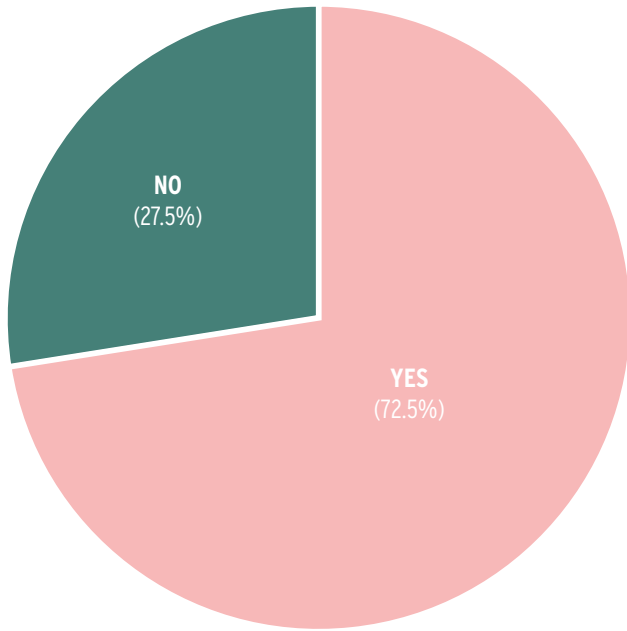
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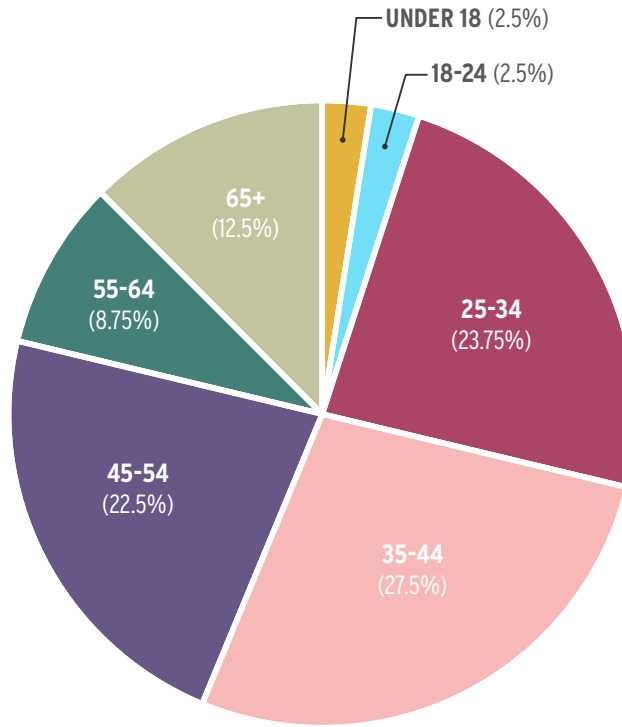
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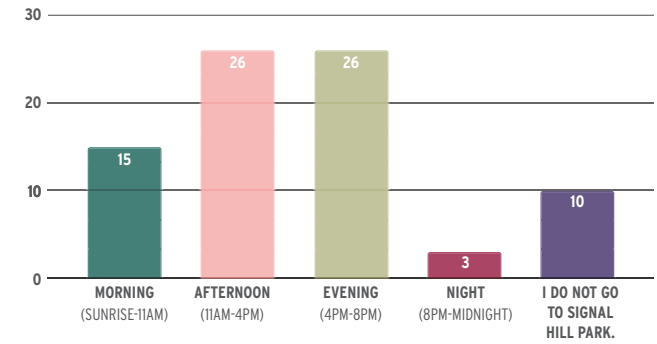
TAKE OUR SURVEY



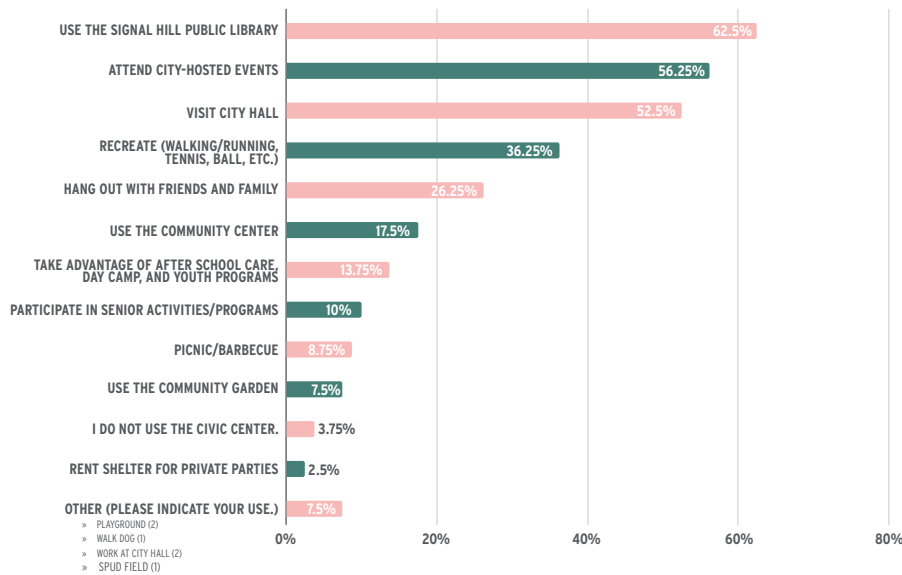
QUESTION 1
Do you live in Signal Hill?



QUESTION 2
What is your age?

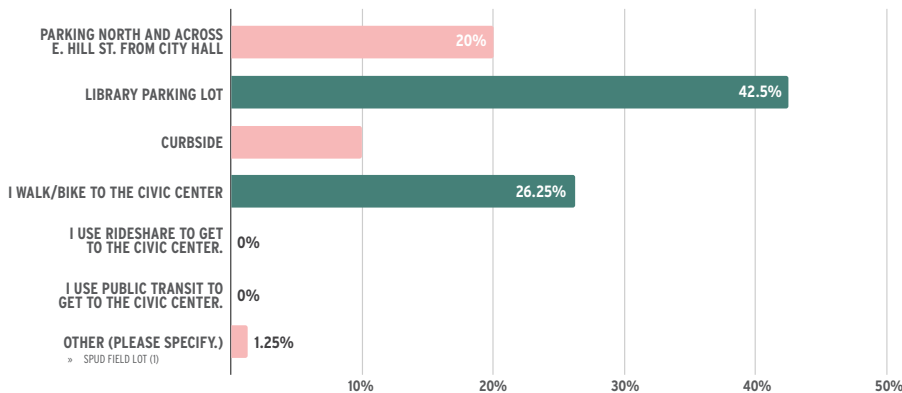


QUESTION 3
What time of day do you typically frequent Signal Hill Park?



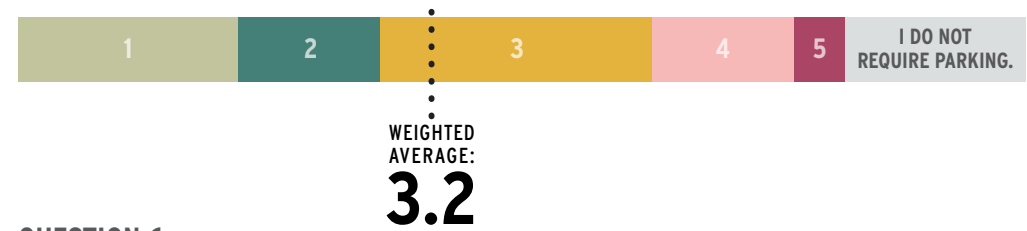
QUESTION 4

How do you use the Signal Hill Civic Center?



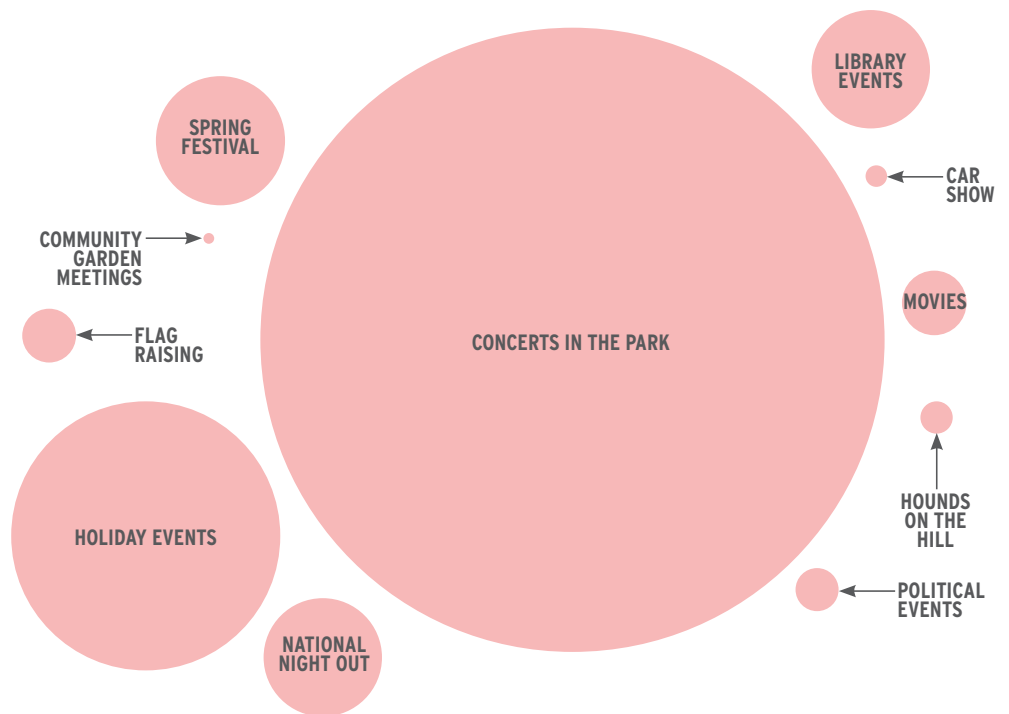
QUESTION 5

Where do you typically park?



QUESTION 6

Describe ease of parking when you come to the Civic Center on a scale of 1-5 with 1 being easy and 5 being difficult.



QUESTION 7

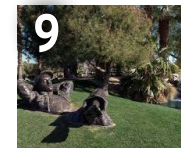
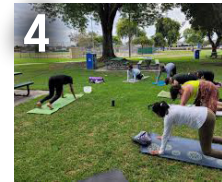
What events have you attended at Signal Hill Park?



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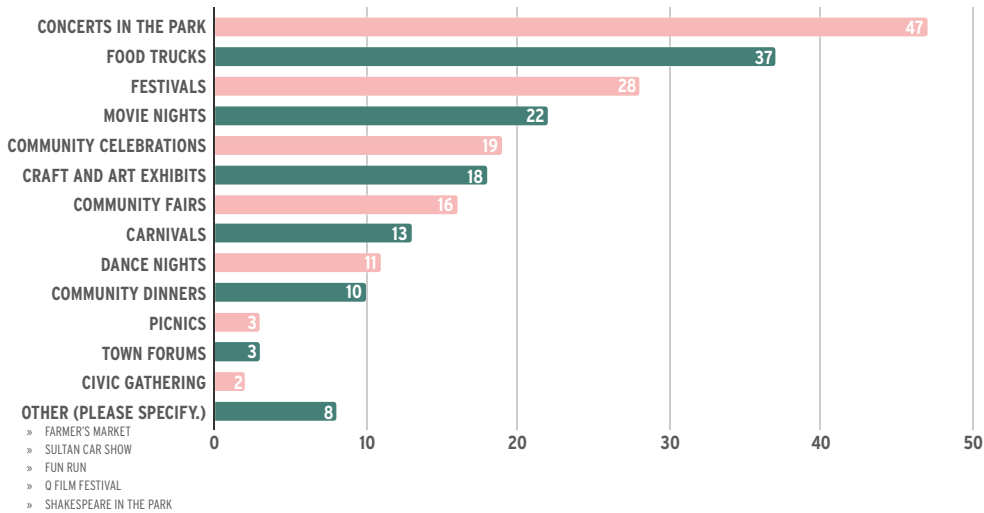
QUESTION 8

When you went to the events noted in the previous question, describe ease of parking on a scale of 1-5 with 1 being easy and 5 being difficult.



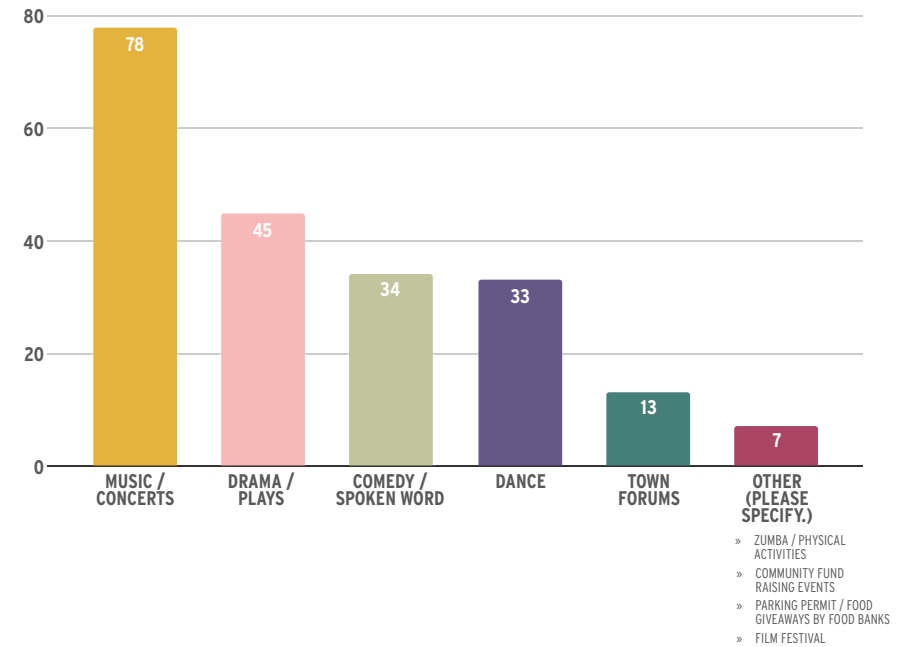
QUESTION 9

A civic space is a place for activities, engagement, and enjoyment of daily life. Select three (3) of the following images that, based on your opinion, best represent an appropriate use of Signal Hill civic space.



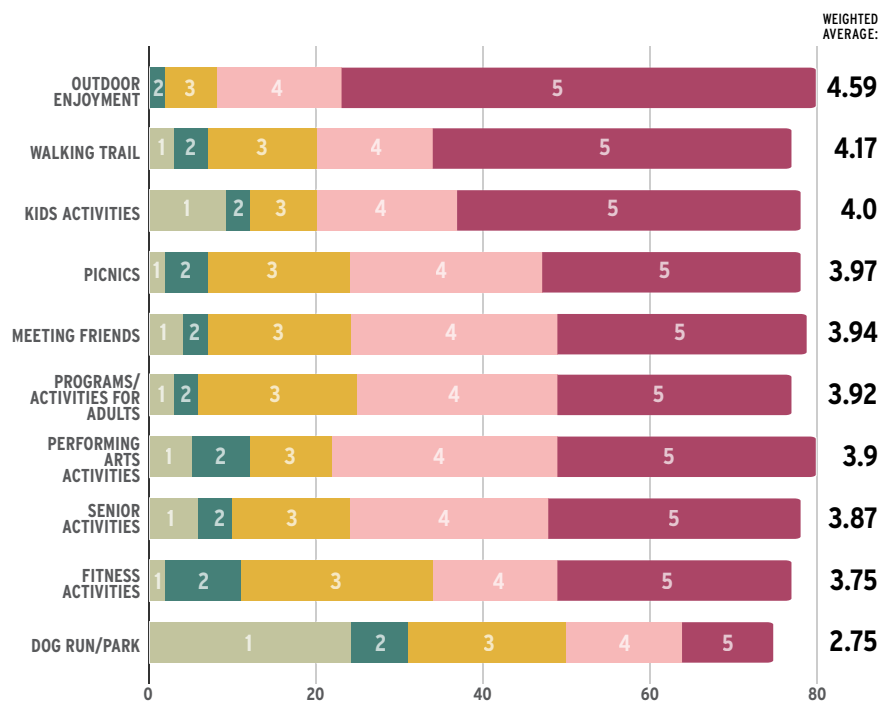
QUESTION 10

What special events would you like to see hosted at Signal Hill Park? Pick three.



QUESTION 11

The City was awarded funds for a new amphitheater in Signal Hill Park. What events would you like to see in the new amphitheater? Select all that apply.



QUESTION 12

Tell us on a scale of 1 to 5, with 1 not important and 5 very important, how key the following activities or amenities are for the future success of Signal Hill Park.

- » **Safety**
- » **Pickleball courts**
- » **More trees, vegetation, walking paths**
- » **Dog park**
- » Great sound system
- » **Food truck** Fridays / more street vendors
- » More disabled parking
- » More community gardens
- » **Upgraded playground** (more shade)
- » New picnic tables/shelters
- » **More parking**
- » **Tennis courts**
- » **Reimagined Community Center**
- » Skate Park
- » Keep the tree canopy
- » Swimming pool
- » Better access for pedestrians
- » More connectivity and flow between spaces
- » Farmer's Market
- » Fix Spud Field (not remove it)
- » Clean, modern public restrooms
- » Renovation of City Hall facade
- » Rental space in Community Center
- » Fix uneven grass
- » Repurpose Spud Field
- » Senior Center
- » Fitness equipment, exercise space
- » Housing
- » Accessibility

QUESTION 13

Are there any key improvements to the Civic Center that you would like to see?

"We love the location! The library and playground is a fun area for families to congregate!"

"Thank you for being so welcoming and accessible."

"We need to allow access for people with disabilities it is extremely hard to get anybody around in a wheelchair very dangerous to get a person in a wheelchair into that park we need better handicap access."

"Make sure it enhances the diversity of our community."

"I may not use it but it is a outstanding place for community activities and one residents should be proud of."

"Make sure there's plenty of cameras, all around the area to protect us from vandalism, burglary, and the riffraff."

"Please make sure that in whatever final decision is made that spud field is included. My family has been enjoying it for over 30 years and my kids still enjoy it and we don't want to lose it."

"Let's make it the best space ever to allow users of all ages to enjoy it!"

"Prioritize safe walking and biking trails rather than parking."

"Please do not reduce the park area and preserve the magnificent trees."

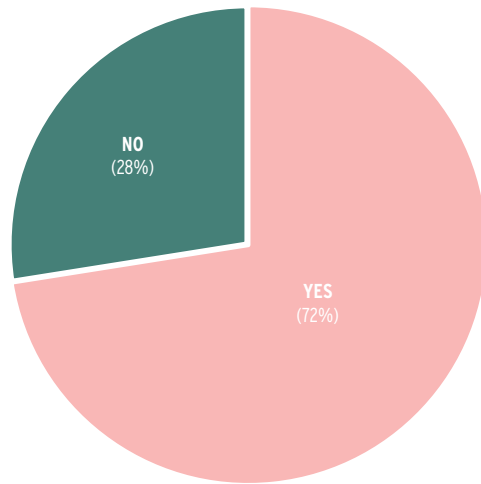
"More events for teens."

"I think this is an once-in-a-lifetime opportunity to re-do the Civic Center. City council, don't hold back. Spend whatever it takes to give your residents what they deserve!"

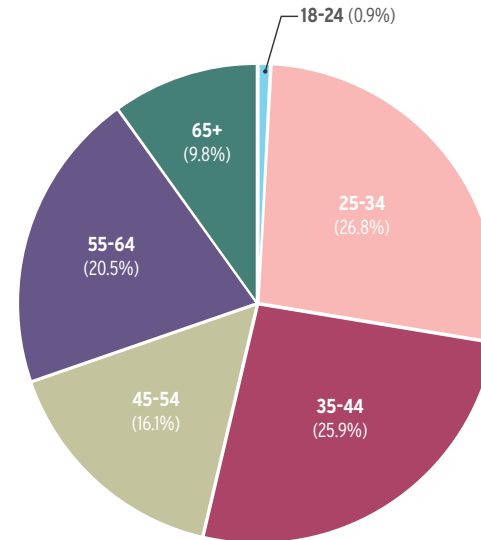
"Can't wait to see it come together."

QUESTION 14

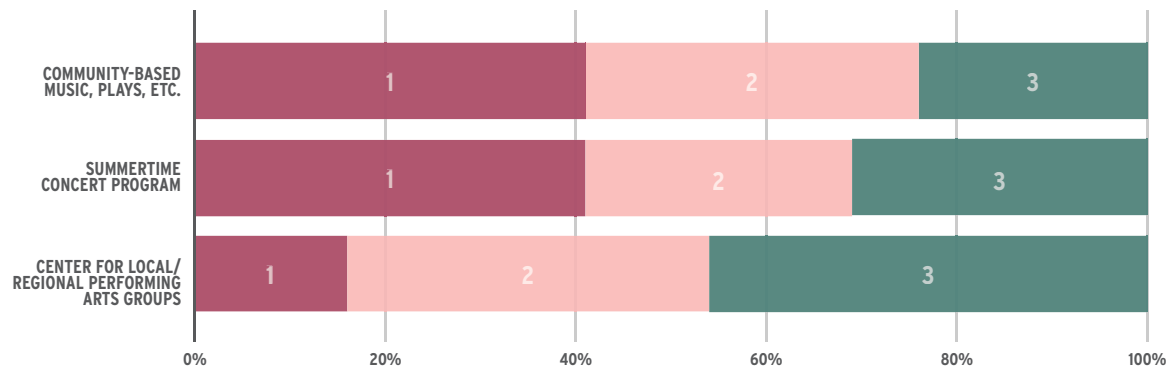
Last but not least, is there anything else about the Civic Center that you want to share?



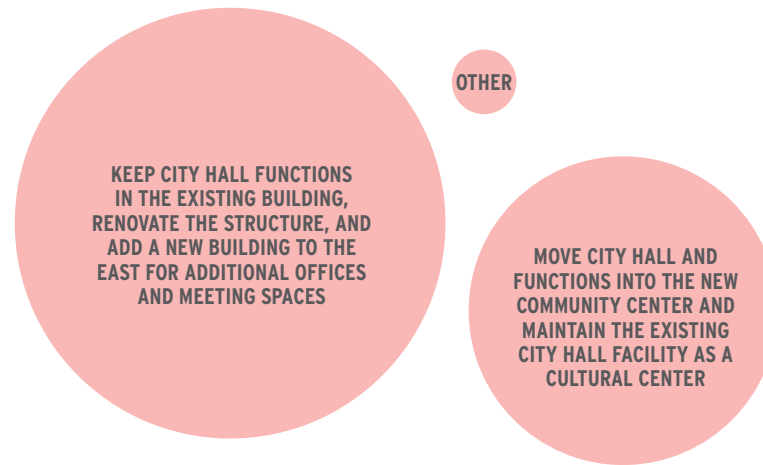
QUESTION 1
Do you live in Signal Hill?



QUESTION 2
What is your age?

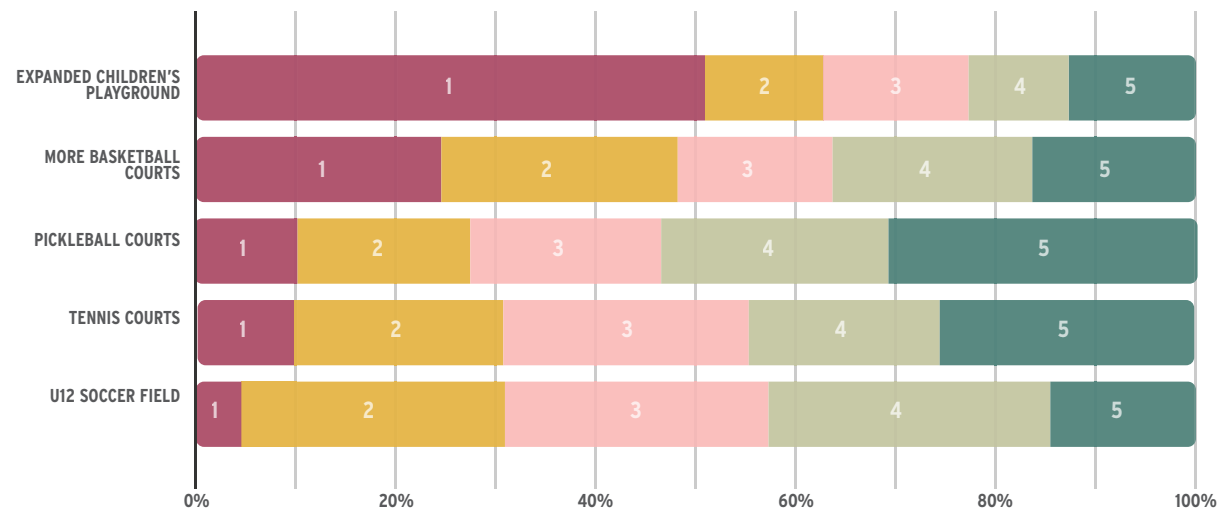


QUESTION 3
Rank the following programs for the proposed amphitheater in order of preference.



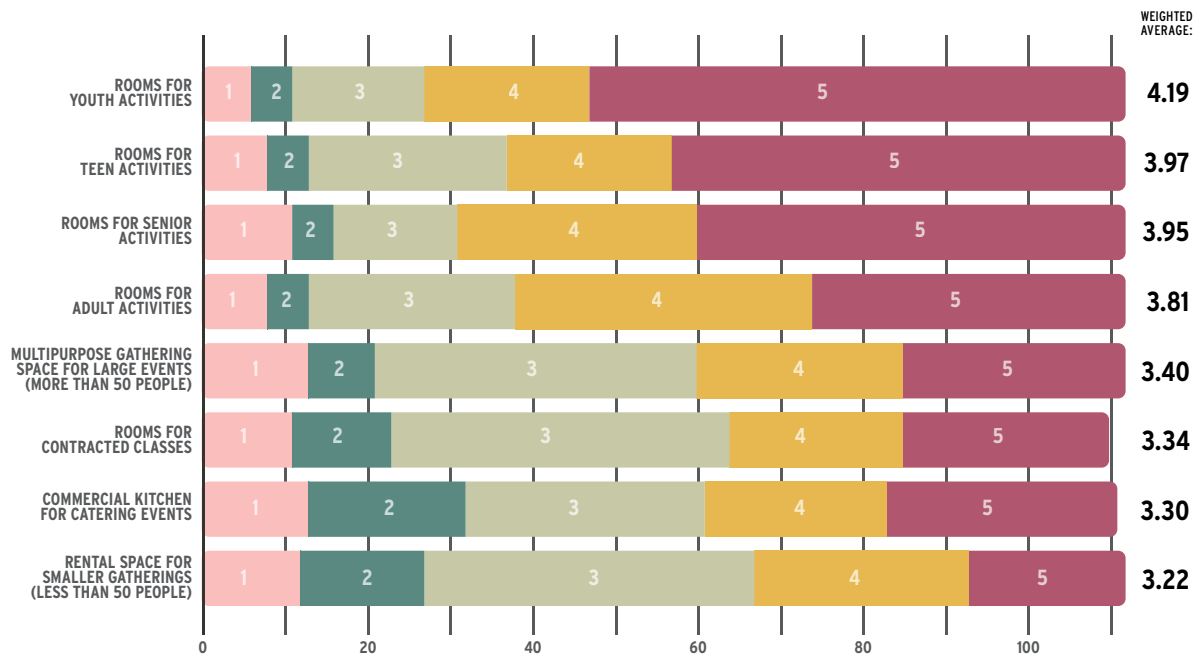
QUESTION 4

How should the existing City Hall building be reimagined?



QUESTION 5

For recreation, the Civic Center currently has two high-school sized basketball courts, a children's playground, and a non-regulation size baseball field. Rank the following sports or recreation facilities you would use from most to least.



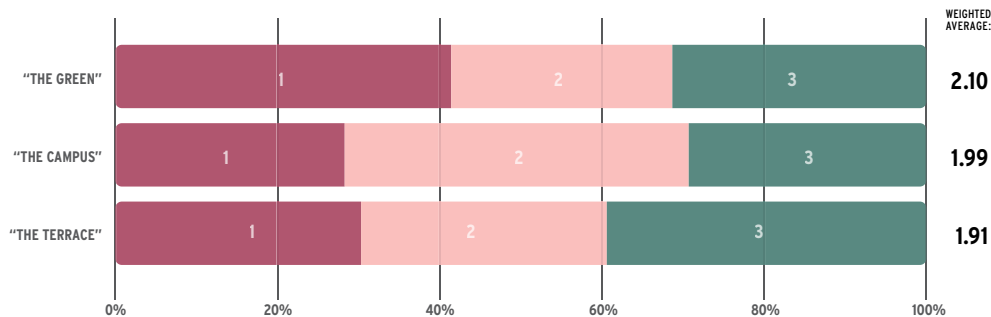
QUESTION 6

Tell us on a scale of 1 to 5, with 1 not important and 5 very important, how key the following spaces are for the programming of a new Community Center.

1. **More recreational spaces.**
2. **City Hall expansion or relocation.**
3. **New Community Center.**
4. **More accessible walking paths and open green space.**
5. **New amphitheater.**
6. **Expanded Community Garden.**
7. **More on-site parking.**
8. **Outdoor exercise equipment.**

QUESTION 7

Rank the following uses for the Signal Hill Civic Center in order of preference.



QUESTION 8

Now that you have reviewed the three options and answered the above questions, rank the master plan alternatives in order of preference.

- » Wheelchair and stroller-friendly walking spaces
- » Outdoor sheltered space for adult/group fitness
- » Dog area
- » Access to community rooms for teaching
- » Beach volleyball court
- » More Community Garden space
- » Kids splash pad
- » Nature gardens
- » Tennis courts
- » Swimming facility
- » More on-site parking, electric charge stations
- » Less on-site parking and more activities
- » Recreational facility
- » Black box theater in the new Community Center
- » Soccer field
- » Skate park/skate area
- » Meditation or walking labyrinth
- » Spaces for food trucks

"Most residents don't want additional traffic and noise coming into our neighborhood. We're a small City we don't really need all that's being proposed in the three designs."

"Keep in mind that performances occur once or twice a month while regular (frequent) daily/weekend use should be prioritized."

"I'm concerned that areas for outdoor youth recreational activities such as soccer, flag football, etc. are being eliminated or reduced."

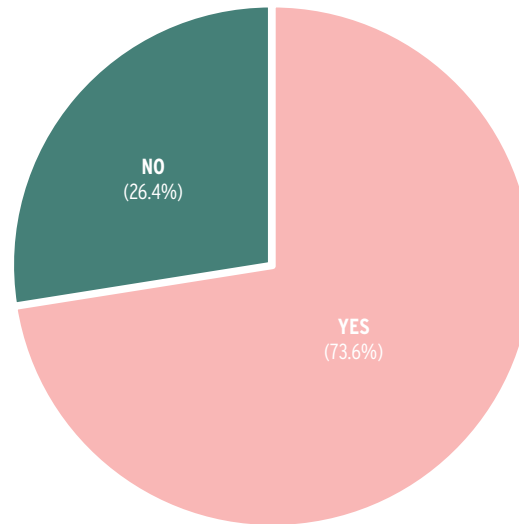
"I would hope the renovation is a phased project that leaves some spaces open for community events."

"I like the new City Hall, even with the new location in the Campus, but also like the expansion of City Hall in the same location."

"I think that the campus design offers the most flexibility and enhances the Civic Center without losing anything that it already has."

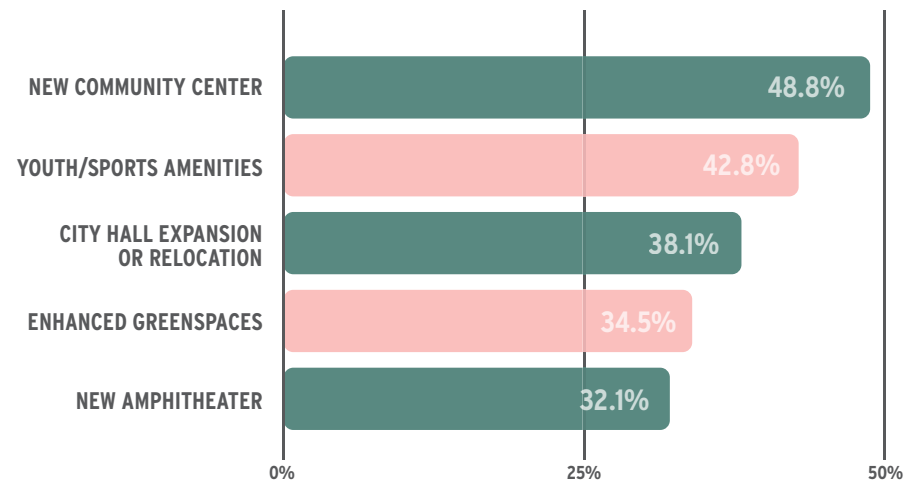
QUESTION 9

Are there uses that are not in any master plan options or anything else about the three designs you want to share?



QUESTION 10

Would you be supportive of a voter-approved bond measure to help fund a specific improvement?



QUESTION 11

If yes, which improvements? Select two.

COMMISSIONER & COMMITTEE PRESENTATIONS

SUSTAINABLE CITY COMMITTEE (OCTOBER 3, 2023)

The Consultant Team introduced the Project to the Sustainable City Committee in advance of the October 5-7 Design Workshop to receive any feedback and/or ideas about the Civic Center to be incorporated into the design alternatives. Comments included:

- Incorporate a state-of-the-art sound system that can be used continuously throughout the year.
- Raise awareness about the Workshop/Project at the Rock and Gem Show and the Last Book Sale
- Questions about financing for the Project, which will be presented to City Council at the conclusion of the Project.
- Metropolitan Water Wise grants, if anything about sustainability grants can be rolled into the Project.

PLANNING COMMISSION (OCTOBER 17, 2023)

The Consultant Team presented the three design alternatives produced at the October 5-7 Design Workshop to the Planning Commission, as well as a general overview of the Project, Workshop, and next steps. Comments from the Commissioners included:

- Support was shown mostly for “The Green” and “The Campus.”
- Observe the park during the day to see how spaces are being used today.
- Ensure that the North Parking Lot will be used.
- Rent community rooms to allow for the community to come together.
- Get a better understanding of phasing and financing.
- Prioritize accessibility and seniors.

PARKS AND RECREATION COMMISSION (OCTOBER 18, 2023)

The Consultant Team presented the three design alternatives produced at the October 5-7 Design Workshop to the Parks and Recreation Commission, as well as a general overview of the Project, Workshop, and next steps. Comments from the Commissioners included:

- Support was shown mostly for “The Green” and “The Campus.”
- Do not let amphitheater limit everyday uses of the park.
- Pull elements from all alternatives.
- Emotional connection to existing City Hall.
- Favor of a City Hall annex next to the existing City Hall.
- One-way traffic at surrounding streets.
- Do not mess with the existing parking lots.

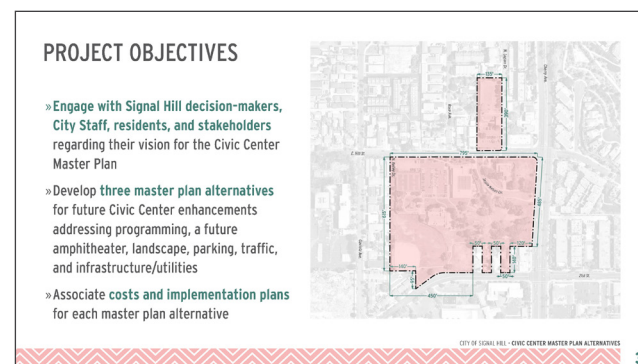
DIVERSITY COALITION COMMITTEE (OCTOBER 19, 2023)

The Consultant Team presented the three design alternatives produced at the October 5-7 Design Workshop to the Parks and Recreation Commission, as well as a general overview of the Project, Workshop, and next steps. Comments from the Committee included:

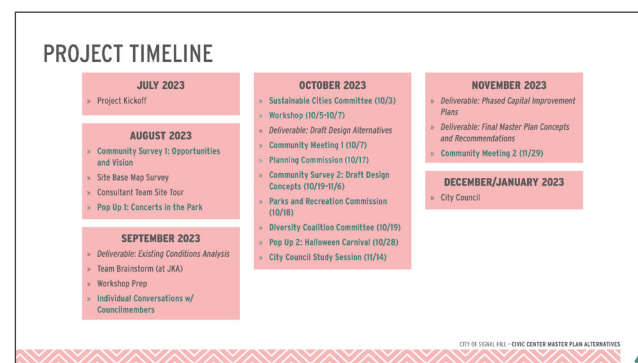
- Ensure the Plan does not decrease the amount of parking.
- Accessibility: distance to the amphitheater in “The Green” may be too far from the North Parking Lot.
- Are there ramps that would be a segway for a wheelchair?
- Limit stairs.
- “The Terrace” seems most accessible.



Title page of the presentation given to decision-makers.



Presentation slide listing objectives for the CCMP.



Presentation slide for the anticipated Project timeline.



CCMP FUNDING ASSESSMENT

MARCH 19, 2024



Carlo Tomaino
Grissel Chavez
City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755

RE: Funding of Civic Center Master Plan

The City, through the Signal Hill Municipal Financing Authority ("Authority"), proposes to issue lease revenue bonds ("Bonds") to finance a portion of the City's Civic Center Master Plan ("CCMP"). This memo will provide the analysis of the potential financing available.

Currently, the City makes payments on the Authority's 2018 Lease Revenue Bonds ("2018 Bonds"). The average annual payment is \$880,000. The payments are due through Fiscal Year 2031-32. However, the Successor Agency annually repays an advance made prior to the dissolution of redevelopment agencies, and the City is accumulating those funds to prepay the full balance of the 2018 Bonds on December 1, 2026. Starting in Fiscal Year 2026-27, the redemption of 2018 Bonds will provide \$880,000 for CCMP funding within the City's current budget.

In addition, when the Successor Agency's outstanding bonds, City advance and other enforceable obligations are fully repaid, the Successor Agency will be terminated and any tax increment that is currently allocated to the Successor Agency will be

reallocated among taxing agencies, including the City, as regular property tax. This reallocation of property tax revenue is expected to commence in Fiscal Year 2027-28. The amount currently allocated to the Successor Agency is approximately \$5.1 million. The net increase in revenue to the City when the Successor Agency is terminated is anticipated to be \$580,000. This takes into account the reduction in "passthrough" payments the City currently receives from the Successor Agency, as well as the elimination of the City administration fee currently charged to the Successor Agency.

The final amount anticipated to be available to pay debt service on Bonds for the CCMP is from other revenue increases of \$400,000 above the amount included in the current Fiscal Year 2023-24 budget, expected between now and bond issuance.

The total revenue available for debt service is expected to be \$1,860,000 in Fiscal Year 2026-27.

The Bonds will be secured by Lease Payments, similar to the 2018 Bonds. Lease Revenue Bonds require the lease of a City-owned asset to the Authority and a lease-back of the asset to the City. The City makes lease payments to the Authority, and the Authority uses the lease payments to pay principal and interest to the bondholders. Under California law, the lease payments cannot exceed the fair rental value of the leased asset, nor can the City make lease payments for an asset to be constructed, until the construction is complete.

The fair rental value of the leased asset is typically determined to be the debt service payable on the Bonds if the bond par amount is similar to the value of the leased asset insured for property damage, plus any land. Since it is unlikely that any one asset of the City is valued at \$28 million, it is reasonable to assume that the new assets to be constructed would be the leased assets. An amount equal to interest on the Bonds during the construction period ("Capitalized

Interest") would be set aside from Bond proceeds in a special fund to make lease payments until the City has use and occupancy of the new facilities, plus an additional 6 months to account for construction delays. For our funding analysis, we included 24 months of Capitalized Interest. The Bonds would be issued in June 2026 for this scenario.

Using interest rates as of March 6, 2024 and debt service of \$1,860,000 commencing in Fiscal Year 2028-29, the City could raise approximately \$28 million for the CCMP facilities. The current effective interest rate is 4.16%.

Using the assumptions described, if interest rates increased by 0.5% before the Bonds were issued, net proceeds would be reduced by \$1.6 million. If the Capitalized Interest period can be reduced by 6 months, \$680,000 of additional proceeds would be available. In addition, the City will collect the incremental revenue (described earlier) during the Capitalized Interest period, which could be applied toward additional costs of the CCMP.

YOUTH CENTER FACILITY ASSESSMENT

JUNE 3, 2024



The Youth Center building, located at 1780 East Hill Street, has been an engaging environment for children and families and served as a vital community hub. On a daily basis, the Youth and Community Center serves more than 100 kids under the age of 14, young adults under the age of 18, seniors older than 55, and residents from adjacent cities such as Long Beach, Lakewood, and others. Programs offered include after-school recreational programs, summer day camp, educational and resource seminars, homework assistance programs, food distribution programs for seniors, and a summer food distribution program for school-aged children. However, the building's aging infrastructure, as well as its inability to meet the circulation and space needs, now limits its ability to serve its users and fully support the diverse programming needs.

The Youth Center was originally constructed in 1951 and underwent notable renovations in 2000. The existing building features a conventional wood frame over a concrete slab foundation, wood-framed exterior walls, a flat modified bitumen roof, and steel-framed windows. The interior finishes vary in age and include painted gypsum board, wallpaper, fiberglass paneling, ceramic tile, and unfinished surfaces. The HVAC system consists of package units, makeup air, and a split system unit, all of which are nearing the end of their life cycle. The electrical system is outdated and unreliable, and the plumbing system, though functional, shows significant wear. The building is equipped with fire extinguishers and a fire

alarm system but lacks a fire suppression system. The existing state of the Youth Center has prompted considerations for significant upgrades or rebuilding to ensure continued service to the community.

The City's Public Works department along with a facility assessment firm, Bureau Veritas, conducted a Facilities Condition Assessment (FCA) of the existing Youth Center. A draft FCA dated March 15, 2024, was reviewed as part of the Civic Center Master Plan (CCMP) preparation. JKA and the City's team also reviewed the condition of the existing facility. The infrastructure-related deficiencies include the following:

- **Mechanical and HVAC Systems:** The heating, ventilation, and air conditioning (HVAC) systems are nearing the end of their life cycle and frequently break down. This affects the comfort and air circulation, making it difficult to maintain appropriate temperatures during extreme weather conditions. Staff currently use several space heaters and fans to address heating and cooling issues.
- **Electrical Systems:** The electrical system in the Youth Center is severely outdated, with most equipment having surpassed its expected lifespan, leading to an unreliable power supply that disrupts daily activities and creates safety risks. The building's electrical capacity cannot meet the modern demands of current youth centers. Consequently, the center lacks essential technology such as computers and SMART classrooms, limiting children's access to technological benefits. The electrical infrastructure, which was sufficient when the building was constructed in 1951, is now inadequate for today's needs.
- **Plumbing and Water Systems:** The plumbing system, including water heaters and fixtures, shows significant wear and tear. This leads to an inconsistent hot water supply and costly



sanitation services, making the City's high standard of maintain for hygiene and maintenance a challenge.

- **Interior and Exterior Conditions:** Flooring, walls, and ceilings are in varying states of disrepair. The poor condition of these surfaces not only affects the aesthetic appeal but also poses potential tripping hazards and other safety concerns.
- **Drop-off Location and Accessibility:** The entrance to the building and general circulation within the building are not ADA compliant. The building and adjacent parking lot will require extensive upgrades to meet current accessibility needs.
- **Heat Shelter and Emergency Use:** The Youth Center does not meet the temperature control, electricity, ventilation, accessibility, and

communication requirements to serve as a heat shelter or emergency disaster center.

- **Removal of the Shooting Range:** The police department's shooting range is currently located in the basement of the Youth Center, which raises significant concerns due to the noise and disruption it causes. It is crucial to find a new location for the shooting range to ensure a more suitable and peaceful environment for the youth and the community members who use the center. Relocating the range will greatly enhance the overall atmosphere and usability of the Youth Center.
- **Visibility for Site Supervision and Safety:** The existing facility layout is not conducive for general supervision of children. Segmented into three main areas for varying age groups, the facility does not allow for ease of visibility of all three

groups from the main staff/supervisory offices, and visibility and access to the main entrance are not visible either. Diligent supervision is required to ensure that children under our care do not meander through the stairways or nook areas that provide easy hiding spaces, not only for children, but for any adult who may happen to enter the building.

Given these limitations, the City should consider rebuilding the facility to better serve the community. The current infrastructure's limitations hinder its ability to support the diverse and intensive needs of children's programs. A new, modern facility would provide a more functional and reliable environment, ensuring that programming can continue without the interruptions and risks associated with aging and failing systems.



Existing Youth Center.

SIGNAL HILL

CIVIC CENTER MASTER PLAN

SIGNAL HILL
CITY HALL