



Building A Better Long Beach

June 7, 2010

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute an Agreement Regarding Percent for Public Art and a First Amendment to Agreement Containing Covenants Affecting Real Property with Lyon West Gateway, LLC, for the Lyon West Gateway project. (Downtown – District 1)

DISCUSSION

On July 2, 2007, the Redevelopment Agency (Agency) approved a Disposition and Development Agreement (DDA) with Lyon West Gateway, LLC (Developer) for the development of 291 residential units and 15,580-square-feet of first-floor retail space (Project) in the West Gateway area (Exhibit A – Site Map).

The DDA provides for the Developer to pay a Public Art fee in the amount of \$607,416. The Developer chose to install Public Art onsite, so only 15% of the fee (\$91,112.40) was collected upon execution of the DDA. The remainder (\$516,303.60) was to have been paid by the Developer to the artists as the Public Art was fabricated and installed.

The Public Art for the Project consists of two components (Exhibit B – Public Art Components):

1. Providing space within the Project for an art gallery to be programmed by the Arts Council and the Museum of Latin American Art (MoLAA) and a five-year operating subsidy.
2. The design, fabrication and installation of an outdoor mural on the west-facing stairwell wall at Broadway and Magnolia Avenue.

Representatives from the Arts Council and MoLAA have been working with the Developer and Agency staff to design the gallery space and program the quarterly exhibits. The Developer has been constructing the tenant improvements to prepare the space and have it ready for occupancy at the grand opening of the Project this summer. The mural artist has set up his studio and is beginning work on the mural, which is anticipated to be installed in summer 2011.

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As the Developer is nearing completion of the Project and the Public Art has not been finished, staff recommends that Agency and Developer enter into an Agreement Regarding Percent for Public Art to memorialize their agreement regarding completion by the Developer of its Public Art obligation. The Agreement further details the payment by the Developer of the remainder of Public Art fee and how funds are to be disbursed by the Agency as the Public Art components are implemented.

The Agreement includes, as an attachment, a First Amendment to the Agreement Containing Covenants that outlines the requirement for the Developer to maintain the Public Art and the standards for such maintenance.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



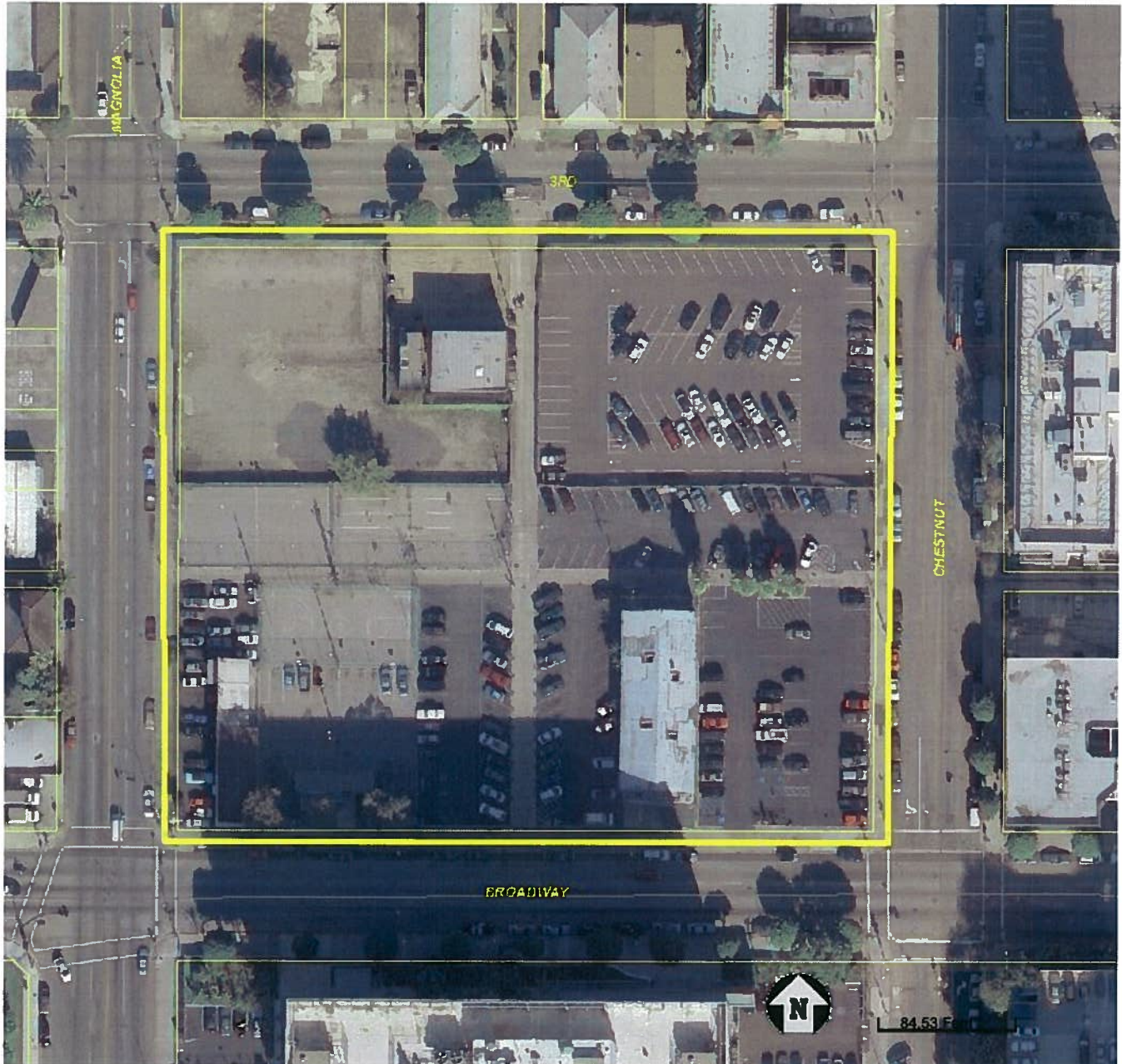
AMY J. BODEK
EXECUTIVE DIRECTOR

AJB:CSM:BEC

Attachments: Exhibit A – Site Map
Exhibit B – Public Art Components



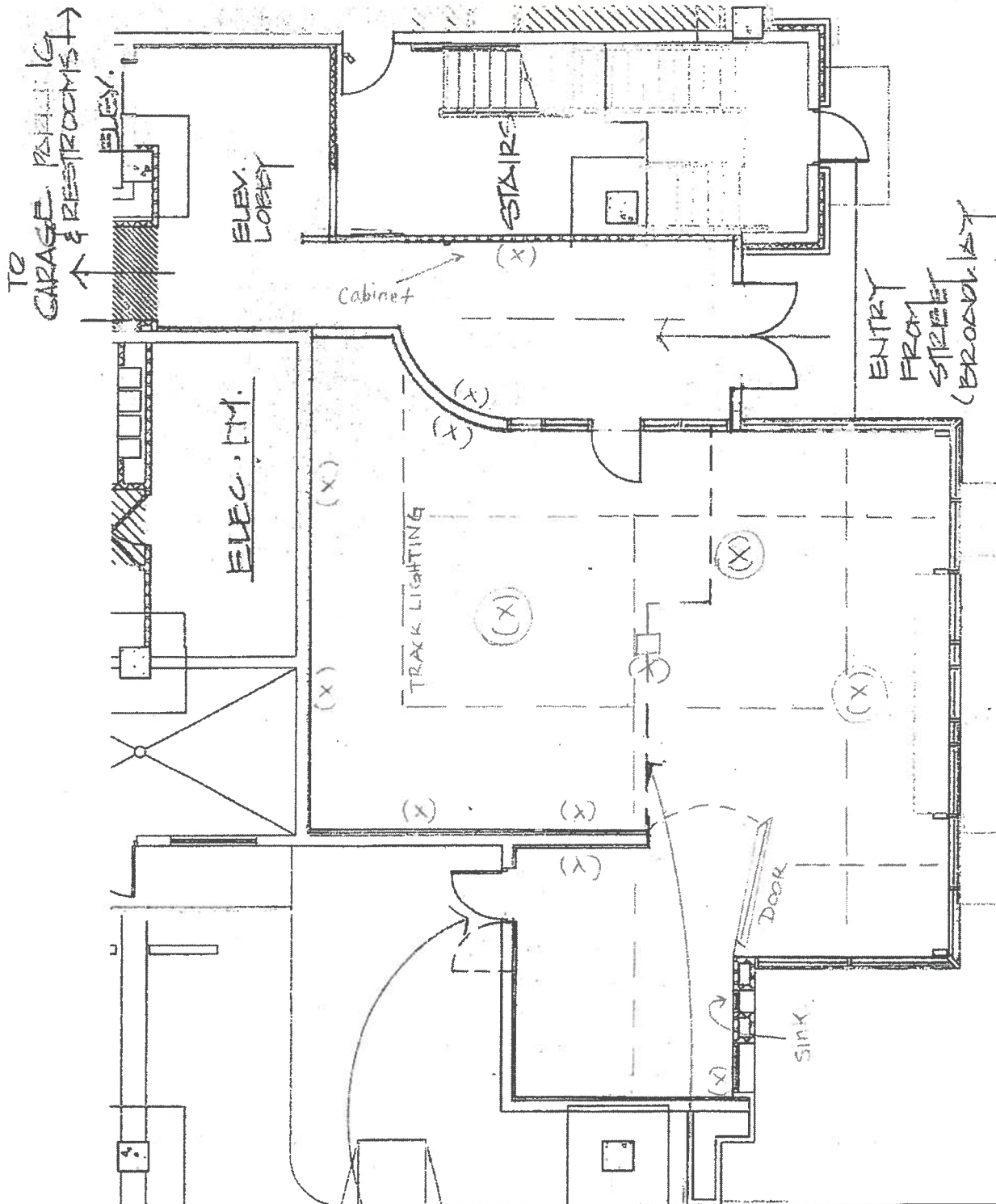
EXHIBIT A - Lyon West Gateway Site



Disclaimer

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Exhibit B



POSSIBLE TO
ADD DOUBLE
DOOR HERE
ALSO, MAY ADD
ELECT. SUPPLY
NEED LOCATION.

SOFT LINE
AREA.

GALLERY 421 - GALLERY
FLOOR PLAN

LYON ART. CO. 18th

ENTRY FROM STREET (BROADWAY)

ELEC. RM.

ELEV. LOBBY

STAIRS

Cabinet

TRACK LIGHTING

Dook

SINK

TO GARAGE PARKING & RESTROOMS

ELEV.

Photo
simulation of
mural in
place on
stairwell wall

