



Building A Better Long Beach

February 2, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into a Memorandum of Understanding with California State University, Long Beach to negotiate the development of the Broadway Block. (Downtown – District 2)

DISCUSSION

The Redevelopment Agency (Agency) has spent many years exploring different development concepts for the Broadway Block, bounded by Broadway, Long Beach Boulevard, 3rd Street and Elm Avenue. In May 2005, the City of Long Beach (City) and the Agency jointly released a Request for Proposals (RFP) for a multiple block development along Long Beach Boulevard between 1st Street and 3rd Street. The RFP included the Broadway Block. In July 2005, the City and the Agency received four development team proposals for the Broadway Block.

Based on the extensive review of all proposals, on January 11, 2007, Agency and City entered into a Memorandum of Understanding (MOU) with Williams & Dame Development, Inc. to allow for preliminary negotiations and terms regarding the development of the Broadway Block. The concept of housing for California State University, Long Beach (CSULB) students was introduced and explored during these negotiations but no significant movement occurred. The MOU has since expired and Williams & Dame no longer has any involvement in the block.

Agency staff wishes to continue negotiations with CSULB personnel and recommends execution of an MOU regarding development of student housing for the graduate arts program, which will detail the following understandings:

- Term: The term of the MOUs shall begin when fully executed and expire 365 days thereafter.
- Property Acquisition and Disposition: The parties shall diligently negotiate the development of a portion of the Broadway Block, including defining the development components for a graduate arts program, graduate student housing, and art studios.

REDEVELOPMENT AGENCY BOARD MEMBERS

February 2, 2009

Page 2 of 2

- Development Process: Agency shall retain an architect to develop conceptual plans, which shall be jointly reviewed by Agency and CSULB. Agency shall initiate and fund initial planning efforts, including financial feasibility modeling, land planning, and land ownership issues. The parties shall work cooperatively to negotiate business points for a Disposition and Development Agreement (DDA) or a ground lease.

This project presents a momentous opportunity for the Agency, the City of Long Beach, and CSULB to have a significant arts and university presence in Downtown Long Beach, at the gateway to the East Village Arts District.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,



CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:CSM:BEC

Attachment: Exhibit A – Site Map

7281

17
SHEET

P. A.
7276-13

TRA
5536

REVISED
2004020607002001-28
2005/01/09

SEARCH NO

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
COPYRIGHT © 2002

2006

PG
9



MAPPING AND GIS
SERVICES
SCALE 1" = 60'

3RD ST

ST

BLVD 124

BLVD 86

BK
7260

PG
16

124 LONG BEACH

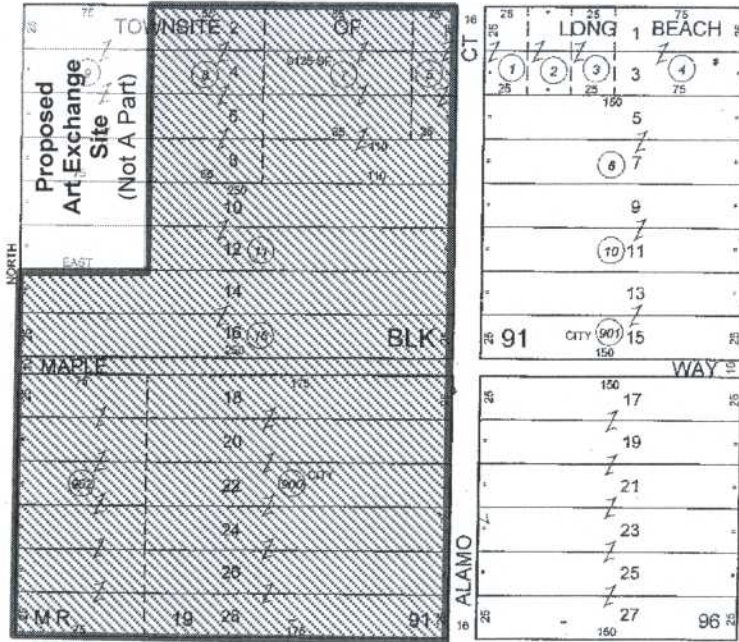


EXHIBIT A

CSULB
Project Site

BROADWAY

FM 10309

PG
18

ALL 900 SERIES PARCELS ON THIS PAGE ARE ASSESSED
TO THE REDEVELOPMENT AGENCY OF THE CITY OF
LONG BEACH UNLESS OTHERWISE NOTED