



Building A Better Long Beach

April 6, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into a reimbursement agreement with Portside Partners, LLC, and adopt a Resolution of Benefit for offsite landscape and wayfinding improvements at 600, 700, 870 and 880 Queensway Drive. (North – District 2)

DISCUSSION

Portside Partners, LLC (Developer) is currently developing two separate hotel projects in the general area between the Queen Mary and the former site of the Naga Restaurant along the South Waterfront. The Developer is completing construction of a new 178 all-suite Residence Inn by Marriott on the site of the former Naga Restaurant. In addition, on the east side of the Queensway Bridge, the Developer is re-launching the former Coast Hotel into a boutique hotel named Hotel Maya. In total, the Developer is investing more than \$90,000,000 into these projects.

As part of these two projects, the Developer proposes to enhance public access to the South Waterfront area with the assistance of the Redevelopment Agency (Agency). Included in these public improvements will be the extension of a pedestrian public access walkway along the waterfront from the public South Boat Launch north of the Residence Inn, past the Hotel Maya, and to the City's Special Events Park adjacent to the Queen Mary (Exhibit A – Site Map). This will provide continuous community access to bayside dining, boating and bicycling along the waterfront. In addition, the Developer has prepared a landscape plan that provides significant public enhancement along the coastal walkway, providing nodes for pedestrians and cyclists to stop and enjoy the views. The landscape plans include enhancing the entrance to Queensway Drive near the South Boat Launch, augmenting existing landscaping adjacent to the Queensway Bridge and providing additional signage for the on-street bike path along Queensway Drive. The Developer also proposes revisions and enhancements to wayfinding signage in the general area. Agency staff is supportive of these efforts to enhance public access to the area (Exhibit B – Site Map).

The Developer's initial funding proposal for the public improvements was \$1,500,000. That sum has been reduced to \$1,300,000. Agency staff proposes to enter into a reimbursement agreement with the Developer for an amount not to exceed \$1,300,000 to complete these public improvements.

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Funding for these public improvements was presented to the North Long Beach Project Area Committee at its December 15, 2008 meeting, and they recommended partial funding of the public improvements in an amount not to exceed \$600,000. Agency staff recommends that the Agency Board fund the entire amount. The funds for the public improvements are available in the North Long Beach Redevelopment Project Area FY 2009 budget.

California Redevelopment Law provides that the Agency may, with the consent of the City Council, pay for public improvements within a redevelopment project area if the City Council determines all of the following:

- The construction of such public improvements are of benefit to the redevelopment project area or the immediate neighborhood in which the public improvement project is located;
- No other reasonable means of financing the public improvements are available to the community; and
- The payment of Agency funds for the construction of the public improvements will assist in the elimination of one or more blighting conditions within the redevelopment project area.

Since the Agency is funding the construction of these public improvements, these findings must be made. It is expected that these public improvements will assist economic revitalization by enhancing tourist activity along the South Waterfront area, and make the area more accessible to the general public. The landscape and signage plans will also enhance mobility and provide better connections for pedestrians and cyclists.

A resolution is attached making certain findings regarding the construction of these public improvements with redevelopment funds in the North Long Beach Redevelopment Project Area. The City Council will be acting on the same resolution following Agency approval.

SUGGESTED ACTION:

Adopt recommendation.

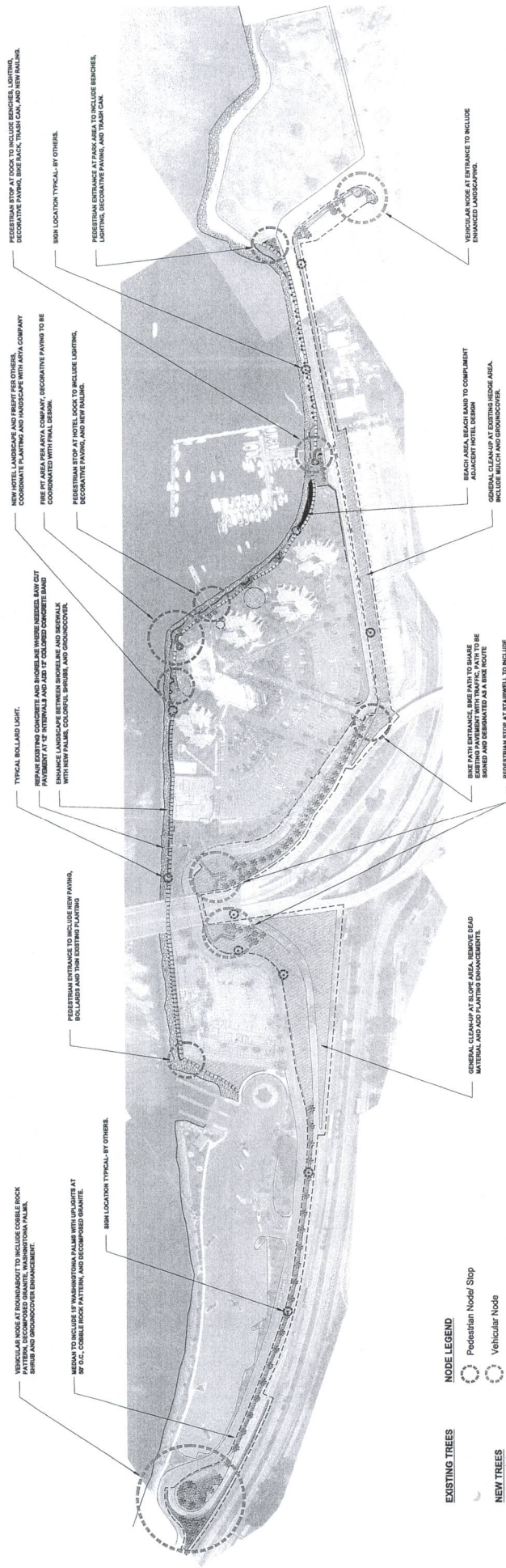
Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a horizontal line extending to the right.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:aes

Attachments: Exhibit A – Site Map
Exhibit B – Site Map
Redevelopment Agency Resolution



- EXISTING TREES**
- (Symbol)
- NEW TREES**
- (Symbol)
- NODE LEGEND**
- Pedestrian Node/ Stop
 - Vehicular Node
 - Site Amenities
- (Symbol)

VEHICULAR NODE AT ENTRANCE TO INCLUDE DECORATIVE PAVING, BIKE RACK, TRASH CAN, AND NEW PALMS.

NEW HOTEL LANDSCAPE AND FREIGHT FEED OTHERS. COORDINATE PLANTING AND LANDSCAPE WITH ARTA COMPANY FOR SITE AREA. PER ARTA COMPANY, DECORATIVE PAVING TO BE COORDINATED WITH FINAL DESIGN.

BEACH AREA BEACH SAND TO COMPLEMENT ADJACENT HOTEL DESIGN.

GENERAL CLEANUP AT EXISTING HEDGE AREA. INCLUDE MULCH AND GROUND COVER.

PEDESTRIAN STOP AT HOTEL DOCK TO INCLUDE LIGHTING, DECORATIVE PAVING, AND NEW PALMING.

PEDESTRIAN STOP AT EXISTING PARKING PATH TO BE REFINISHED AND REDESIGNED AS A BIKE ROUTE. INCLUDE IMPROVEMENTS AND BENCH CLEANUP.

REPAIR EXISTING CONCRETE AND SHOULDER WHERE NEEDED. NEW CITY PAVEMENT AT 12' INTERVALS AND ADD 12' COLORED CONCRETE BAND WITH NEW PALMS, COLORED SHRUBS, AND GROUND COVER.

GENERAL CLEANUP AT EXISTING ROAD. REMOVE SOGS MATERIAL AND ADD PLANTING ENHANCEMENTS.

VEHICULAR NODE AT ENTRANCE TO INCLUDE ENHANCED LANDSCAPING.

TYPICAL BOLLARD LIGHT.

PEDESTRIAN STOP AT STAIRWELL TO INCLUDE ENHANCED LANDSCAPING. GENERAL CLEANUP. SOGS IMPROVEMENTS AND BENCH CLEANUP.

BEACH AREA BEACH SAND TO COMPLEMENT ADJACENT HOTEL DESIGN.

GENERAL CLEANUP AT EXISTING HEDGE AREA. INCLUDE MULCH AND GROUND COVER.

PEDESTRIAN STOP AT EXISTING PARKING PATH TO BE REFINISHED AND REDESIGNED AS A BIKE ROUTE.

INCLUDE IMPROVEMENTS AND BENCH CLEANUP.

PEDESTRIAN ENTRANCE TO INCLUDE SOGS PAVING, BOLLARD AND THIN EXISTING PLANTING.

GENERAL CLEANUP AT EXISTING HEDGE AREA. REMOVE SOGS MATERIAL AND ADD PLANTING ENHANCEMENTS.

VEHICULAR NODE AT ENTRANCE TO INCLUDE DECORATIVE PAVING, BIKE RACK, TRASH CAN, AND NEW PALMS.

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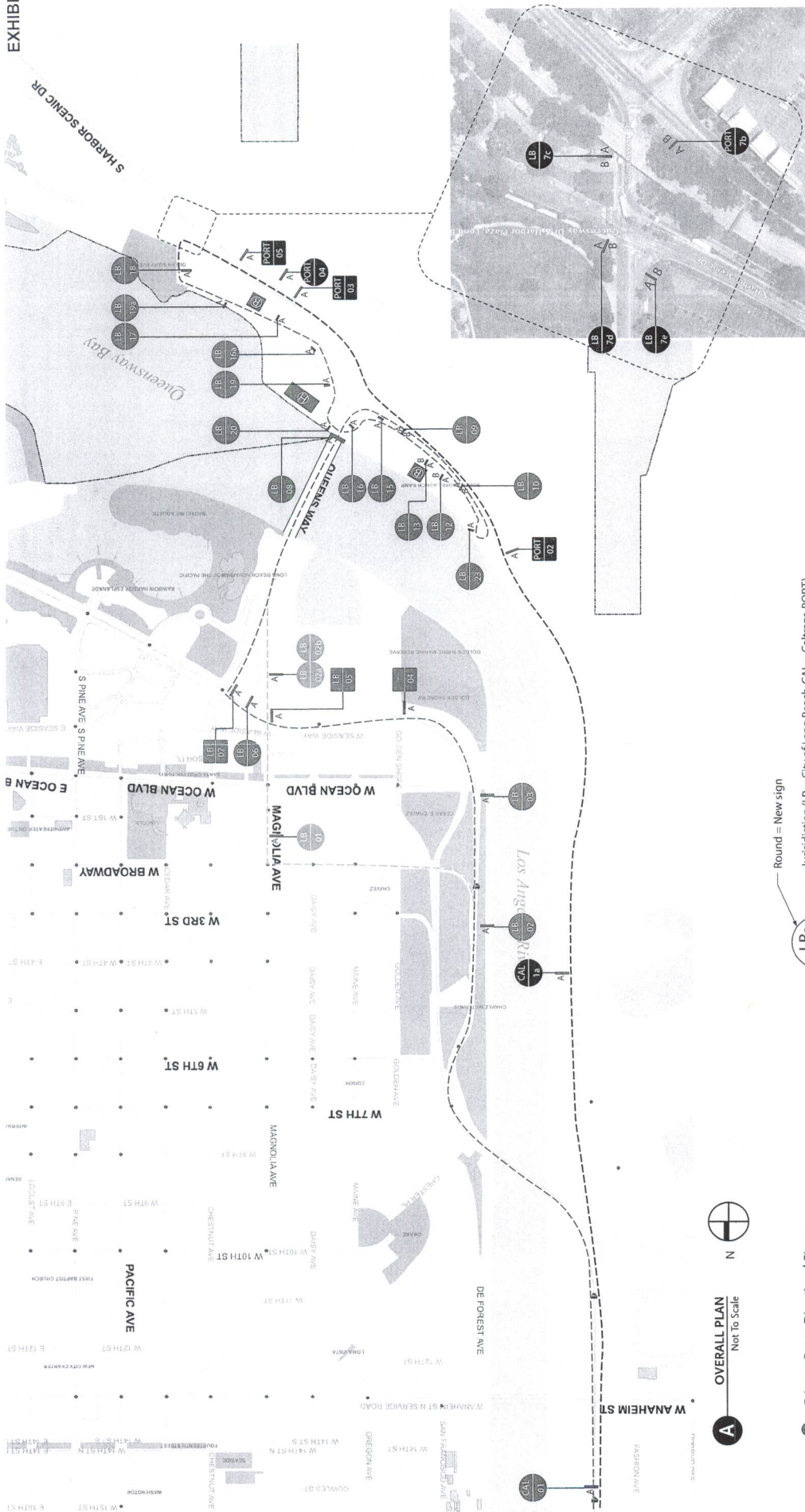
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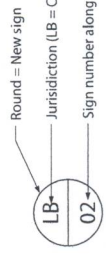
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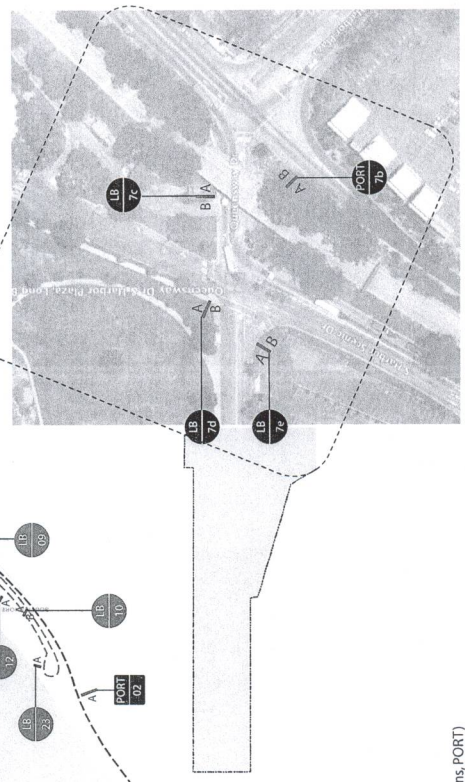


A OVERALL PLAN
Not To Scale

- Primary Route Directional Signs
710 to Downtown Long Beach to Shoreline Drive to Queensway Bay Bridge
- Secondary Route Directional Signs
710 to Broadway to Magnolia to Queensway Bay Bridge
- Tertiary Route Directional Signs
710 to Harbor Scenic Drive to New South Waterfront Exit



B DETAIL PLAN
Not To Scale



Routes to South Waterfront

RESOLUTION NO. R.A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
MAKING CERTAIN FINDINGS REGARDING THE
CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS
WITH REDEVELOPMENT FUNDS (QUEENSWAY DRIVE)

WHEREAS, the City Council of the City of Long Beach adopted and approved a certain Redevelopment Plan (the "Redevelopment Plan") for the North Long Beach Redevelopment Project Area (the "Project"); and

WHEREAS, in furtherance of the Project and the immediate neighborhood in which the Project is located, the Redevelopment Agency of the City of Long Beach, California (the "Agency"), has recognized the need for certain public improvements, which improvements will be located within the boundaries of the Project, and proposes to use redevelopment funds to finance these improvements; and

WHEREAS, Section 33445 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires the Agency to make certain findings prior to the acquisition of land and construction of public improvements or facilities thereon; and

WHEREAS, Section 33678 of the Community Redevelopment Law provides that under certain conditions tax increment funds shall not be subject to the appropriations limitation of Article XIII B of the California Constitution;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California resolves as follows:

Section 1. The Agency determines that the construction of public improvements, more particularly described in Exhibit "A" and Exhibit "B" are of benefit to the Project and the immediate neighborhood in which the Project is located. This

finding is supported by the following facts:

The proposed improvements will facilitate the removal of blight by enhancing community access to the waterfront, thus assisting the economic revitalization of the area.

Section 2. The Agency determines that no other reasonable means of financing the above-described improvements are available to the community. This finding is supported by the following facts:

Before the passage of Proposition 13, most of the City's general operating and capital improvements were funded through property taxes. However, the initiative placed severe constraints on the City's ability to use property tax revenues to offset increases in operating and capital costs. It has also been difficult for the City, by itself, to provide sufficient funds to support the construction of major public improvements. In fiscal year 2008-2009, the limited resources of the City's General Fund are committed to previously incurred obligations and planned projects.

Section 3. The Agency further determines that the payment of funds for the construction of the public improvements will assist in the elimination of one or more blighting conditions within the Project, and is consistent with the implementation plan adopted pursuant to Health and Safety Code Section 33490.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California this _____ day of _____, 2009.

Executive Director/Secretary

APPROVED:

Chair