



Building A Better Long Beach

May 3, 2010

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to implement the first component of the North Village Center Project and to authorize staff to seek a demolition permit for 5870-74 Atlantic Avenue, and to direct staff to salvage certain building components for potential reuse in a new North Library. (North – District 9)

DISCUSSION

In July 2004, pursuant to the North Long Beach Strategic Guide, the Redevelopment Agency (Agency) adopted the North Long Beach Village Center and Historic Node Implementation Plan (Plan). The Plan identifies the area along Atlantic Avenue that stretches from 56th to 59th Streets as a priority district for development of a Village Center. A key element of this district is the creation of a North Village Center Project (Project) (Exhibit A – Site Map) envisioned as a definable, unique center for North Long Beach to serve as the focal point for neighborhood identity and activity.

Through the development of the Plan, staff and its community partners identified programmatic requirements for the Project located along two full city blocks totaling 6.3 acres and bisected by Atlantic Avenue. The West Block was envisioned as mixed-use village center with multi-family housing and neighborhood-serving commercial retail. The East Block contemplated a public library and community center along with commercial retail. The maximum building envelope proposed for the East Block contemplated up to 22,000 square feet of commercial retail space and a public library and community center totaling up to 30,000 square feet.

In accordance with the California Environmental Quality Act (CEQA), the Agency commissioned the preparation of an Environmental Impact Report (EIR) to determine whether the development of the Project would result in significant environmental impacts. The EIR identified two impacts on the East Block that cannot be mitigated below a level of significance: (1) cultural resources, specifically the demolition of 5870-74 Atlantic Avenue, 635 East South Street and the significant cumulative impact of demolition; and (2) land use and planning, specifically potential inconsistency with historic preservation policies.

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To mitigate the impacts identified above, the EIR requires that a qualified historic professional prepare specific Recordation Documents in accordance with Secretary of Interior's Standards prior to the issuance of a demolition permit and the submission of the documents to an appropriate repository. These Recordation Documents were completed in March 2010. In addition, the EIR requires that a qualified historic professional prepare an onsite Interpretive Plan focusing on the historic themes associated with the demolished property and the historical development of North Long Beach.

The Agency Board certified the EIR and adopted a Statement of Overriding Considerations and a Mitigation Monitoring Report Program on December 7, 2009 and filed a Notice of Determination on December 8, 2009. The Board also moved and carried a motion directing staff to move forward with a Request for Proposals (RFP) to identify an architectural firm to provide three design alternatives for a new library and community center on the theater site: (1) construction of a new library/community center building, (2) construction utilizing adaptive reuse of the existing theatre and furniture store buildings and (3) construction of a hybrid building based on keeping selected elements from the existing building's architectural character.

Due to complexities related to each alternative design scenario, staff retained a consultant to perform a physical condition survey of the property to evaluate the existing construction to provide information as to the structural feasibility, code implications and estimated costs of converting the building into a branch library facility. The consultant used this data to prepare and submit an Architectural Budget Cost Model in April 2010 (Cost Model) (Exhibit B – Architectural Budget Costs Model). The Cost Model evaluates estimated construction costs related to each design alternative. Particular attention was given to local and state building code compliance, consideration of the useful life expectancy of major building components and the quality of construction.

The Cost Model estimates the following costs:

- Development of a New Branch Library/Community Center.....\$8,711,000
- Adaptive Reuse of Existing Buildings.....\$9,942,000
- Hybrid Approach\$9,121,000

The Cost Model concludes that although it is considered structurally feasible to strengthen the existing building to satisfy Long Beach City ordinances, State of California Code of Regulations and the Life-Safety provisions of ASCE 41-06, the resulting retrofit building would not meet current building code requirements for new construction and would have increased vulnerability to structural and non-structural earthquake damage compared to similar newly constructed buildings.

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The Cost Model further finds that in the event of a code-level earthquake there is a moderate to high probability the building would sustain heavy structural damage on the order of 20 to 30 percent of the building's replacement value. The expected level of earthquake damage to the retrofit building could result in a lengthy building closure and possible ultimate building demolition. The cost to retrofit the building to satisfy 2007 California Building Code requirements for a newly constructed building, and to assure structural performance similar to a newly constructed building, would be prohibitive.

Based on the results of the Cost Model, staff recommends the demolition of 5870-74 Atlantic Avenue due to the dilapidated condition of the structure, increased construction and maintenance costs, and development constraints created by the existing footprint. Staff further recommends salvage of the following items during demolition for potential reuse in the new library/community center building: (1) the former Atlantic Theater tower, (2) interior tile surrounding a drinking fountain, (3) exterior facade tile, and (4) terrazzo floors. These items would be salvaged and stored until a design architect is selected, at which time these elements may be considered for incorporation into a new library facility.

Should the Agency Board approve the demolition of the structure at 5870-74 Atlantic Avenue, a demolition permit would be sought from the Department of Development Services once all applicable mitigation measures have been fulfilled. In addition, Agency staff would proceed with the issuance of a RFP to select a design professional for the proposed North library.

The North Project Area Committee reviewed the three alternatives at their April 2010 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

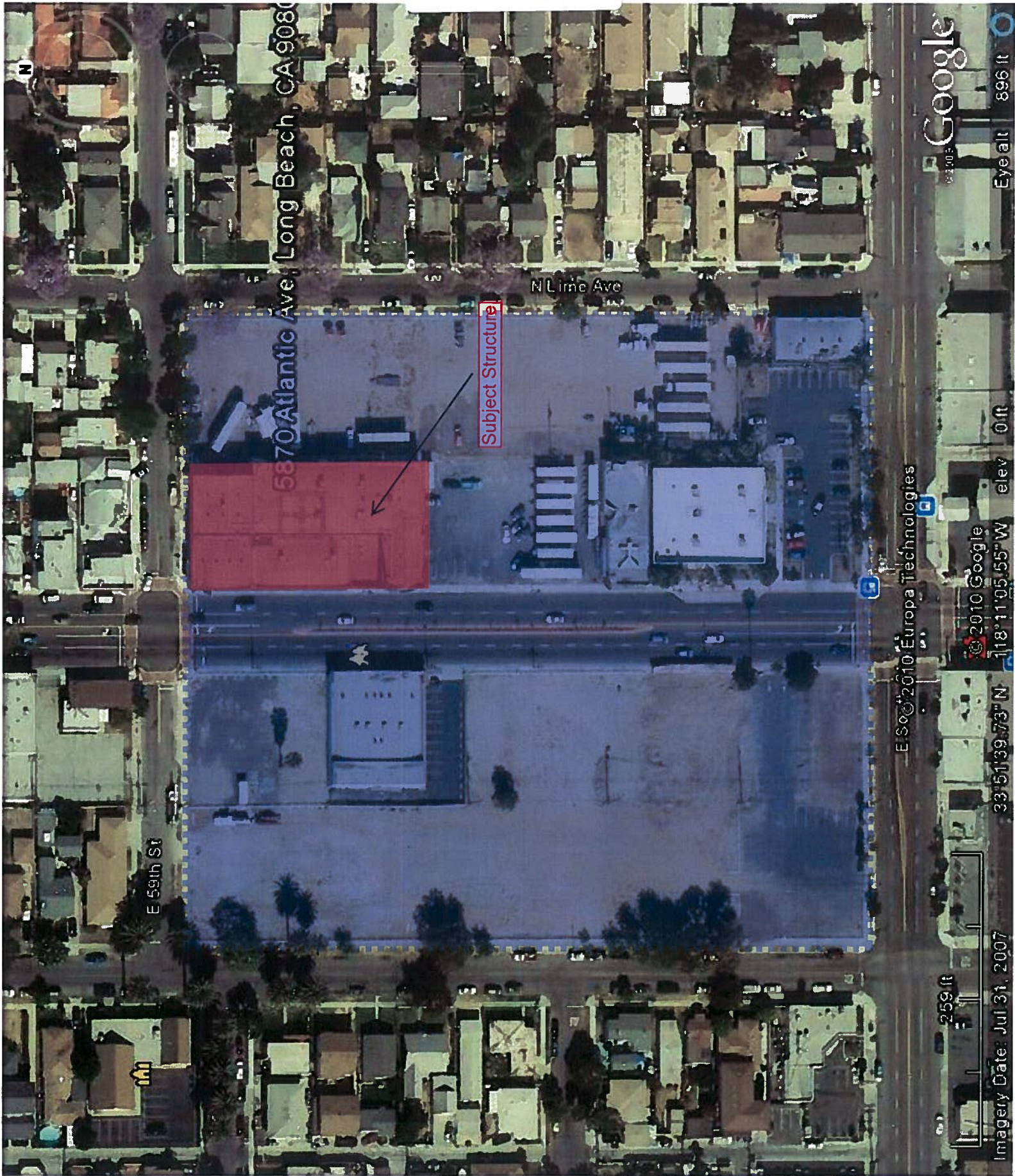


AMY J. BODEK
EXECUTIVE DIRECTOR

AJB:LAF:TF

Attachment: Exhibit A – Site Map
Exhibit B – Architectural Budget Costs Model

Exhibit A



5870 Atlantic Ave, Long Beach, CA 90801

Subject Structure

E 59th St

N Lime Ave

Google

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Imagery Date: Jul 31, 2007

33°51'39.73" N

118°11'05.55" W

elev 0 ft

Eye alt 896 ft