



Building A Better Long Beach

May 4, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to convey the Redevelopment Agency-owned property at 1790 Atlantic Avenue to the City of Long Beach, and appropriate \$300,000 for the purpose of constructing infrastructure improvements and developing open space at Atlantic Avenue and Pacific Coast Highway. (Poly High – District 6)

DISCUSSION

In 2008 the Redevelopment Agency (Agency) acquired the property at 1790 Atlantic Avenue (Property) for the purpose of constructing a right-hand turn pocket and developing open space in the Poly High Redevelopment Project Area (Exhibit A – Proposed Site Plan). The property is an 8,855-square-foot lot that was previously occupied by an automobile service facility.

Since then, staff have been working with the Long Beach Unified School District (LBUSD) to coordinate infrastructure improvements and open space development immediately adjacent to Poly High School. The improvements include a right-hand turn pocket, new landscaping and street trees, widening of the sidewalks along Pacific Coast Highway and installation of ADA-compliant curb ramps. This will aesthetically enhance the intersection while alleviating northbound traffic congestion on Atlantic Avenue.

To facilitate the project, LBUSD shall grant the City a permanent exclusive easement for sidewalk and street widening. The easement will be an approximately 10-foot wide section along the entire length of the westerly side of the Poly High School parking lot. In turn, the City shall compensate the LBUSD for its loss of parking area by granting a permanent exclusive easement over the southerly portion of the Property that will extend the Poly High School parking lot northward. The remaining portion of the property will be landscaped with native drought-tolerant plants and will aid in the revitalization of a major corridor within the City and serve as a gateway to Poly High School (Exhibit B – Proposed Landscaping Plan).

Prior to the granting of the easements, it is necessary that the Agency-owned property be formally conveyed to the City. On April 21, 2009, the City Council agreed to accept the conveyance of the Property from the Agency.

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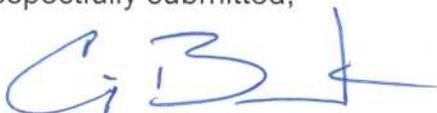
The Plans and Specifications were advertised for bid on February 20, 2009, and bids were opened on March 20, 2009. A total of nine bids were received, and Tyner Paving Company was identified as the lowest responsible bidder. The total project cost is \$554,973 of which the Agency's commitment to the project is \$290,000 for the new landscaping and improvements to LBUSD's parking lot. The proposed appropriation amount includes a 25 percent contingency to cover any additional work that may become necessary during the course of construction. The remainder of the project cost will be paid by the City using Traffic Mitigation Program Funds.

Pending LBUSD Board approval of the reciprocal Grant of Easements and Right of Entry Agreement, construction is expected to begin in July 2009 and completed in September 2009. The Agency Board and City Council made the necessary findings of benefit as required by California Redevelopment Law on October 2, 2006, and November 14, 2006, respectively, to provide public improvements within the Poly High Redevelopment Project Area.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a stylized flourish at the end.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:DSW:EM

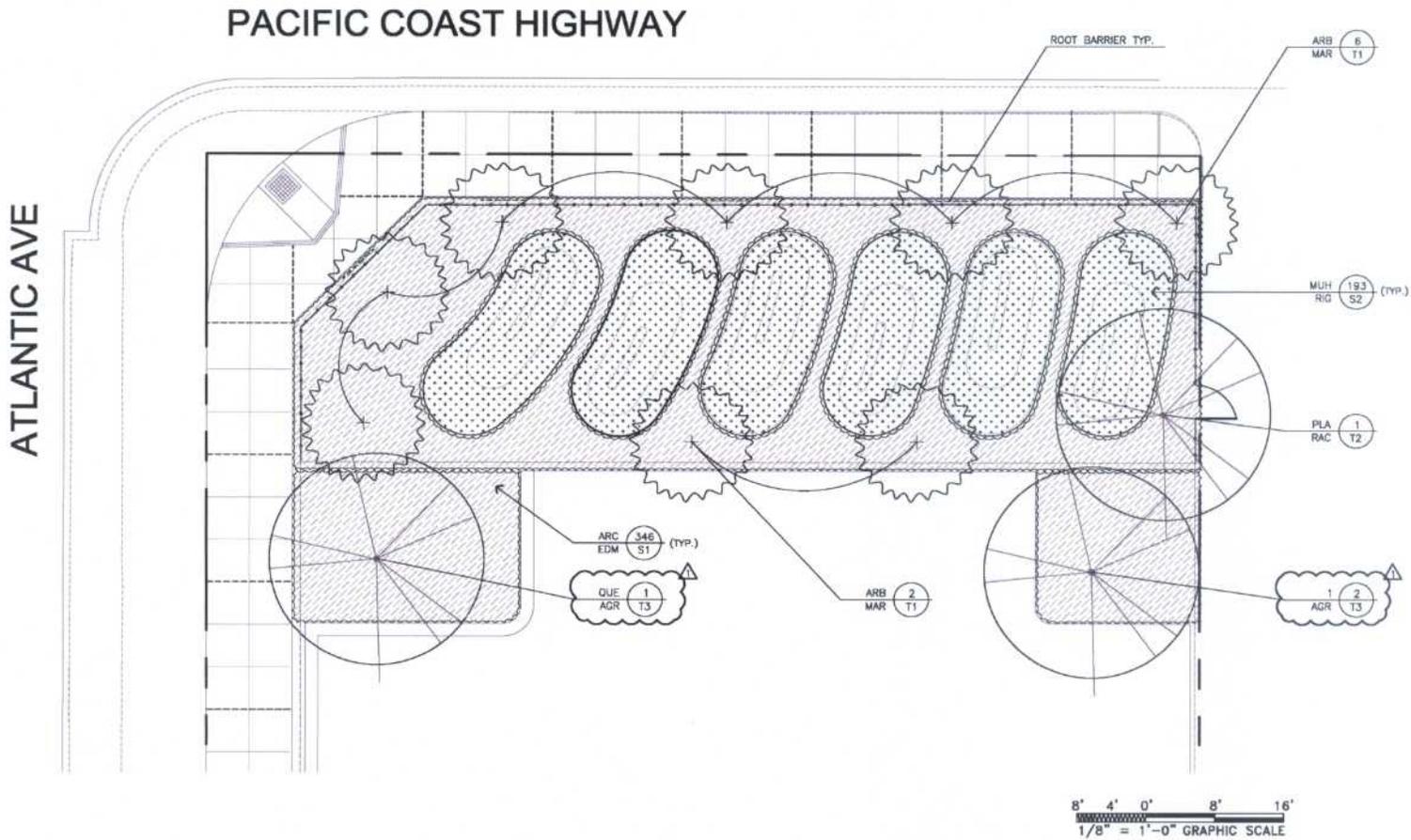
Attachments: Exhibit A – Proposed Site Plan
Exhibit B – Proposed Landscaping Plan

Proposed Site Map

Poly Gateway & New Right Turn Lane



Proposed Landscaping Plan 1790 Atlantic Avenue



PLANTING LIST

SYMBOL	ABBREV.	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
TREES						
T1	ARB MAR	ARBUTUS MARINA	NCN	8	36" BOX	STANDARD STAKED
T2	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	1	60" BOX	MULTI-TRUNK GUYED
T3	QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	3	60" BOX	STANDARD GUYED
SHRUBS/GROUNDCOVERS						
S1	ARC EDM	ARCTOSTAPHYLOS EDMUNDsii	LITTLE SUR MANZANITA	346	5 GAL.	PLANT 36" O.C.
S2	MUH RIG	MUHLENBERGIA RICENS	DEER GRASS	193	5 GAL.	PLANT 36" O.C.