



CITY OF LONG BEACH

C-6

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

August 16, 2016

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to accept a developer contribution in the amount of \$475,000 in satisfaction of a condition of approval for the development of 207 East Seaside Way; and,

Increase appropriations in the Tidelands Operations Fund (TF 401) in the City Manager Department (CM) by \$475,000. (District 2)

DISCUSSION

City Council approval is requested to accept a developer contribution of \$475,000 towards the construction cost of the Seaside Way Pedestrian Bridge that is currently under construction. This contribution, and an additional \$270,000 worth of enhancements to the public promenade adjacent to the new bridge, satisfies a condition of approval for entitlement of an apartment building at 207 Seaside Way.

Development of properties south of Ocean Boulevard between the Long Beach Freeway and Alamitos Avenue are regulated by Downtown Shoreline Planned Development District (PD-6) zoning, and the Certified Local Coastal Program (LCP). These documents call for an east-west pedestrian path along the southerly border of properties with frontage on Seaside Way between Alamitos Avenue to the east and Chestnut Avenue to the west. This pedestrian path, at an Ocean Boulevard elevation, is intended to provide public access to shoreline resources and amenities and to connect the Downtown and the shoreline via key north-south connections such as The Promenade, Pine Avenue and the Terrace Theatre Plaza. The pedestrian path has been constructed over time as properties along Ocean Boulevard and Seaside Way have developed, and is partially complete between Alamitos Avenue and the Convention and Entertainment Center Plaza.

On May 21, 2015, the Planning Commission approved a Site Plan Review for a new five-story, 113-unit apartment building on a vacant undeveloped site at 207 E. Seaside Way. The project, proposed by Ensemble Investments (Developer), is a five-story building above a two-level, partially subterranean, 144-space parking structure with access from Seaside Way. The project is fully entitled. The project site is located immediately south of the historic Breakers Building (Exhibit A – Vicinity Map) on the block between Locust Avenue on the west, abutting the Salvation Army, and Collins Way on the east, abutting the Convention Center Plaza adjacent to the Long Beach Terrace Theater. During the

time the apartment project was in the City's review and entitlement process, the City's Tidelands Capital Improvement Division (Tidelands) was preparing the preliminary design plans for a pedestrian bridge to connect the Convention Center Plaza with The Promenade South. Based on the concurrent timing of the bridge design and the City's entitlement of the apartment project, the City coordinated with the Developer to ensure that the design of both the bridge and the apartment building would be mutually complementary and that the bridge design would be enhanced by the adjacent public promenade on the apartment site.

As required by PD-6 and the LCP, the Planning Commission's approval of the apartment project included a condition of approval requiring the developer to contribute a proportional share of the cost of a pedestrian bridge adjacent to the project site, and to dedicate a 15-foot-wide public access easement and construct a promenade along the length of the property between Locust Avenue and Collins Way.

On February 16, 2016, the City Council approved a \$9.2-million contract for construction of a 605-foot-long pedestrian bridge running along East Seaside Way connecting the Promenade South to the Convention Center Plaza. Construction of this project is now underway and is being managed by Tidelands staff. The bridge has been designed to be more than a structure to merely convey pedestrians from one point to another and, instead, will be a gathering place that offers a respite and pause from the daily rhythms of visiting the places and amenities in this area of the City. The development of 207 E. Seaside Way provided a timely opportunity for the City to enhance this segment of the pedestrian path (Exhibit B – Pedestrian Bridge Plans and Renderings).

The pedestrian bridge project was designed under the direction of Tidelands with funding provided by the Tidelands Operations Fund. The Developer of the 207 E. Seaside Way project is not responsible for constructing the pedestrian bridge improvements, but is contributing \$745,000 to its proportional cost of construction. This contribution includes \$475,000 in cash and \$270,000 in enhancements built into the public promenade on the project site adjacent to the bridge. These enhancements include durable articulated walkway materials and seating and lighting designed to create a unique setting for this segment of the bridge. The calculation of this contribution was limited to the cost of design and construction of the concrete structure and supports, standard guardrails and standard lighting fixtures, without including the cost of additional enhancements selected by Tidelands, including architectural embellishments, enhanced finishes, custom formwork or any bridge-width greater than 20 feet.

To facilitate the Developer's compliance with the required contribution, the cash contribution of \$475,000 is required to be paid before the issuance of building permits for the project. Further, staff will rely on the established condition of approval for the apartment project approval to ensure that \$270,000 in enhancements are constructed on the public promenade that runs the length of the project site parallel to the pedestrian bridge and are constructed to the satisfaction of the Director of Development Services (Exhibit C – Conditions of Approval, Case No. 1312-04).

This matter was reviewed by Assistant City Attorney Michael J. Mais on July 19, 2016 and by Budget Analysis Officer Rhutu Amin Gharib on August 1, 2016.

TIMING CONSIDERATIONS

City Council action is requested on August 16, 2016, to allow the Developer to meet the conditions of approval for the 207 E. Seaside Way project and proceed with construction.

FISCAL IMPACT


The proposed action provides \$475,000 for construction of the Seaside Way Pedestrian Bridge. In order to utilize these funds, an appropriation increase in the Tidelands Operations Fund (TF 401) in the City Manager Department (CM) in the amount of \$475,000 is requested.

There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

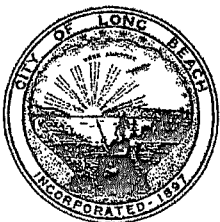
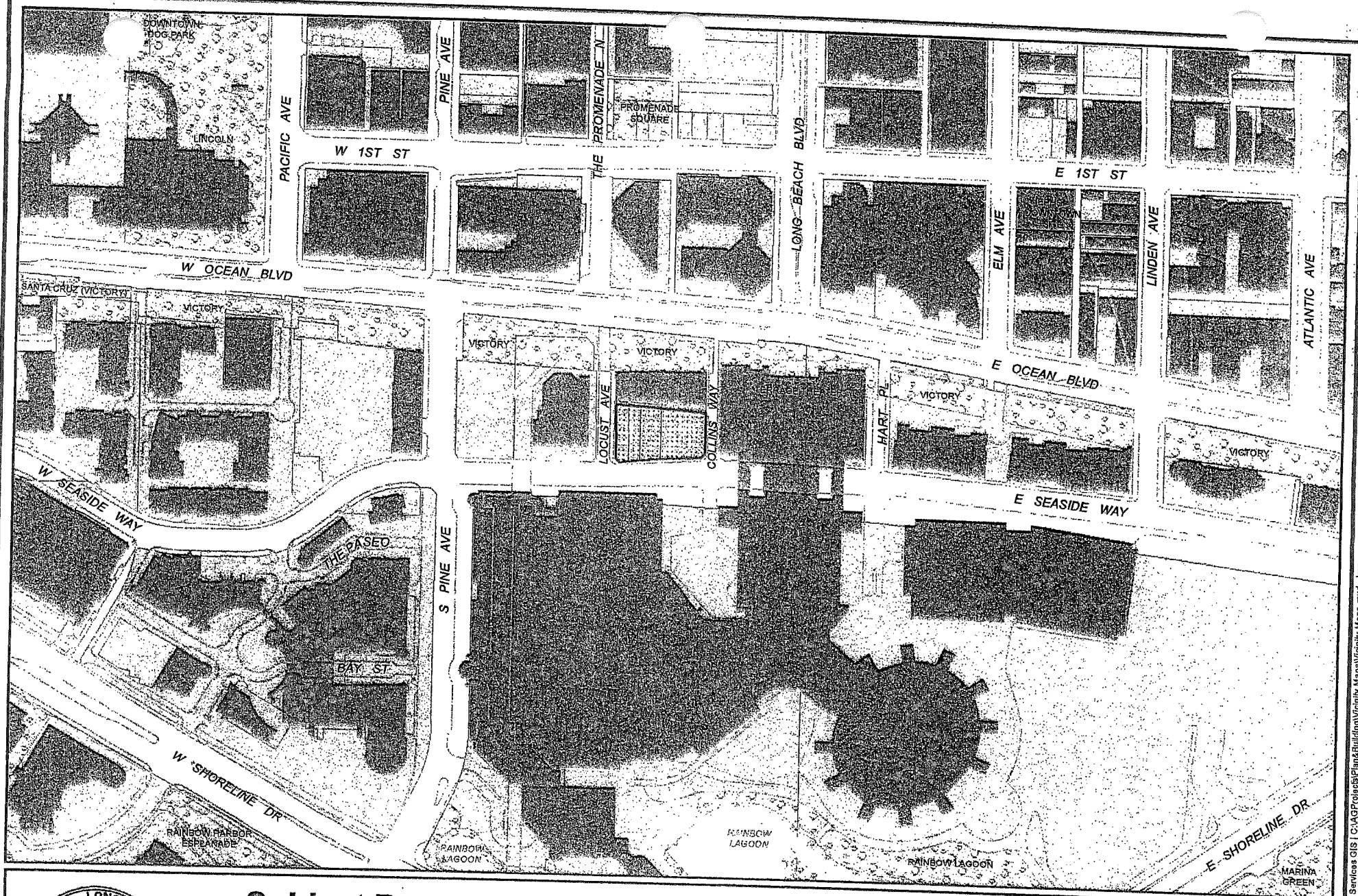

AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES


PATRICK H. WEST
CITY MANAGER

AJB:LT:sk

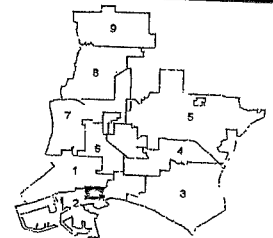
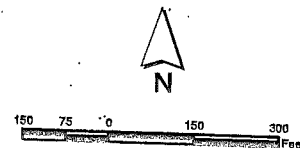
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Attachments: Exhibit A – Vicinity Map
Exhibit B – Pedestrian Bridge Plans and Renderings
Exhibit C – Conditions of Approval, Case No. 1312-04



Subject Property:
 207 Seaside Way
 Application No. 1312-04
 Council District 2
 Zoning Code : PD-6 SubArea 7

Exhibit A



SEASIDE WAY PEDESTRIAN BRIDGE

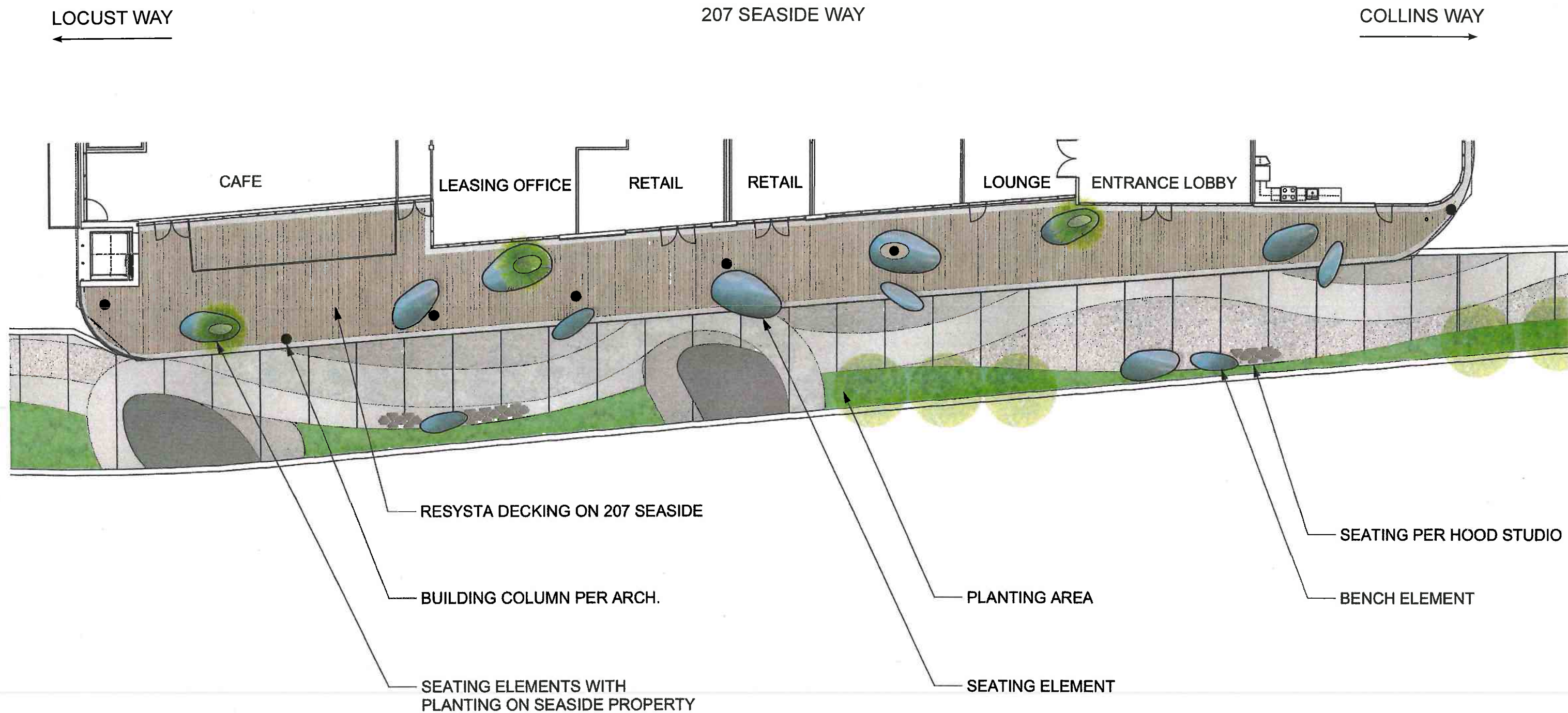


SEASIDE WAY PEDESTRIAN BRIDGE



SEASIDE WAY PEDESTRIAN BRIDGE





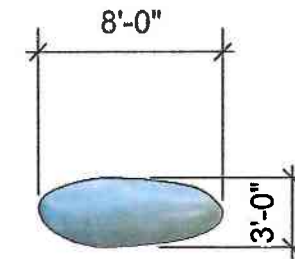
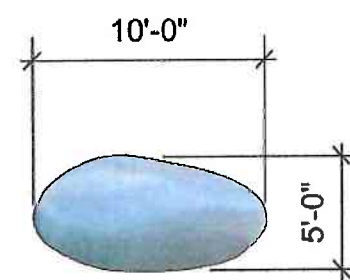
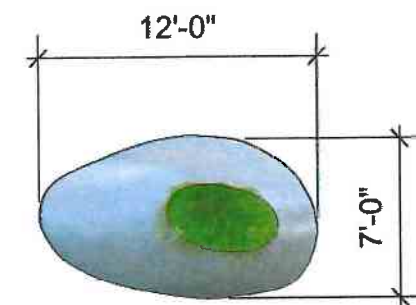
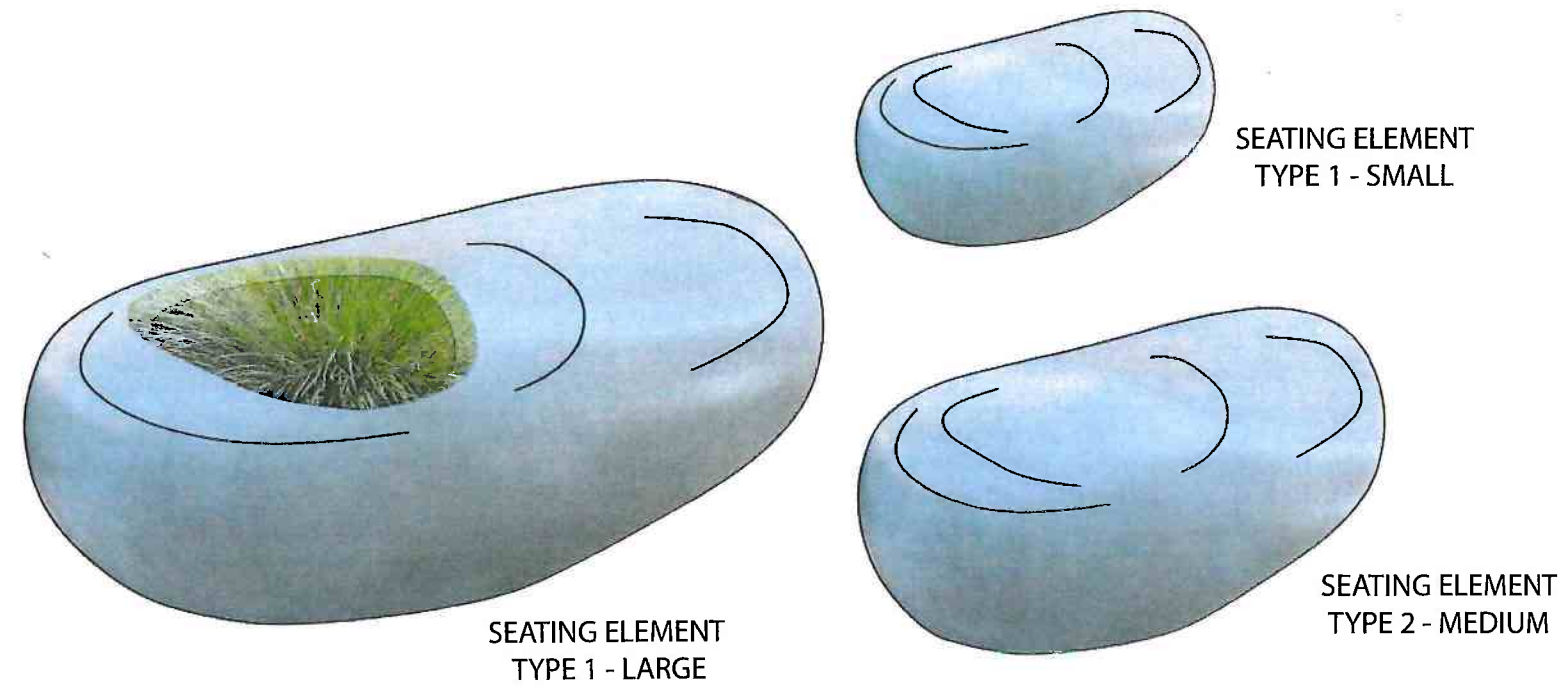
LONG BEACH PEDESTRIAN BRIDGE

PLAN SCALE: 1/16"=1'-0"

207 SEASIDE WAY

JUNE 01, 2016

MTLA, Inc.



SEATING ELEMENT
TYPE 1 - LARGE

SEATING ELEMENT
TYPE 2 - MEDIUM

SEATING ELEMENT
TYPE 3 - SMALL

*(PLANTING ON PRIVATE PROPERTY ONLY)



SITABLE OBJECTS

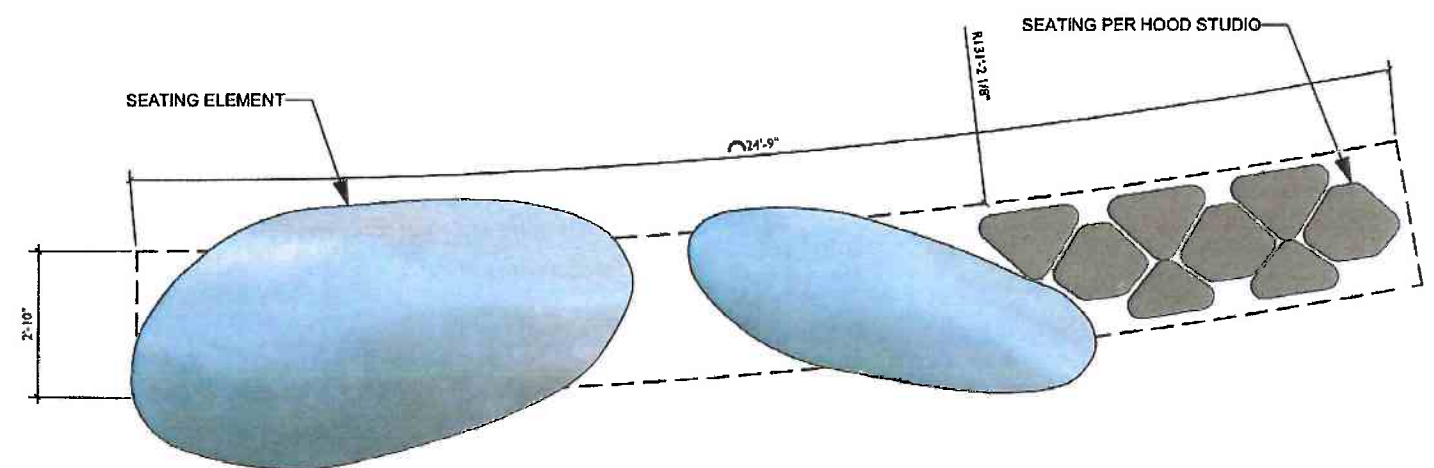
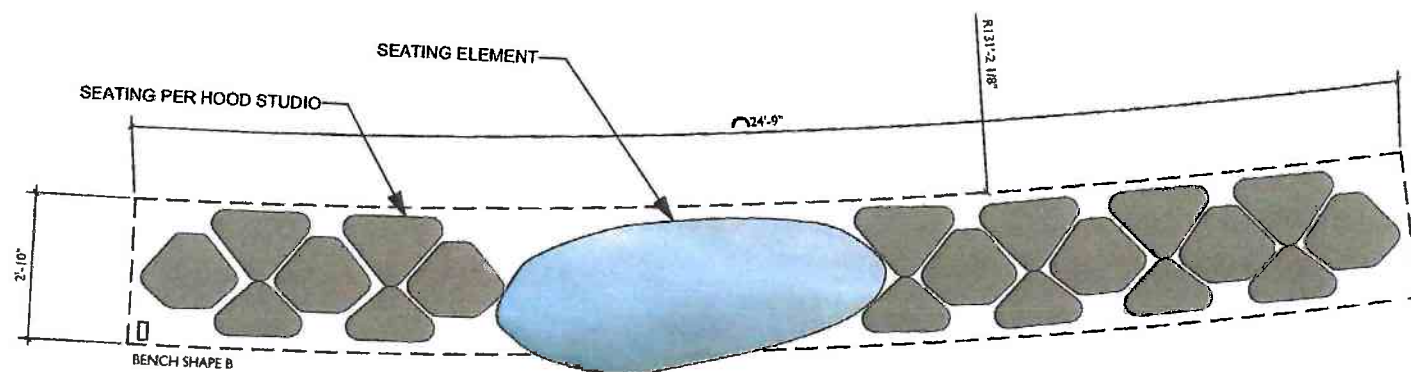
LONG BEACH PEDESTRIAN BRIDGE

CONCEPT IMAGES

207 SEASIDE WAY

JUNE 01, 2016

MTLA, Inc.



LONG BEACH PEDESTRIAN BRIDGE

DETAILS - SEATING RELATIONSHIP

207 SEASIDE WAY

JUNE 01, 2016

MTLA, Inc.

**SITE PLAN REVIEW
LOCAL COASTAL DEVELOPMENT PERMIT
LOT MERGER
CONDITIONS OF APPROVAL**

**207 Seaside Way
Application No. 1312-04
Date: May 21, 2015**

Excerpt of Special Conditions:

1. In accordance with provisions of PD-6, the developer shall contribute to the cost of a proposed 20' wide public pedestrian bridge that will be constructed south of and contiguous to the project site between Locust Avenue to the west and Collins Way to the east to provide a pathway between the Promenade and the Performing Arts Plaza. The developer shall be required to comply with this provision as follows:
 - a) Contribute the cost of bridge overpass at Locust Avenue and a proportionate share of the cost of the 5-foot length to comply with the 20-foot width required for new development in PD-6.
 - b) The developer's financial participation for the Locust Avenue overpass shall be limited to the cost of design and construction of the concrete structure and supports, standard guardrails, and standard lighting fixtures, and shall not include architectural embellishments such as the proposed architectural screen, enhanced finishes, custom formwork, and any additional bridge width that exceeds 20 feet.
 - c) The cost of the developer's financial obligations for the bridge shall be determined at the time of building permit issuance for the project.
 - d) The amount of the developer's financial share of the bridge costs, as specified above, shall be subject to approval by the Director of Development Services.