



Building A Better Long Beach

Item 6

September 15, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute the First Amendment to the Public Improvements Agreement with Lyon Promenade, LLC to revise the scope of work and the contract amount for the installation of temporary landscape and access improvements on The Promenade between Broadway and Third Street. (Downtown – District 1)

DISCUSSION

On May 21, 2007, the Redevelopment Agency (Agency) approved funding in the amount of \$500,000 for the construction of offsite improvements associated with the Lyon Promenade, LLC (Lyon) development. To formalize that financial commitment, a Public Improvements Agreement (Agreement) was executed in which both parties agreed that Lyon would perform certain improvements within the public right-of-way adjacent to their development site and the Agency would reimburse Lyon for documented third-party costs up to a total of \$500,000. To date, Lyon has submitted requests for \$419,112 in approved off-site improvements.

The Lyon development project, Lofts at 3rd & Promenade (Lofts), is scheduled for completion and occupancy in January 2009. The Promenade Master Plan (Plan) hardscape and landscape improvements (Exhibit A) are essential to the success of the Lofts and to the marketing efforts for the commercial space and the existing businesses located in that area. However, delays with the implementation of the proposed hotel project by D'Orsay International Partners, LLC on the west side of the block have held up construction of these improvements and created aesthetic and access issues for owners and tenants. As such, certain interim, temporary landscape and access improvements are being proposed to alleviate these issues while the permanent improvements are being designed and documented via construction plans.

At staff's request, Lyon requested a proposal from ValleyCrest Landscape Development, builders of the Plan improvements on The Promenade between First Street and Broadway, for temporary improvements along the east side of The

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Promenade (Exhibit B). The proposal is based on a plan submitted by Jon Cicchetti Landscape Architects. These temporary improvements include grading, fencing, walkways, landscaping, drip irrigation and lighting, and are consistent with the design intent established within the existing Plan for the permanent Promenade improvements.

Agency staff has prepared an amendment to the Public Improvements Agreement to revise the scope of work to include the Agency's reimbursement to Lyon for these additional off-site improvements and to increase the not-to-exceed reimbursement amount from \$500,000 to \$876,850. Agency reimbursement for these improvements will be based on the submittal of approved, documented third-party costs by Lyon. All other terms and conditions of the Agreement will remain in full force and effect.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

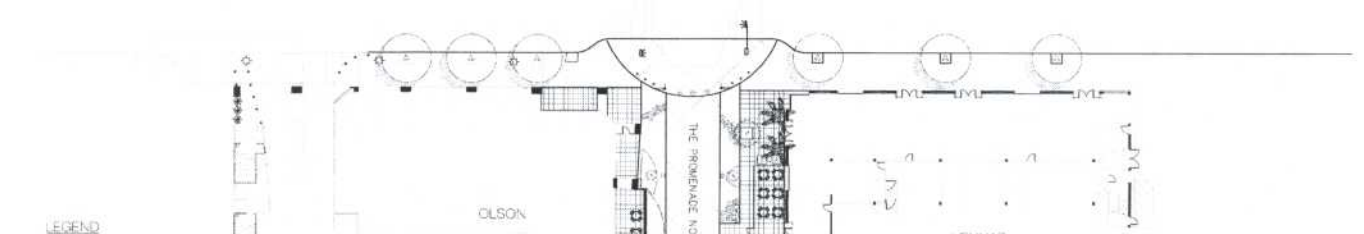
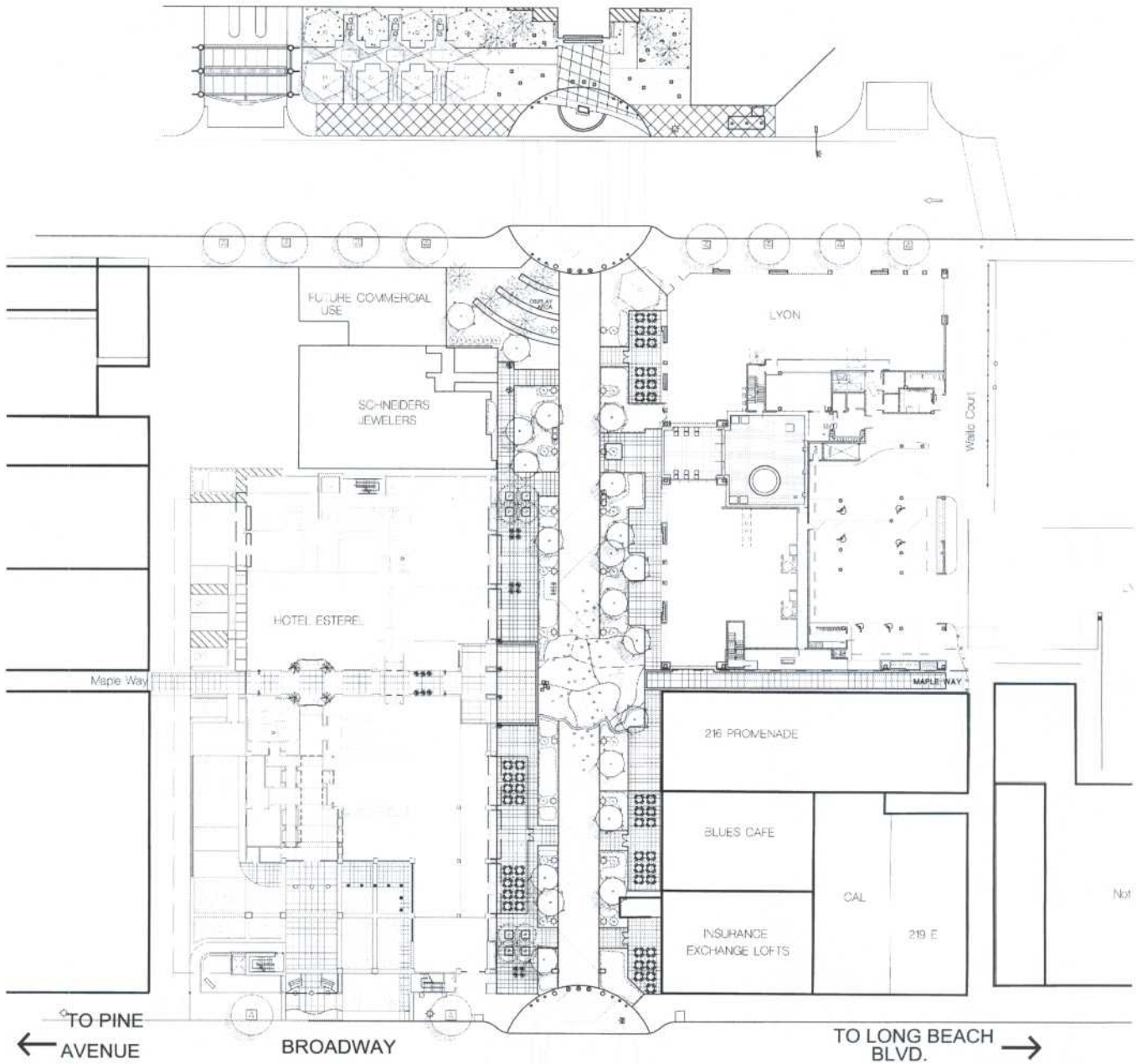


CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:CSM:rsw

Attachment: Exhibit A - Promenade Master Plan - North Block
Exhibit B - Promenade North Block - Interim Plan Area

Exhibit A



LEGEND

- GOLDEN TRUMPET TREE
- GOLDEN RAIN TREE
- GINKGO BLOBA
- MEXICAN FAN PALM
- MAGNOLIA ST. MARYS
- ITALIAN CYPRESS
- PLANTER POTS
- QUEEN PALM
- TURF
- GROUNDCOVER AND SHRUB AREAS
- CONCRETE PAVING WITH 2' X 2' SCORING GRID
- CONCRETE PAVING WITH 3' X 3' SCORING GRID
- NEW 12' HIGH PEDESTRIAN LIGHT STANDARD
- GATEWAY / SIGNAGE ELEMENT
- RETRACTABLE BOLLARD
- DECORATIVE LIGHT TOWER
- TRASH CAN
- BENCH WITH INDIVIDUAL SEATS
- CHESS TABLE WITH CHAIRS
- OUTDOOR CAFE TABLE
- 18' SEAT CUBE
- BIKE RACKS
- 30' SEAT CUBE

NOTE: SHRUB AND GROUNDCOVER PLANTS IN OUTDOOR SEATING AREAS TO BE 18" TALL, MAXIMUM.

MASTER PLAN - NORTH BLOCK

THE PROMENADE, LONG BEACH, CALIFORNIA



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REVISED: 5/25/08

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EXHIBIT B



PROMENADE NORTH BLOCK - INTERIM PLAN