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Douglas Park 2009 Rezone

Progress Update
March 10, 2009





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This plan is conceptual in nature and subject to change



Kimley-Horn
and Associates, Inc.





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Douglas Park

December 2004 Approved Plan

- 261 Acre Mixed-Use Development
- 1400 Residential Units (for-sale and rental)
- Approximately 11 Acres of Park Space/ Bike Trails
- 3.3 Million Commercial Square Footage
- 2 Hotels Up To 400 Hotel Rooms
- 200,000 Square Feet of Retail





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Douglas Park South of Cover Street Update

- Blocks 1,2,3, & 4 have sold (RREEF)
- Block 5 still on the market
- Block 1 is under construction with R&D commercial
- Blocks 2 & 3 plans have been approved for office
- Block 4 negotiations have begun for hotel





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Douglas Park 2009 Rezone Public Art

- Contributing \$2,800,000 in public art
- World globe -installed
- Mr. Douglas and his dog- to be placed in plaza at s/w corner of Carson and Lakewood
- Eight planes located throughout the project
- Plane tail-fins replicating the DC-8
- History Walk





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Douglas Park 2009 Rezone Site Plan Community Outreach

- Between September-December 2008 Boeing has conducted eight public community outreach events including:
 - Long Beach 5th District Good Neighbor Festival
 - Lakewood Village Homeowner's Association
 - Long Beach Airport Commission
 - 4 C's Neighborhood Watch
 - Several Open Houses
 - As well as briefed the Planning Commission, Long Beach City College and Cal State Long Beach





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Douglas Park 2009 Rezone Direct Employment

- Direct employment is the estimated number of employees estimated to be employed within Douglas Park
 - 6,773 Office Jobs
 - 2,935 Industrial/ R&D Jobs
 - 556 Retail Jobs
 - 571 Hotel/ Service Jobs
 - 10,835 Total Jobs





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Douglas Park 2009 Rezone Fiscal Impact Analysis

- Boeing hired Robert Charles Lesser & Co (RCLCO) to conduct an overall fiscal impact of the project to estimate revenues of the project including:
 - Property Taxes
 - Sales Taxes
 - Business License
 - Utility User's Tax
 - Transient Occupancy Tax
 - Evaluated over 30 years

*City's fiscal consultant (KMA) confirmed findings





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Douglas Park Project Comparison

2004 Project

- 261 Acre Mixed-Use Project
- 1400 Residential Units
- Approx. 13 Acres of Open Space
 - 11 AC of Park Space
 - 2 AC of Bike Paths
- 3.3 Million Commercial s.f.
- 2 Hotels Up To 400 Hotel Rooms
- 200,000 s.f. of Retail
- Fiscal Impact Benefit \$56,672,243 (Cumulative)

2009 Project

- 261 Acre Mixed-Use Project
- No Residential Units
- Approx. 9.7 Acres of Open Space
 - 2.6 AC of Park Space
 - 3 AC of Bike Paths
 - 1.5 AC of Plaza's & Open Space
 - 2.6 AC Landscape Buffers
- 4.0 Million Commercial s.f.
- 2 Hotels Up To 400 Hotel Rooms
- 250,000 s.f.. of Retail
- Fiscal Impact Benefit \$83,482,829 (Cumulative)

*City's fiscal consultant (KMA) confirmed findings





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Boeing In-Kind Contributions

	2004 Development Agreement	2009 Development Agreement	Difference +/-
Boeing In-Kind Contributions			
Acres of Open Space (land value 29 per s.f.)	\$ 16,422,120	\$ 12,253,428	\$ (4,168,692)
Park Improvements	\$ 4,000,000	\$ 2,100,000	\$ (1,900,000)
Public Art	\$2,800,000	\$2,800,000	\$ -
Neighborhood Traffic Fund	\$ 500,000	\$ 500,000	\$ -
Offsite Traffic Improvements	\$ 12,000,000	\$ 12,000,000	\$ -
Total	\$ 35,722,120	\$ 29,653,428	\$ (6,068,692)

***Open space : 2004 13 acres
2009 9.7 acres**





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Public Benefits - Boeing Monetary Contribution

Boeing Monetary Contributions	2004 Development Agreement	2009 Development Agreement	Difference +/-
Lakewood Blvd. Landscaping	\$ 1,000,000	\$ 1,000,000	\$ -
JOBS Program	\$ 400,000	\$ 400,000	\$ -
Infrastructure Payment	\$ 1,000,000	\$ 1,000,000	\$ -
Housing Trust Fund	\$ 3,000,000	\$ 250,000	\$ (2,750,000)
Park Impact Fees	\$ 3,000,000	\$ -	\$ (3,000,000)
New Fees (Police and Fire)	\$ -	\$ 1,400,000	\$ 1,400,000
Total	\$ 8,400,000	\$ 4,050,000	\$ (4,350,000)





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Douglas Park Proposed 2009 Next Steps

- Obtain Direction From City Council Regarding Development Agreement Negotiations
- Planning Commission to Certify Environmental Impact Addendum and Rezone
- Council Approves Rezone and Development Agreement

