



# CITY OF LONG BEACH

# R-15

DEPARTMENT OF DEVELOPMENT SERVICES

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March 10, 2009

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Receive and file a report on the Douglas Park Development Agreement and provide staff direction on the proposed terms of renegotiation. (District 5)

## DISCUSSION

In 2004, City Council approved the Douglas Park Development Agreement (DPDA) by and between the City of Long Beach (City) and the McDonnell Douglas Corporation (MDC). The DPDA approved the land-use plan and entitlements to redevelop 238 acres of former McDonnell Douglas aircraft manufacturing plant into a phased mixed-use development with the following features:

- Up to 1,400 dwelling units
- Up to 3.3 million square feet of commercial floor area including office, research and development, light industrial, and aviation-related uses
- Up to 200,000 square feet of retail
- Up to two hotels with 400 hotel rooms
- Approximately 11 acres of open space including the extension of a Class I bicycle path through the site

In 2007, the MDC requested to redesign the north 100-acres of their 238-acre approved master plan located between Lakewood Boulevard and Paramount, and between Carson Street and Cover Street (Exhibit A). The project south of Cover Street is to remain as it was originally entitled in 2004. The new proposed 238-acre project includes the following features:

- No residential units
- Up to 4.0 million square feet of commercial floor area including office, research and development, light industrial, and aviation-related uses
- Up to 250,000 square feet of retail
- Up to two hotels with 400 hotel rooms
- Approximately 9.7 acres of open space including the extension of a Class I bicycle path through the site

Staff is requesting City Council's authorization to renegotiate the development agreement that will be representative of the new proposed all commercial land-use plan. The negotiations will consider the overall fiscal impact benefit to the City and the overall monetary contribution Boeing will make to the City, including in-kind contributions.

This letter was reviewed by Assistant City Attorney Michael Mais, on February 19, 2009 and by Budget Management Officer Victoria Bell on February 20, 2009.

### SUSTAINABILITY

Green building development standards will be addressed and included in the design guideline standard for the overall project.

### TIMING CONSIDERATIONS

Upon City Council's approval to renegotiate the existing development agreement, staff is expected to return to City Council with the overall development agreement deal points in the next ninety days for consideration.

### FISCAL IMPACT

There will be no impact to the General Fund at this time.

### SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK  
DIRECTOR OF DEVELOPMENT SERVICES

CB:AB:SR

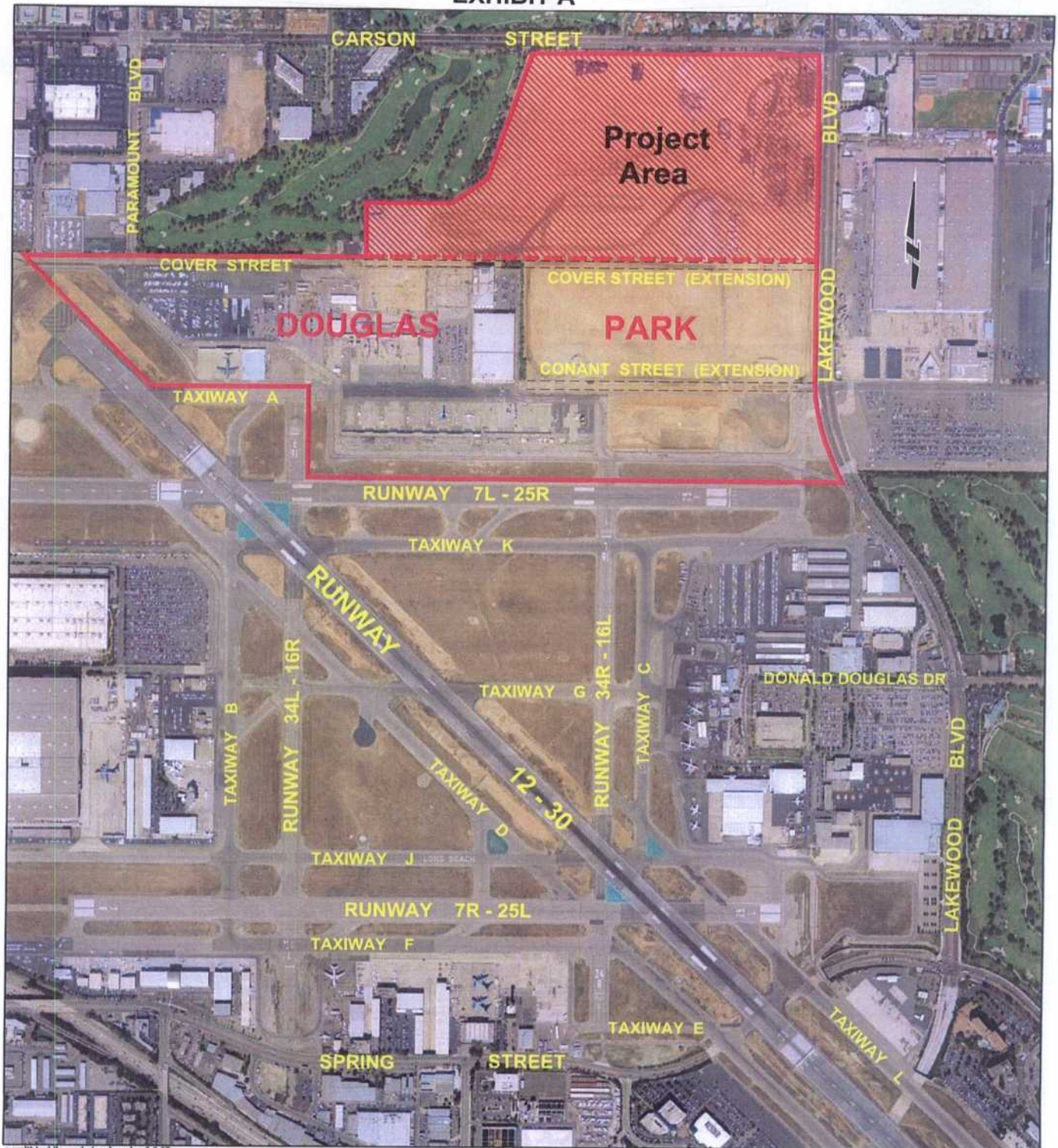
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Attachment: Exhibit A – Project Area Map

APPROVED:

  
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PATRICK H. WEST  
CITY MANAGER

EXHIBIT A



CITY OF LONG BEACH - CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU

Vicinity Map of  
**Douglas Park Project Area**  
North of Cover Street