



CITY OF LONG BEACH

DEPARTMENT OF PARKS, RECREATION & MARINE

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October 15, 2015

MEMBERS OF THE PARKS AND RECREATION COMMISSION
City of Long Beach
California

RECOMMENDATION:

Recommend approval of the design of Lincoln Park to the Planning Commission and City Council. (District 2)

DISCUSSION

In May 2007, the Department of Public Works presented findings of a study that identified the seismic deficiencies of the existing Long Beach City Hall and Main Library. On October 22, 2013, further findings from a new seismic study were presented to the City Council that identified additional seismic deficiencies and increased the cost to retrofit City Hall and the Main Library. As a result, the City was confronted with addressing the liability of ongoing use by City employees and visitors of municipal facilities that have been determined to be seismically deficient.

On February 12, 2013, the City Council directed staff to prepare and release a Request for Qualifications (RFQ) for a public-private partnership to design, build, finance, operate, and maintain a new Civic Center, including a new City Hall, Main Library, parking facilities, a revitalized Lincoln Park, and incorporation of the original Courthouse site (Project). On October 22, 2013, the City Council selected a Short List of RFQ Respondents, authorized the payment of a stipend to each and directed staff to prepare and release an RFP to this Short List. On December 9, 2014, the City Council selected Plenary Edgemoor Civic Partners (PECP) as the City's preferred Project Team for the re-envisioning of the Civic Center. This action was the culmination of a competitive process that required the evaluation of technical proposals in response to City-defined guiding principles and Project goals.

Following the selection of the Project Team, a nine-month entitlement process commenced that included a public outreach and education program, with meetings in every Council District. As a result of this process, details related to new headquarters for City Hall and the Harbor Department, a new Main Library, a redeveloped Lincoln Park and new private development were refined.

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As a part of the Project, Lincoln Park would essentially remain in its current location, though the majority of the open space would be reoriented to the southern portion of the parcel, facing Ocean Boulevard. The park would remain 39,500 square feet. The Main Library will move to the northern portion of the current Lincoln Park, fronting Broadway. A broad, tree-lined pedestrian walkway that serves as the visual continuation of First Street would bisect the park in an east-west direction, allowing clearly defined pedestrian connections from the Pine Avenue area directly to the new Civic Plaza to the west. The map of the new Lincoln Park is included in Attachment 1, which was also presented at the Parks and Recreation Commission (Commission) meeting as a study session item on August 20, 2015. The park design also includes a children's playground, dog park, meadow area, event seating area, and performance area. The park is designed to be configured for a variety of different sized events accommodating 2,000 to 11,000 visitors, and will be a venue for public art and concerts.

The new Lincoln Park is planned to include the following features:

- 4,500-square-foot playground
- 6,500-square-foot dog park
- Event / Performance stage
- Integrated cultural and history walking loop with interpretive signage and public art
- Outdoor classrooms to promote library activities
- Varied garden zones for learning and exploration
- Flexible space for events or temporary exhibitions
- Multiple outdoor event spaces
- Grass terraced areas for seating and play
- Safe and inviting design with new restrooms and overhead and accent lighting
- Enhanced landscape along Pacific Avenue with vendor opportunities
- Food truck and vendor kiosk opportunities
- Outdoor classroom areas to support library activities

Maintenance of the new park will be the responsibility of the Project Team for the duration of the 40-year agreement with PECP. Programming activities within the park will be the responsibility of the Department of Parks, Recreation and Marine, and the new design provides an opportunity to bring new programming opportunities to meet the needs of the burgeoning Downtown residential population, which cannot currently be met.

In accordance with Section 902 (b) of the Long Beach City Charter, it is requested that the Commission recommend the City Council and Planning Commission approve the proposed design and components of Lincoln Park. The design approval of the overall project is scheduled for the Planning Commission on October 29, 2015, with subsequent contractual approvals by the Board of Harbor Commissioners and the City Council later in the year. Construction is anticipated to commence in late 2016 and be completed by 2019.

FISCAL IMPACT

Accounting for the cost for seismic retrofitting and code-required upgrades necessary for City Hall and Main Library, the City would need to identify and invest \$264 million over the next 35 years. This investment would address life-safety deficiencies and only maintain the building at its current condition, but it would not extend the useful life of the building following a seismic event.

The public-private partnership design, build, finance, operate, and maintain procurement model offers an opportunity for the City to receive a new City Hall and Main Library, built to seismic standards more rigorous than current building codes, offering a 21st Century alternative to the current inefficient and functionally obsolete buildings, at a cost that mirrors the City's current cost, adjusted for inflation. Additionally, this model offers the City a structured payment, adjusted for inflation, for Operations and Maintenance expenses for 40 years, to be included in the City's annual payment adjusted for inflation. At the end of the 40-year contract term, the facilities will be conveyed back to the City at no cost, at a Facilities Condition Index of 15% or less.

The Civic Center Project includes a total annual City Lease Payment amount of no more than \$12.6 million, adjusted for inflation, for duration of the 40-year agreement. The \$12.6 million is the 2013 budget for the current City Hall, Main Library, Broadway and Lincoln Park garages and Lincoln Park, and is inclusive of rent for certain City off-site operations originally considered for moving into City Hall. As a result, the Lease Payments are budget-neutral and, based on the estimates, are not expected to impact the City budget.

There are some potential continuing costs of approximately \$1.1 to \$3.4 million that may add to the annual City costs in addition to the Lease Payment. These costs include lease payments for City offsite facilities that may not move into City Hall, building services that may not be provided by the Project Team and other City cost allocations.

Maintenance costs for Lincoln Park will be covered under the maintenance contacts borne by the Project Team for 40 years. Permitting for special events will occur through the existing permit process, and all costs to maintain the park before, during and after special events will be borne by the applicant. Park programming for recreation classes will be handled by department staff.

SUGGESTED ACTION:

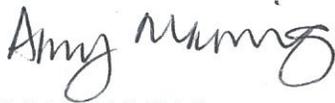
Approve recommendation.

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Respectfully Submitted,



AMY MANNING
ACTING MANAGER
BUSINESS OPERATIONS BUREAU

APPROVED:



STEPHEN P. SCOTT
ACTING DIRECTOR

SS:AJB:AM:MR:RL/vhd

Attachment: Parks & Recreation Commission Presentation 8-20-15