



Legislation Text

File #: 09-0296, **Version:** 1

Recommendation to receive and file a report on the development of a regional courthouse in downtown Long Beach; and authorize City Manager to commence proceedings to vacate a portion of Daisy Avenue. (Districts 1,2)

On June 2, 2008, the Redevelopment Agency (Agency) approved an Agreement to Negotiate Exclusively with the Judicial Council of California, acting through the Administrative Office of the Courts (AOC), for the development of a new regional courthouse in downtown Long Beach. Through subsequent negotiations, both parties committed to outline the terms of the courthouse development in a Letter of Intent (LOI), which will be the framework for a Property Exchange Agreement (Agreement) that will memorialize the transaction. The LOI was approved by the Agency on February 2, 2009.

The proposed courthouse building is approximately 480,000 square feet and contains 31 civil and criminal courtrooms. There will also be approximately 63,000 square feet of county office space; 38,000 square feet of commercial office space; and 9,200 square feet of retail space. A secure vehicle sallyport, central in-custody holding, and 35 secure parking spaces are proposed below grade.

To accommodate the development, the AOC and Agency staff are in the process of preparing an exchange agreement outlining the terms of the LOI. Two key elements include exchanging the AOC-owned site of the existing courthouse at 415 West Ocean Boulevard for the Agency-owned property bounded by Broadway, Maine Avenue, 3rd Street, and Magnolia Avenue (Exhibit A - Site Map); and the vacation of a portion of Daisy Avenue between Broadway and 3rd Street. Commencement of proceedings for the vacation of that portion of Daisy Avenue is necessary, in order to ensure that the development timelines are met. The hearing on the proposed vacation will not occur until such time the Agreement is finalized and approved.

As an update, the AOC recently released a Request for Qualifications to invite interested development teams to submit and substantiate their qualifications in connection with a performance-based infrastructure transaction for the development, construction, and operation of a new courthouse in Long Beach. Respondents are being evaluated and a short list is expected to be released by the end of the month. Selected respondents will be invited to participate in the Request for Proposals process that is currently scheduled for the third quarter of 2009.

This letter was reviewed by Chief Assistant City Attorney Heather A. Mahood on February 24, 2009 and by Budget Management Officer Victoria Bell on March 4, 2009.

City Council action is requested on March 24, 2009, in order to facilitate project design and planning.

There is no fiscal impact to the General Fund related to the vacation of Daisy Avenue or for the development of the Courthouse.

Approve recommendation.

CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

PATRICK H. WEST
CITY MANAGER