



Legislation Text

File #: 09-0995, **Version:** 2

Recommendation to declare ordinance approving the Amended and Restated Development Agreement for the Douglas Park project pursuant to Chapter 21.29 of the Long Beach Municipal Code; and directing the City Manager to execute, on behalf of the City, the Amended and Restated Development Agreement with the McDonnell Douglas Corporation, read and adopted as read.
(District 5)

The 238-acre Douglas Park site is located at 3855 Lakewood Boulevard. See attached Location Map (Exhibit A).

The Boeing Company is requesting a change to the 2004 Development Agreement and associated Site Plan. The change essentially converts the planned uses in the northern section of the project (north of Cover Street) from residential to commercial. While the proposed change requires updates to the General Plan and Douglas Park Planned Development (PD-32) to allow for the new uses, staff and Boeing are also updating the Development Agreement to appropriately address the changes.

The proposed revisions to PD-32 (Exhibit B) would allow up to 3.75 million square feet of commercial/light industrial uses, up to 250,000 square feet of retail uses and up to 400 hotel rooms. The attached Site Plan (Exhibit C) shows retail uses in the northeastern portion of the site and office uses located to the west and south of this area. Approximately 10 acres of open space, which would consist of several plaza areas, bike paths, enhanced pedestrian connections, street gateways, and landscape buffers, would be provided on-site.

Replacing the housing component with additional commercial and light industrial uses north of Cover Street provides more compatible land uses with the development surrounding the project site. The proposed project will facilitate the implementation of the General Plan in terms of maintaining and enhancing a major employment center; developing a well-balanced community offering well-planned commercial districts, and a coordinated circulation system for safe and efficient movement of people and commodities. .

The project will provide thousands of jobs with an annual direct and indirect payroll of over \$1.2 billion making this project an economic engine in the region.

On September 3, 2009, the Planning Commission certified an Environmental Impact Report Addendum (Exhibit D) for the project, approved revised design guidelines for PD-32, and approved a Vesting Tentative Tract Map for the project. In addition, the Planning Commission forwarded recommendations of approval to the City Council for the Development Agreement, the revised PD-32, and amendments to the General Plan (Exhibit E-Findings and Conditions of Approval).

Development Agreement

In order to effectuate development of the revised project, staff and Boeing have negotiated terms of a

Restated and Amended Development Agreement (Exhibit F -Revised Development Agreement) . To appropriately offset potential impacts of the Revised Project as well as provide for a balanced and beneficial development, the Revised Development Agreement includes several major deal points listed below:

- . On-site and off-site infrastructure improvements (\$8.25 million).
- . Housing and job training (\$650,000).
- . Contribution of \$2.6 million in fees.
- . Approximately 10 acres of community open space (\$12.6 million).
- . Carson Street and Lakewood Boulevard landscape improvements (\$1.5 million).
- . Donate land for Airport Safety Zone (\$211,000).

In accordance with the legislative findings set forth in section 65864 of the Development Agreement Act, the City wishes to achieve certain public objectives that will be advanced by this Revised Development Agreement, including the timely development of the property in accordance with the City's land use regulations. Moreover, the Revised Development Agreement will guarantee implementation of necessary improvements and attain a high level of sustainable design. The City Council is requested to adopt an ordinance to authorize the execution of the Revised Development Agreement by the City Manager.

General Plan Amendments

Boeing is requesting the City Council adopt amendments to Land Use, Noise and Transportation Elements of the General Plan and Bicycle Master Plan. California State law requires each city to adopt a General Plan for their long-term physical development consisting of a series of development policies and objectives. A summary of the proposed map and text amendments are provided below:

. Land Use Element - Delete all statements pertaining to residential use within Planned Development District PD-32 and Long Beach Airport Activity Center.

.Transportation Element - A component of the Transportation Element is a provision for bicycle and pedestrian movement throughout the City. The project currently provides a Class I bike path through the project site. The revised project would provide additional Class II bike routes throughout the project site, thus, helping to connect one of the City's east to west bike path connections as identified in the Bicycle Master Plan's long-range goals. As a result, the Bicycle Facilities Map is proposed to be updated to reflect the new proposed bicycle routes in the Transportation Element and the companion Bicycle Master Plan.

. Noise Element - Amend Noise District Map to show District 2 north of Cover Street.

This letter was reviewed by Assistant City Attorney Michael Mais on September 2, 2009 and by Budget and Performance Management Bureau Manager David Wodynski on September 2, 2009.

SUSTAINABILITY

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

State law requires an action to approve or disapprove a project to be taken by the City Council within 180 days from the date of certification by the lead agency of the EIR. The Planning Commission certified the project EIR on September 3, 2009 (Exhibit D). A one-time extension of no more than 90 days may be granted if requested in writing and agreed to by both the City and applicant.

At full build-out, the project is expected to provide:

- . On-site and off-site project infrastructure improvements.
- . Temporary employment estimated up to 3,800 persons and long term employment estimated up to 13,300 persons with an annual direct and indirect payroll of over \$1.2 billion.
- . Contribution of \$2.6 million in fees.

Approve recommendation.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH APPROVING THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR THE DOUGLAS PARK PROJECT PURSUANT TO CHAPTER 21.29 OF THE LONG BEACH MUNICIPAL CODE; AND DIRECTING THE CITY MANAGER TO EXECUTE, ON BEHALF OF CITY, THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT WITH THE MCDONNELL DOUGLAS CORPORATION

CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

PATRICK H. WEST
CITY MANAGER