



Legislation Text

File #: 21-0307, **Version:** 2

Recommendation to declare ordinance finding and determining that a credit is due against the Transportation Improvement Fee applicable to the Shoreline Gateway project located at 777 East Ocean Boulevard; and authorizing the City Manager to execute an agreement regarding credit for transportation improvements made in connection with the Shoreline Gateway project, read and adopted as read. (District 2)

A Transportation Improvement Fee (TIF) is imposed on new developments to assure that the transportation level of service goals of the City of Long Beach (City) are met with respect to the additional demands placed on the transportation system by traffic generated from such new development. As a new development, the Shoreline Gateway project at 777 East Ocean Boulevard (Project) is obligated to pay the TIF. Typically, the collection of the TIF is paid by the applicant prior to the issuance of the Certificate of Occupancy.

Shoreline Development Partners, LP, owner of the development project at 777 East Ocean Boulevard, requests a TIF credit in the amount of \$369,596 for transportation improvements completed at the request of the City that are above and beyond those required by the Project.

The Project was designed, permitted, and is in the process of constructing transportation improvements consistent with the City's Alamitos Avenue complete streets project encouraging multi-modal transportation along the Alamitos Avenue corridor. Complete streets elements include bicycle lanes, traffic signal improvements, reconfiguration of the intersection, extended sidewalk and parkway, signage and striping, and additional right-of-way improvements necessary to implement the Project. These elements were not contemplated nor were they conditions of approval of the Project entitlement. Constructing these complete streets elements as part of the Project ensures compatibility with the Alamitos complete streets project, minimizes phasing concerns, and avoids duplicate work. Further, this helps minimize impacts at one of Long Beach's major intersections.

When completed, the Project is anticipated to add to the City's growing bicycle lane network, ease traffic congestion, and reduce speeds at the critical East Ocean Boulevard and Alamitos Avenue intersection. The Project also enhances the City's traffic signalization systems, thereby increasing public safety. Additionally, the Project encourages private developers to expand the City's bicycle infrastructure.

Public Works reviewed the application and supporting documentation and supports the provision of the TIF credit in the amount of \$369,596 as set forth in the analysis and findings outlined in the attached report (Attachments A and B).

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on March 26, 2021 and by Budget Management Officer Rhutu Amin Gharib on March 24, 2021.

City Council action is requested on April 13, 2021.

The TIF owed by Shoreline Development Partners for the 777 East Ocean Boulevard development project totals \$381,375, which is greater than the total credit amount requested of \$369,596. Therefore, the applicant will owe the remaining TIF of \$11,779 prior to the issuance of the Certificate of Occupancy, which will be deposited in the Capital Projects Funds Group in the Public Works Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council Priorities. Approval of this recommendation would potentially have a positive impact on the local job market.

Approve recommendation.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH FINDING AND DETERMINING THAT A CREDIT IS DUE AGAINST THE TRANSPORTATION IMPROVEMENT FEE APPLICABLE TO THE SHORELINE GATEWAY PROJECT LOCATED AT 777 EAST OCEAN BOULEVARD; AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT REGARDING CREDIT FOR TRANSPORTATION IMPROVEMENTS MADE IN CONNECTION WITH THE SHORELINE GATEWAY PROJECT

ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS

APPROVED:

THOMAS B. MODICA
CITY MANAGER