

2 PROJECT DESCRIPTION

The proposed project would involve demolishing existing buildings on the project site and developing a new City Hall, a new Port Building for Harbor Department administration, a new and relocated Main Library, a redeveloped Lincoln Park, a residential development, and a commercial mixed use development. In total, the project includes six new buildings, three new parking garages, related infrastructure and landscaping, and two new public street extensions of Chestnut Avenue and Cedar Avenue through the project site. Existing buildings that would be demolished include the former Long Beach Courthouse, Long Beach City Hall, and Long Beach Main Library. Demolition of the former courthouse was studied in the Long Beach Courthouse Demolition Project Draft EIR (SCH# 2014051003) that was circulated in October and November of 2014. Details on the current state of the courthouse and its proposed demolition that are included below are from the Long Beach Courthouse Demolition Project Draft EIR. This section describes the project location, major characteristics of the site and the proposed development, project objectives, and approvals needed to implement the project.

2.1 PROJECT PROPONENT

City of Long Beach
333 West Ocean Boulevard 5th Floor
Long Beach, California 90802

2.2 PROJECT LOCATION

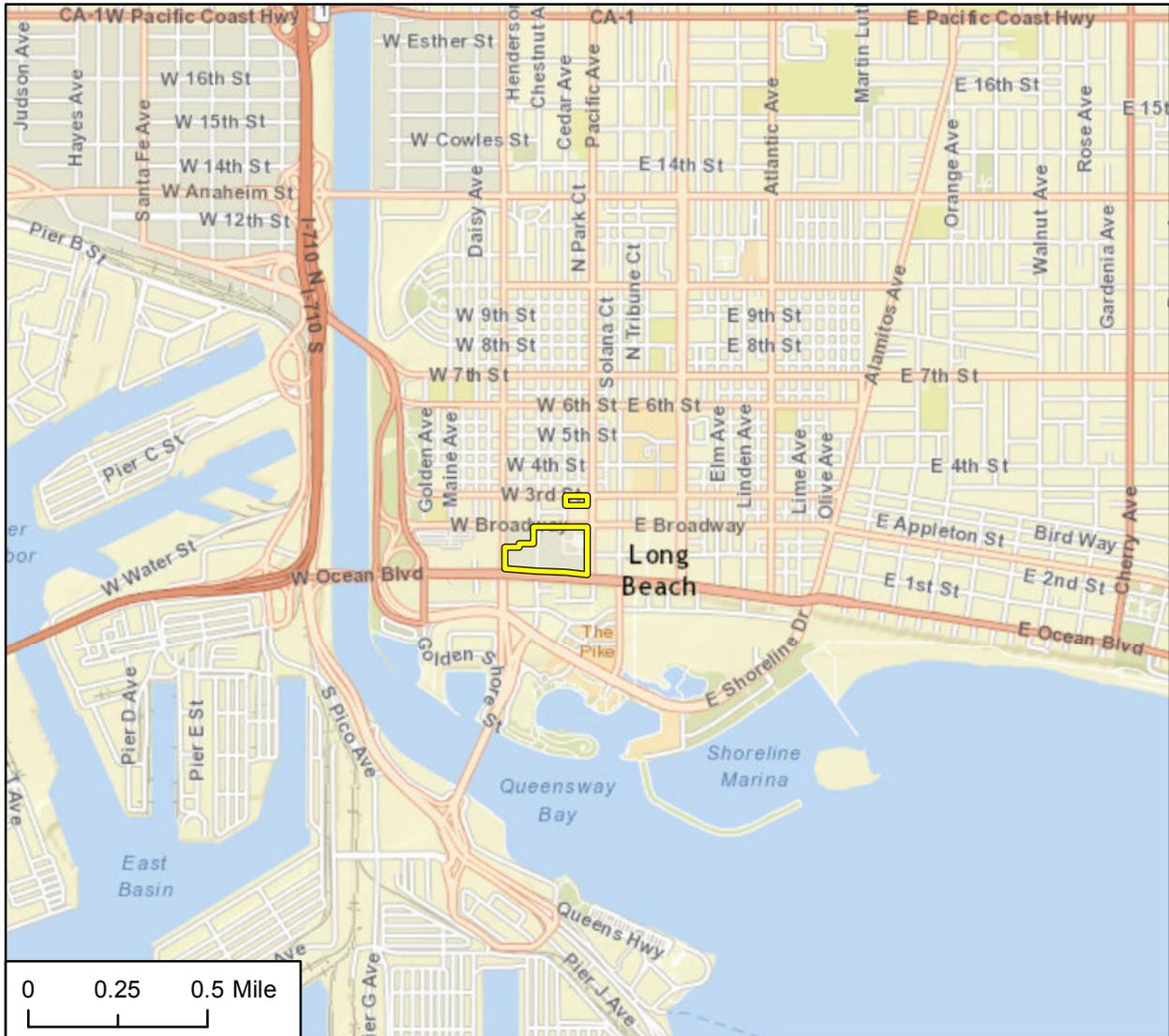
The project site is located within downtown Long Beach, Los Angeles County, California. The 15.87-acre project site is separated into two discontinuous parcels and generally bound by Third Street to the north, Pacific Avenue to the east, Magnolia Avenue to the west and Ocean Boulevard to the south. The northern portion of the project site is rectangular parcel that contains a paved parking lot. It is bound by Third Street to the north, Pacific Avenue to the east and Cedar Avenue to the west. The southern boundary is adjacent to a vacant lot. The larger, southern portion of the project site is an irregular-shaped parcel bound by Magnolia Avenue and Chestnut Avenue to the west, Broadway to the north, Pacific Avenue to the east, and Ocean Boulevard to the south. Figure 2-1 shows the regional location. Figure 2-2 shows the project site location.

2.3 CURRENT LAND USE AND REGULATORY SETTING

Table 2-1 summarizes the existing characteristics of the project site, which are also described below. Maps showing the land use designation, Downtown PD-30 Land Use District, and zoning of the site and its surroundings are shown in Figures 2-3, 2-4, and 2-5.

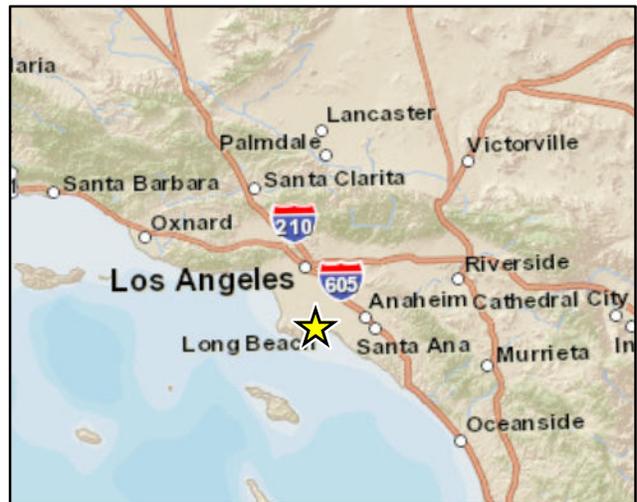


Civic Center Project
Section 2.0 Project Description



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-  Project Boundary
-  Project Location



Regional Location

Figure 2-1
 City of Long Beach



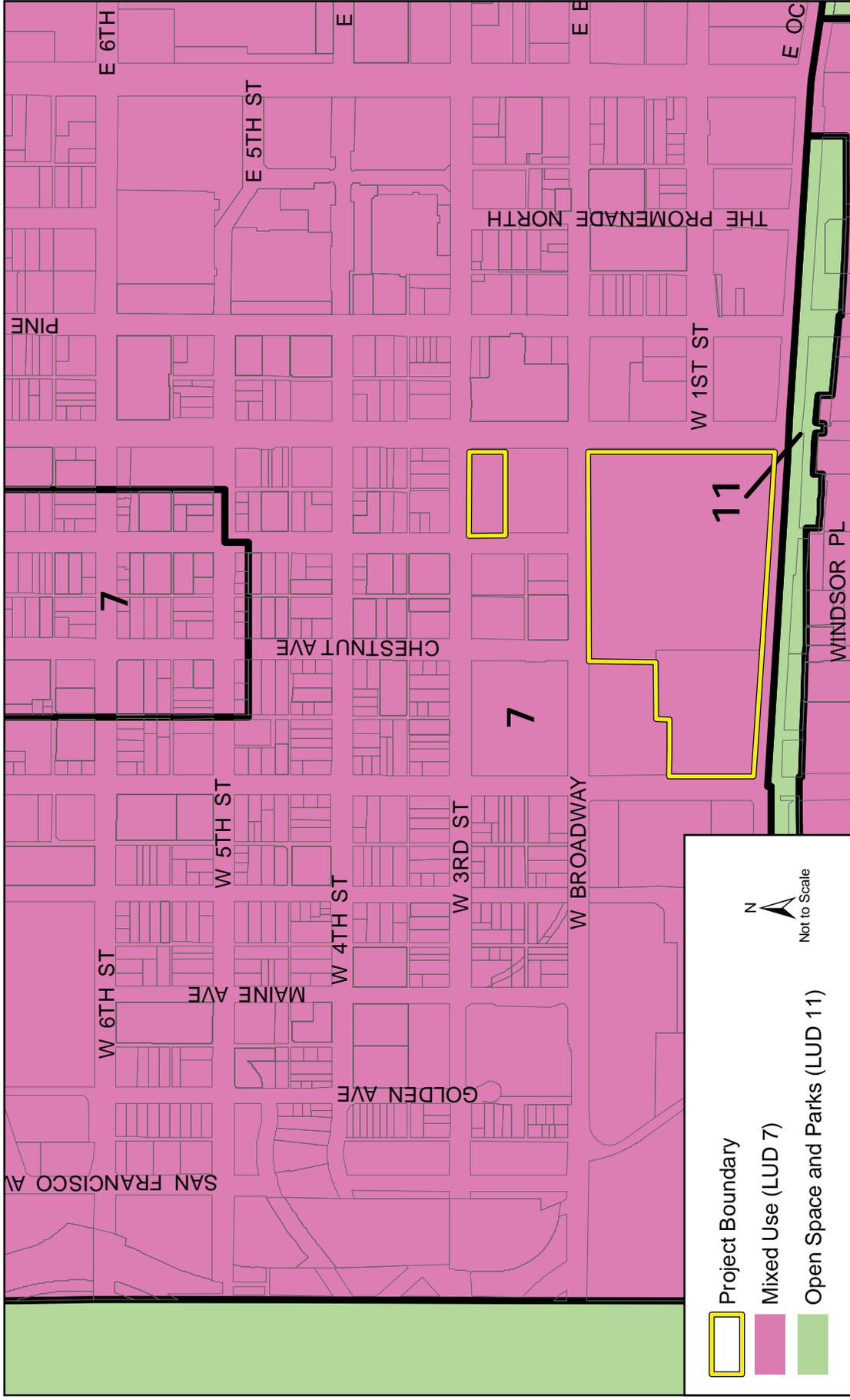


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Project Location

Figure 2-2
City of Long Beach



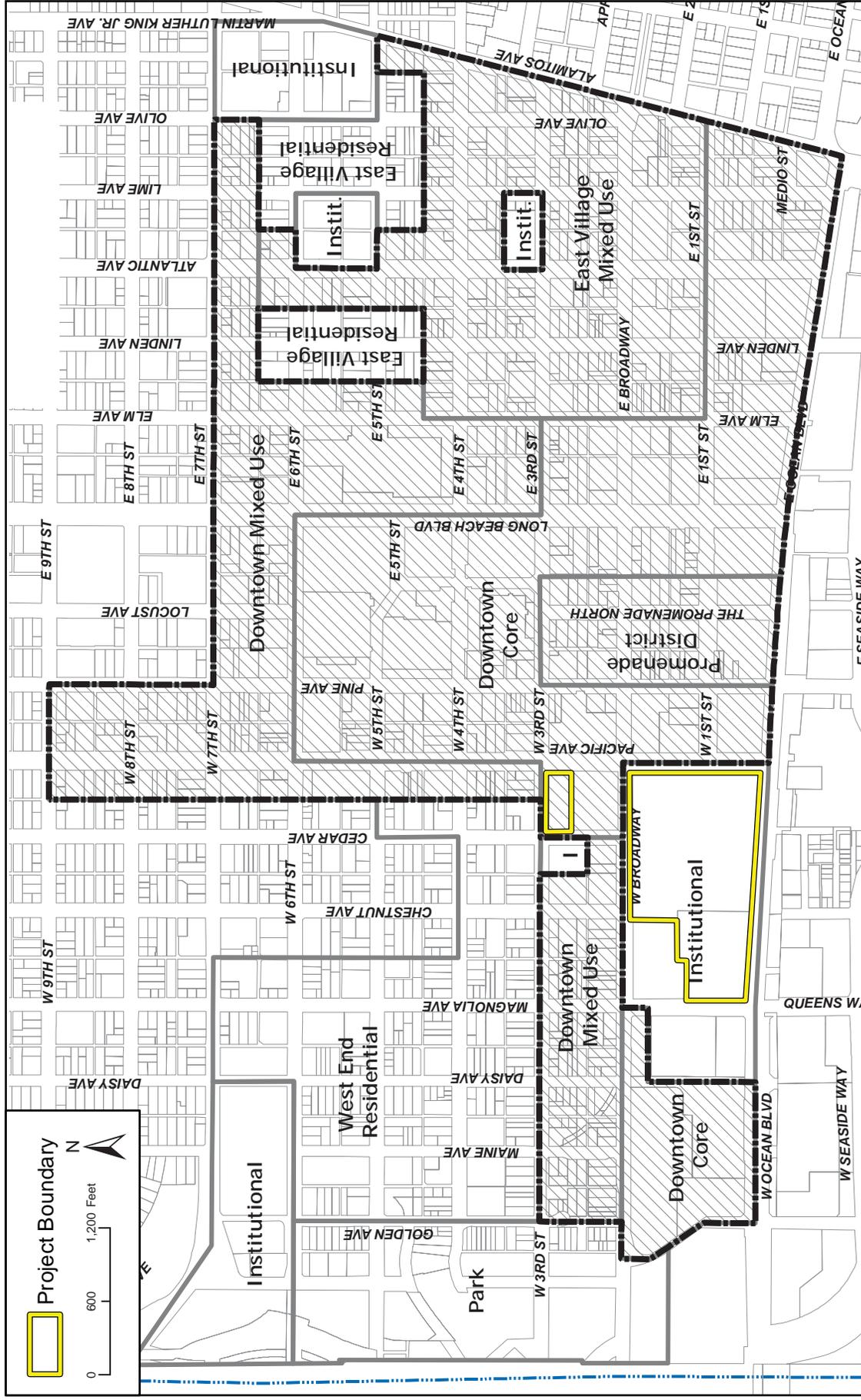


Source: Long Beach Development Services and Dept. of Technology Services, January 2012

General Plan Land Use Designations

Figure 2-3

Civic Center Project SEIR
 Section 2.0 Project Description

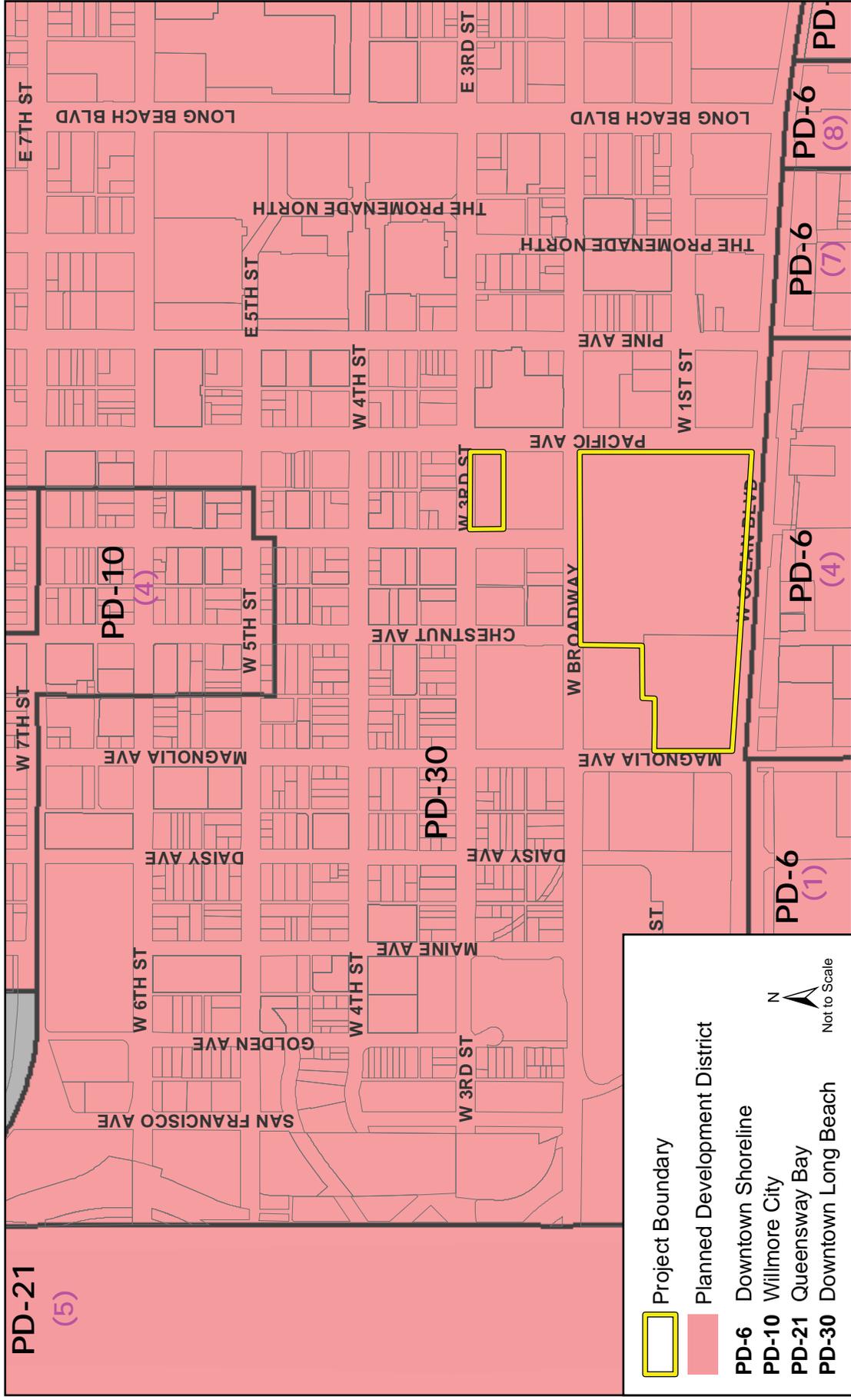


Source: Long Beach Downtown Plan PEIR, December 2010

Downtown PD-30 Land Use Districts

Figure 2-4
 City of Long Beach

Civic Center Project SEIR
 Section 2.0 Project Description



Source: Long Beach Development Services and Dept. of Technology Services, January 2012

Zoning Designations

Figure 2-5

**Table 2-1
Existing Site Characteristics**

Assessor's Parcel Number	7280-022-914; 7280-025-902; 7280-025-900
Site Size	15.87 acres
General Plan Land Use Designations (see Figure 2-3)	Mixed Use (LUD 7)
Downtown PD-30 Land Use Districts (see Figure 2-4)	Institutional and Downtown Core
Zoning Designations (see Figure 2-5)	Downtown Plan (PD-30)
Current Use and Development	Long Beach City Hall Long Beach Main Library Broadway Parking Structure Lincoln Park Former Long Beach Courthouse (No longer in use)
Surrounding Land Use Designations (see Figure 2-3)	North: Mixed Use (LUD 7) East: Mixed Use (LUD 7) South: Open Space and Parks (LUD 11) and Mixed Use (LUD 7) West: Mixed Use (LUD 7)
Surrounding Downtown PD-30 Land use Districts (see Figure 2-4)	North: West End Residential; Downtown Mixed Use; Downtown Core East: Downtown Core South: Downtown Shoreline (PD-6) (outside PD-30) West: Downtown Core; Institutional
Surrounding Zoning Designations (see Figure 2-5)	North: Downtown Plan (PD-30) East: Downtown Plan (PD-30) South: Downtown Shoreline (PD-6) West: Downtown Plan (PD-30)
Regional Access	Interstate 710 (Long Beach Freeway)
Local Access	Ocean Boulevard, Broadway and Third Street
Public Services	Water: Long Beach Water Department Sewer: Long Beach Water Department Fire: Long Beach Fire Department Police: City of Long Beach Police Department

2.3.1 Current Land Use

The proposed project is located in the Civic Center portion of the Downtown Plan area of Long Beach. The proposed project would include activities on four distinct blocks, which are fully developed under existing conditions (see Figures 2-2 for existing conditions): Civic Block, Lincoln Park and New Library Block, Third and Pacific Block, and Center Block (see Figure 2-6). The Center Block consists of City Hall (283,000 square feet [sf]) and Broadway Parking Structure. The Lincoln Park and New Library Block consists of the Main Library (138,000 sf), Lincoln Park and the Lincoln Parking Structure. The Civic Block consists of the former Long Beach Courthouse (approximately 277,000 sf) and a parking lot (approximately 82,000 sf). The Third and Pacific Block consists of a surface parking lot. All existing buildings and structures except for the former Courthouse are currently in use. As described in the Long Beach Courthouse Demolition Project Draft EIR, a statewide Task Force on Court Facilities was



established in 1997 to document the condition of California's existing court buildings and identify critical physical deficiencies in court buildings throughout the state. The Task Force's final report outlined a program to improve or replace courthouses to make them safe, secure, and accessible. The former Long Beach Courthouse, which is being proposed for demolition, was identified as one of the worst in the State.

In June 2001, the Administrative Office of the Courts began a capital planning process to develop a facility master plan for each of the 58 trial courts in California. The master plans confirmed the Task Force's findings related to physical and functional conditions, considered how best to provide court services to the public, developed judicial and staffing projections, and examined development options for how best to meet goals related to court service, operational efficiency, local public policy, and cost effectiveness. Specific functional and physical problems identified with the courthouse building include the following:

Americans with Disabilities Act (ADA)

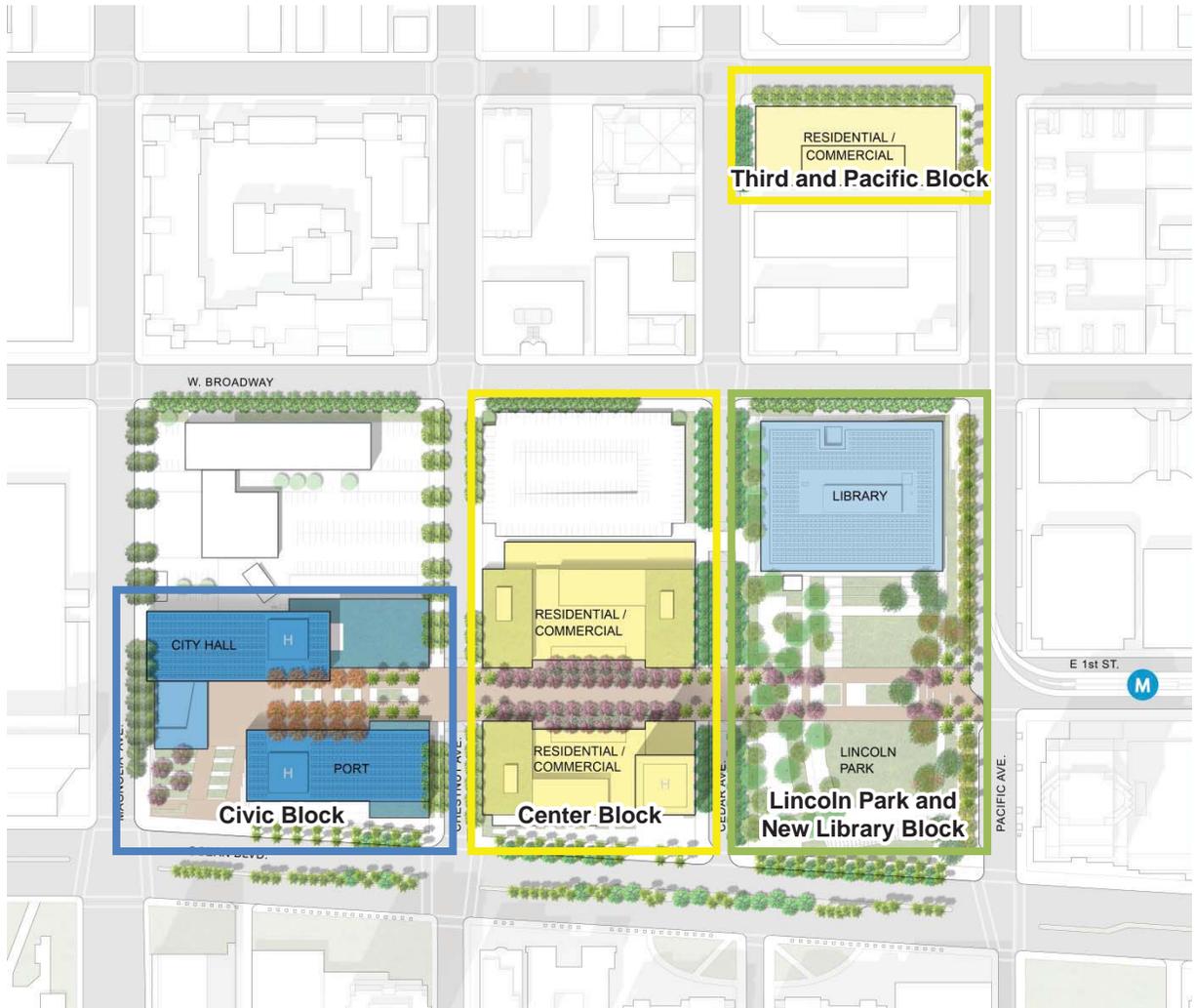
- *The courthouse building does not have wheelchair accessible bathrooms on most floors.*
- *There is no public elevator access to the sixth floor.*
- *Access to and from the sixth floor for persons with disabilities is by security guard escort only, using the security elevator.*
- *Of the 27 courtrooms, none are ADA compliant.*

Seismic Deficiencies

- *Two independent surveys, one by the County of Los Angeles and one by the State of California, concluded that the courthouse building would collapse in the event of a medium-sized earthquake from a nearby fault.*
- *The last two area earthquakes caused a six-inch separation between the east wing and west wing of the courthouse building.*
- *Over time, rainstorms, coupled with high winds, caused further movement and damage in the east wing and new leaks have developed.*
- *The County of Los Angeles performed a limited retrofit at an estimated cost of \$13.9 million. It is now estimated that the courthouse would remain standing long enough to evacuate but could not be capable of being re-occupied following a medium-sized earthquake.*

Due to its age, physical condition, and functional issues, renovating and expanding the courthouse was determined not to be a viable option to meet the growing demand for court services in the City of Long Beach. Therefore, a site for a new courthouse was identified on a six-acre property northwest of the existing Long Beach Courthouse at 275 Magnolia Avenue in Long Beach. The courthouse functions relocated to the new Governor George Deukmejian Courthouse and opened for business on September 9, 2013, and the former courthouse site is now owned by the City of Long Beach Successor Agency.





2.3.2 Surrounding Land Uses

Generally, the project site is located in the Civic Center portion of the Downtown Plan area of Long Beach surrounded by a mix of uses, including residential, retail, commercial space, and recreational areas (including parks). This area is also identified as the Institutional District of PD-30 in the Long Beach Downtown Plan EIR (the “Downtown Plan EIR”) (see Figure 2-4). A portion of the project site (Third and Pacific Block) is identified as the Downtown Core District of PD-30 (see Figure 2-4). The Los Angeles River is less than one mile to the west of the Downtown area.

Land uses west of the project site, across Magnolia Avenue, include the Glenn M. Anderson Federal Building followed by the World Trade Center. North of Broadway Avenue are existing residential (apartment) development and mixed-use buildings. Immediately west of the Third and Pacific Block is the First Congregational Church, at the southwest corner of Third and Cedar. North of Third Street are residential and mixed use developments, while the block immediately east of Pacific Avenue contains residential, as well as high-rise commercial and mixed-use buildings. Uses south of the project site, across Ocean Boulevard, include high-rise residential buildings (up to 25 stories in height), a high-rise office building (approximately 15 stories in height), and a single-story strip retail building. The area south of Ocean Boulevard is located in the Downtown Shoreline Planned Development District (PD-6), outside of the Downtown Plan area. Figure 2-7 shows the location of surrounding land uses.

2.4 PROJECT CHARACTERISTICS

2.4.1 Proposed Land Uses and Development

The design of the proposed Civic Center project follows the guidance of the Downtown Plan, which was adopted in January 2012. The City of Long Beach prepared a Final Program Environmental Impact Report (EIR) for the Downtown Plan that was certified in January 2012. The guiding principles for downtown Long Beach from the Downtown Plan are as follows:

- *We promote the development of a distinctive downtown skyline, providing a vibrant, compact city core attracting cosmopolitan and creative people.*
- *Our lively Downtown acts as the heart of the city, connecting with the neighborhoods and coastline.*
- *We encourage an infrastructure to accommodate a future that is less dependent on fossil fuels and more focused on walking, bicycling, and public transportation.*
- *We invite and support new industries to invest in our future so that we can continue to diversify our economy and promote job growth while strengthening our existing backbone of convention, tourism, and port business.*
- *We endorse bold architecture, planning, and construction that utilize green building technology and incorporate sustainable energy.*
- *We demand quality in building practices in order to ultimately create historical masterpieces.*
- *We value our buildings of historic merit and seek to preserve or restore them through adaptive reuse.*



- *We include the best aspects of an innovative global city: dynamic architecture, light-filled public spaces, active recreation, celebration of our unique culture, and respect for the natural environment.*
- *We work together to ensure the success of this vision and it is our promise to the City and its residents to invest in the future.*

The project includes a new City Hall, a new Port Building for Harbor Department administration, a new and relocated Main Library, a redeveloped Lincoln Park, a residential development, and a commercial mixed use development. In total, the proposal includes six new buildings, three new parking garages, related infrastructure and landscaping, and two new public street extensions of Chestnut Avenue and Cedar Avenue through the project site. The Lincoln Park garage and Broadway garage would be preserved and would continue to be used by City staff and public parking. Both the City Hall and Port buildings would be up to 11 stories in height. See Figures 2-8a and 2-8b for photosimulations of the project. Existing buildings that would be demolished include the former Long Beach Courthouse, Long Beach City Hall, and Long Beach Main Library.

The project includes the demolition of the former Long Beach Courthouse building. The Long Beach Courthouse Demolition Project was studied in a Draft EIR (SCH# 2014051003) that was circulated in October and November of 2014. The former courthouse would be demolished leaving the building foundation partially deconstructed with stem walls along the north and east property lines left in place. Prior to demolition, equipment and materials would be removed. Hazardous materials, if present, would be removed in accordance with federal and State abatement policies and procedures. Table 2-2 below describes the project components by block.

**Table 2-2
 Project Summary by Block**

Block	Major Components	Uses	Height	Size
Civic Block	Port Building	Office	11 stories/164 ft	240,000 GSF
	City Hall Building	Office	11 stories/165 ft	270,000 GSF
	Underground Parking Structure	Parking	--	509 parking spaces
Lincoln Park and New Library Block	Total Lincoln Park Area	--	--	4.8 acres
	Main Library	Library	2 stories/42 ft	92,000 GSF; 1.63 acres
	Open Space	Recreation	--	3.17 acres
Third and Pacific Block	Residential Building	Residential	Up to 7 stories / approx. 70 ft	200 DU
	Underground Parking Structure	Parking	--	250 parking spaces
Center Block	Mixed-Use Development:	Residential Hotel Retail Restaurant	Two buildings: Up to 7 stories/85 ft Approx. 36 stories/432 ft	580 DU 32,000 GSF retail 8,000 GSF restaurant 200 room hotel
	Underground Parking Structure	Parking	--	725 parking spaces

GSF = gross square feet; DU = dwelling units; ft = feet



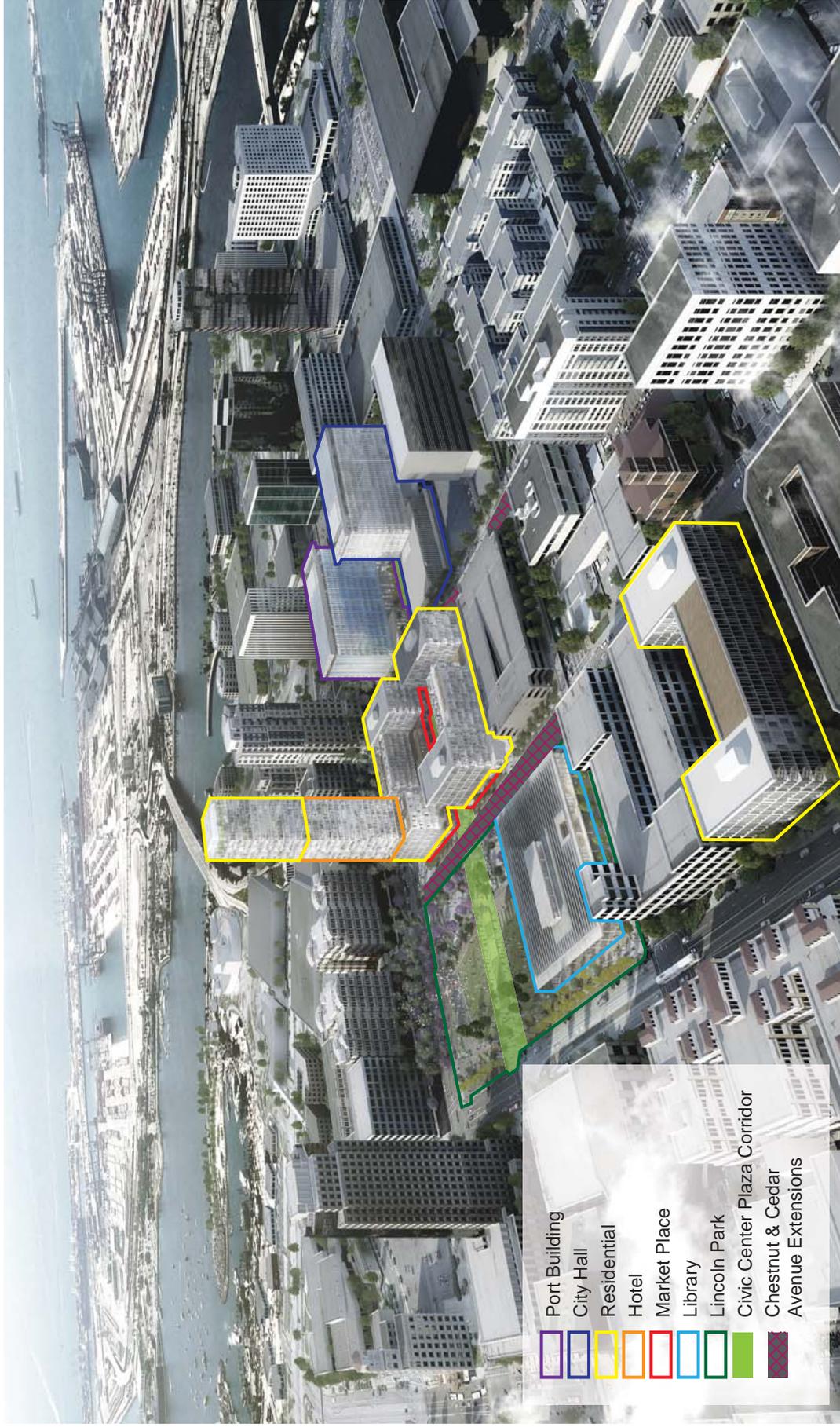


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Surrounding Land Uses

Figure 2-7

Civic Center Project SEIR
Section 2.0 Project Description



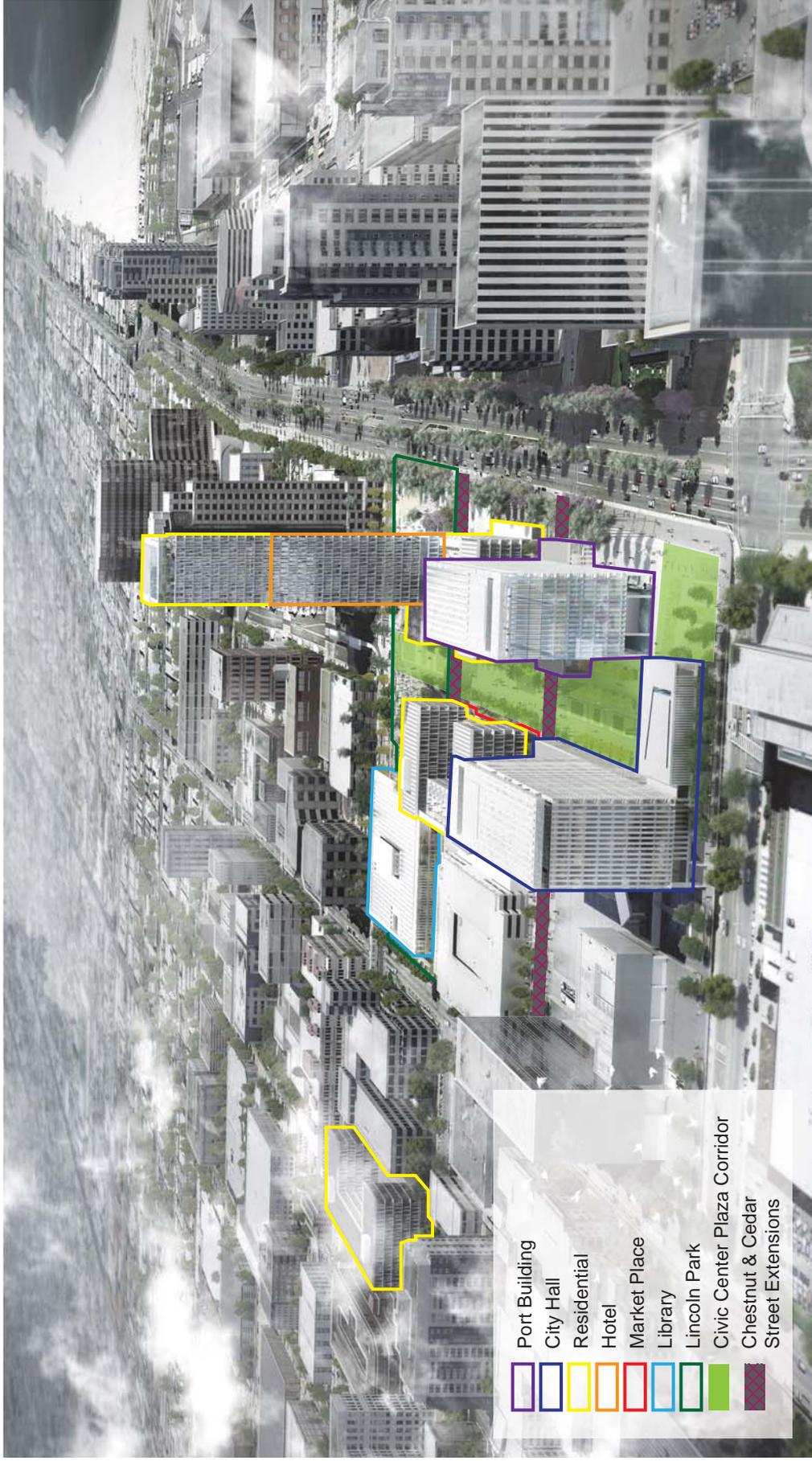
Looking southwest through project area, Pacific Avenue shown in lower left.

Aerial Photosimulations

Source: Skidmore, Owings & Merrill LLP, March 2015.

Figure 2-8a
 City of Long Beach

Civic Center Project SEIR
Section 2.0 Project Description



Looking east through project area, Ocean Boulevard shown on right.

Aerial Photosimulations

Source: Skidmore, Owings & Merrill LLP, March 2015.

Figure Figure 2-8b
City of Long Beach

Specific project components are described in more detail below.

a. Civic Block. The Civic Block consists of three major components (see Figure 2-9 for a site plan):

Port Building. The Port Building would be up to 11 stories in height (approximately 164 feet tall), utilizing a concrete frame structure of up to 240,000 gross square feet (gsf). It would be designed to house the administrative functions of the Harbor Department, which are currently housed near the Long Beach Airport (4801 Airport Plaza Drive). The space within this building would be primarily office space. Port Building elevations are shown in Figures 2-10a and 2-10b.

City Hall Building. The City Hall building would be an approximately 270,000 gsf, up to 11-story concrete frame structure (approximately 165 feet tall) that includes office space for City staff and elected officials. The structure would also include Council Chambers, meeting rooms, transaction counters and other public serving components. Located around and between the City Hall and Port Building would be a 73,000 square foot (sf) Civic Plaza, which would include hardscape and landscape elements appropriate for larger spontaneous gatherings as well as planned events. City Hall elevations are shown in Figures 2-11a and 2-11b.

Port and City Hall Foundations. The Port and City Hall buildings would share a common underground parking structure that includes shared infrastructure such as the combined central plant, common points of vehicular access and shared loading dock services. Approximately 509 new spaces of underground parking would be available to the Harbor Department and the City's priority parking users, including Americans with Disabilities Act (ADA) accessible parking spaces, in a 2 to 2.5 level below grade structure that includes a below grade loading dock.

Construction on the Civic Block would begin once the former Long Beach Courthouse building occupying the site is removed.

b. Lincoln Park and New Library Block. Improvements to the Lincoln Park and New Library Block consist of two primary components: a new Main Library and a new Lincoln Park. See Figure 2-12 for a site plan.

Main Library. A new two-story (approximately 42 feet tall) Main Library of up to 92,000 gsf would be constructed utilizing a wood frame structure built on top of the existing Lincoln Parking Garage roof deck. In addition to the aboveground component, service, support and archive functions would be constructed on the P1 level of the Lincoln Parking Garage. Lincoln Parking Garage renovations would include enhancements to the existing parking structure necessary to support the Library and would allow access to the garage using the existing Pacific and Cedar Street access ramps. These temporary ramps would be modified and replaced with a new ramp system as part of the Center Block work described below. Library elevations are shown in Figure 2-13.

Lincoln Park. Lincoln Park, as deeded, is a total 4.8 acres area that includes both Lincoln Park (approximately 2.6 acres of open space) and the existing Main Library. After occupation of the new Library, the existing Main Library would be demolished and the site would be redeveloped into a new Lincoln Park. The new Main Library would be located in the park. The open space area, not including the library footprint, would be approximately 3.17 acres.



Lincoln Park would include drought tolerant landscaping and hardscape treatment to support planned programs and events. Planned park amenities include a multi-purpose event lawn, a dog park, and a children’s play area. A new public restroom would also be added. Cross sections of Lincoln Park are shown in Figure 2-14.

c. Third and Pacific Block. The parcel at Third Street and Pacific Avenue is currently an approximately 0.9-acre surface parking lot. The project would include construction of a seven-story, multi-family residential complex on this lot. The structure would have up to 200 residential units and be up to 235,000 gsf. The proposed building is a five to seven-story structure of a combination of concrete and wood frame. The complex would also include a parking structure with up to two levels below grade and up to three levels above ground partially wrapped by the residential units. Up to 250 parking stalls would be included in this structure and the building would be serviced by at grade loading facilities.

d. Center Block. After the New City Hall is operational, the existing City Hall structure would be demolished and a mixed use project would be developed in its place. The Center Block commercial development would include up to 580 residential units totaling up to 650,000 gsf and up to 32,000 gsf of retail and 8,000 gsf of restaurant space. A 200-room hotel may also be included as component of the project. An underground parking garage would service this parcel with up to 725 new parking spaces and the two buildings comprising the new development would be serviced by at-grade loading facilities. The building adjacent to Ocean Boulevard (the Ocean Lot) would be approximately 85 feet in height and up to seven stories tall. The building adjacent to Broadway Garage would be approximately 432 feet in height and approximately 36 stories tall. In the event of a hotel use within the Ocean Boulevard parcel, a port-cochere would be provided at the corner of Ocean Boulevard and Cedar Street. See Figure 2-15 for a site plan

2.4.2 Site Infrastructure

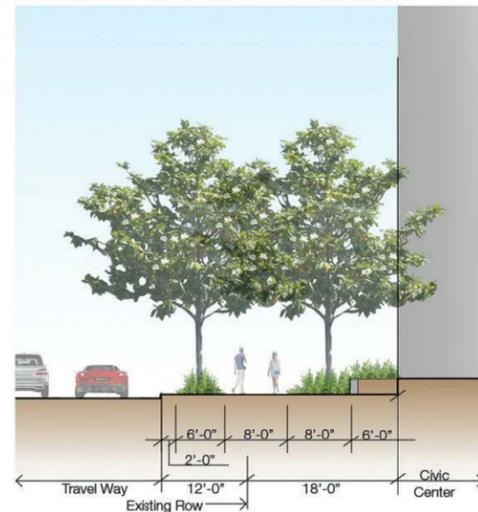
The project would require site infrastructure improvements to service the buildings. The primary infrastructure components include:

a. Street Extensions. Chestnut Street would be extended to connect Broadway to Ocean Boulevard as part of the Civic Block work discussed above. Cedar Street would be extended to connect Broadway to Ocean as part of the Center Block work discussed above. A section of First Street with non-traditional paving and a curbless design would be developed as a privately owned and operated street between Chestnut and Cedar Streets as part of the Center Block development. Street improvements would include new streetscape treatments and traffic signalization, cross walks, and on-street parking where feasible.

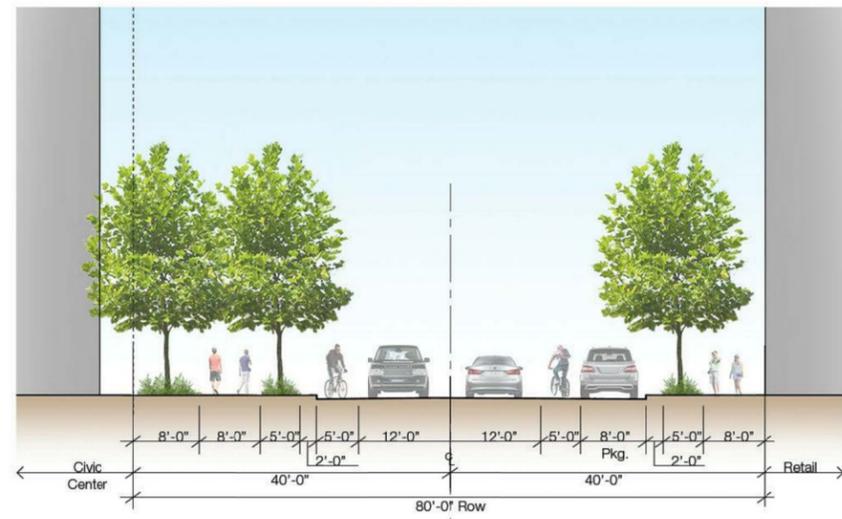
b. Utilities. Existing utilities that are not required to remain would be cut, capped and removed as necessary for each phase of construction. Utilities that need to remain in service, but that conflict with elements of the Downtown Plan would be re-located in coordination with appropriate utility provider.

c. Landscaping. Landscaping for the site was designed at a Downtown Plan level to bring landscape consistency to the entire project and to ensure the project meets the City’s requirements for streetscape improvements. Specific landscape and hardscape plans would be included with each of the major work components outlined above.

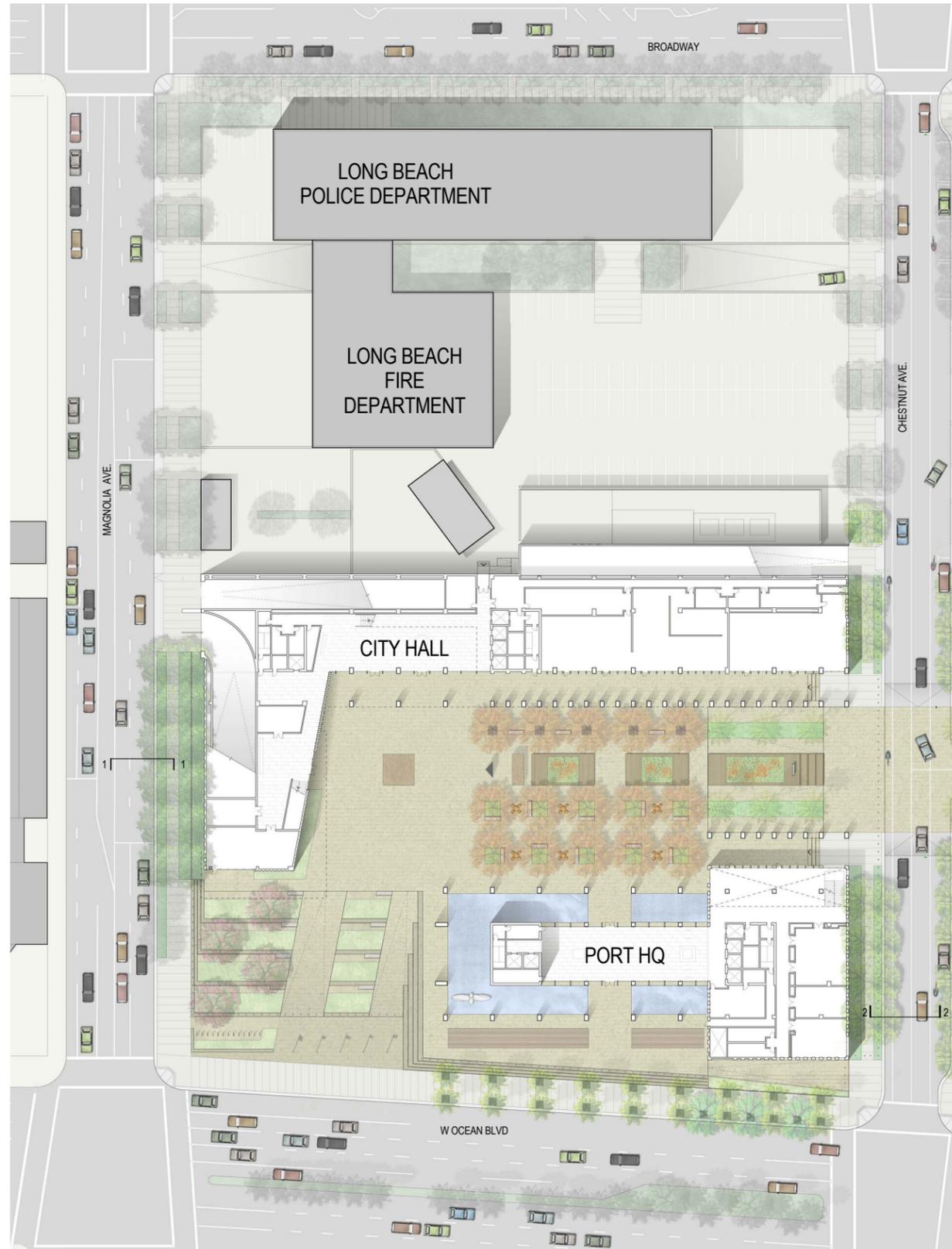




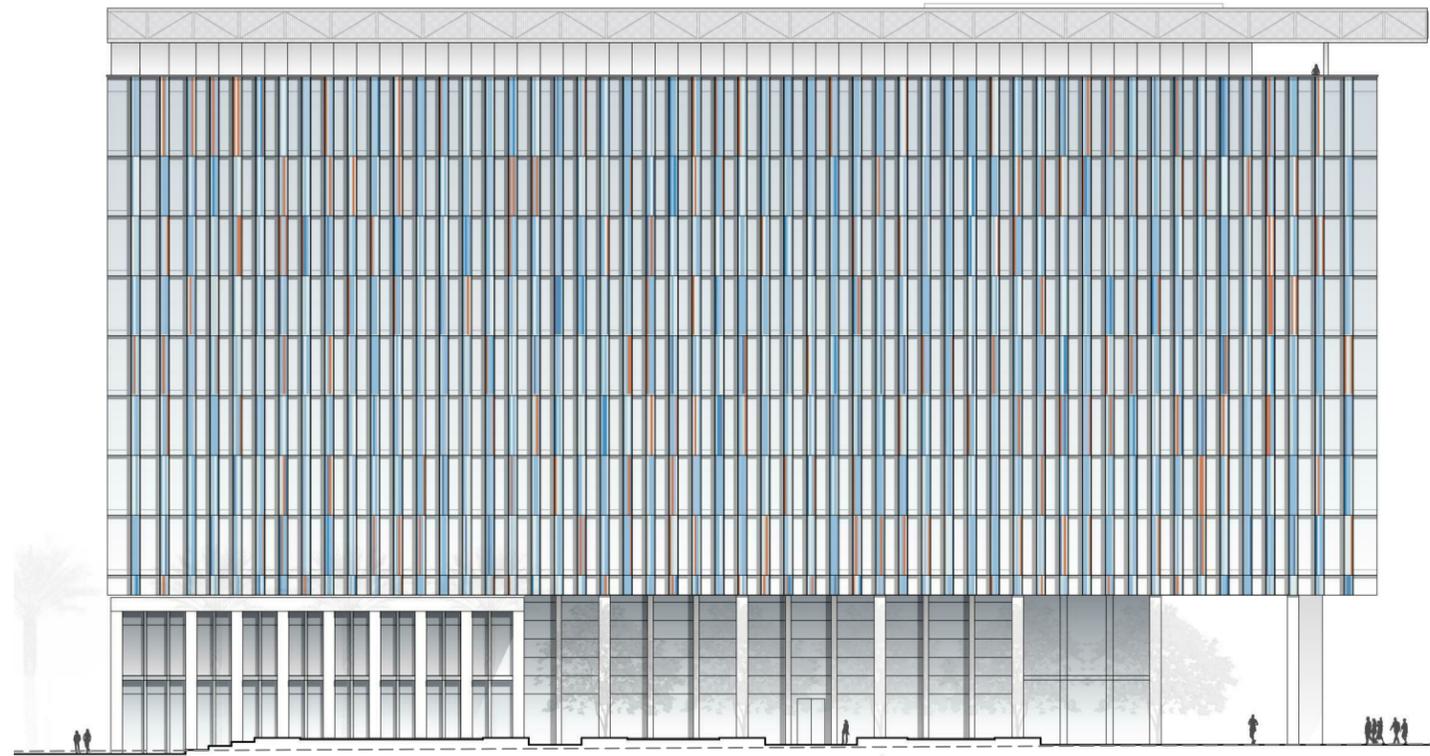
1 Magnolia Ave. East Side Typical (Proposed)



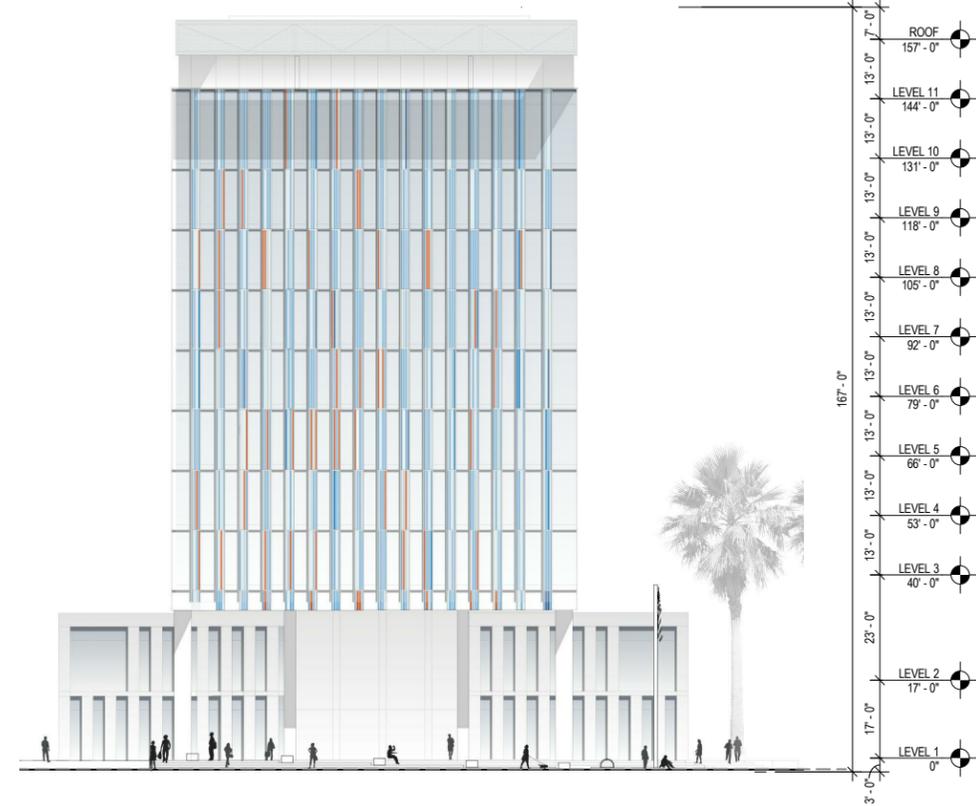
2 Chestnut Street Between Ocean Blvd & West Broadway (Proposed)



Site Plan: Civic Block

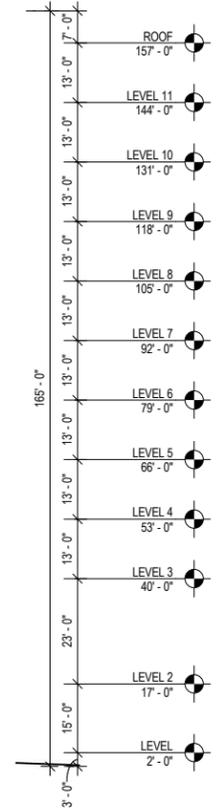
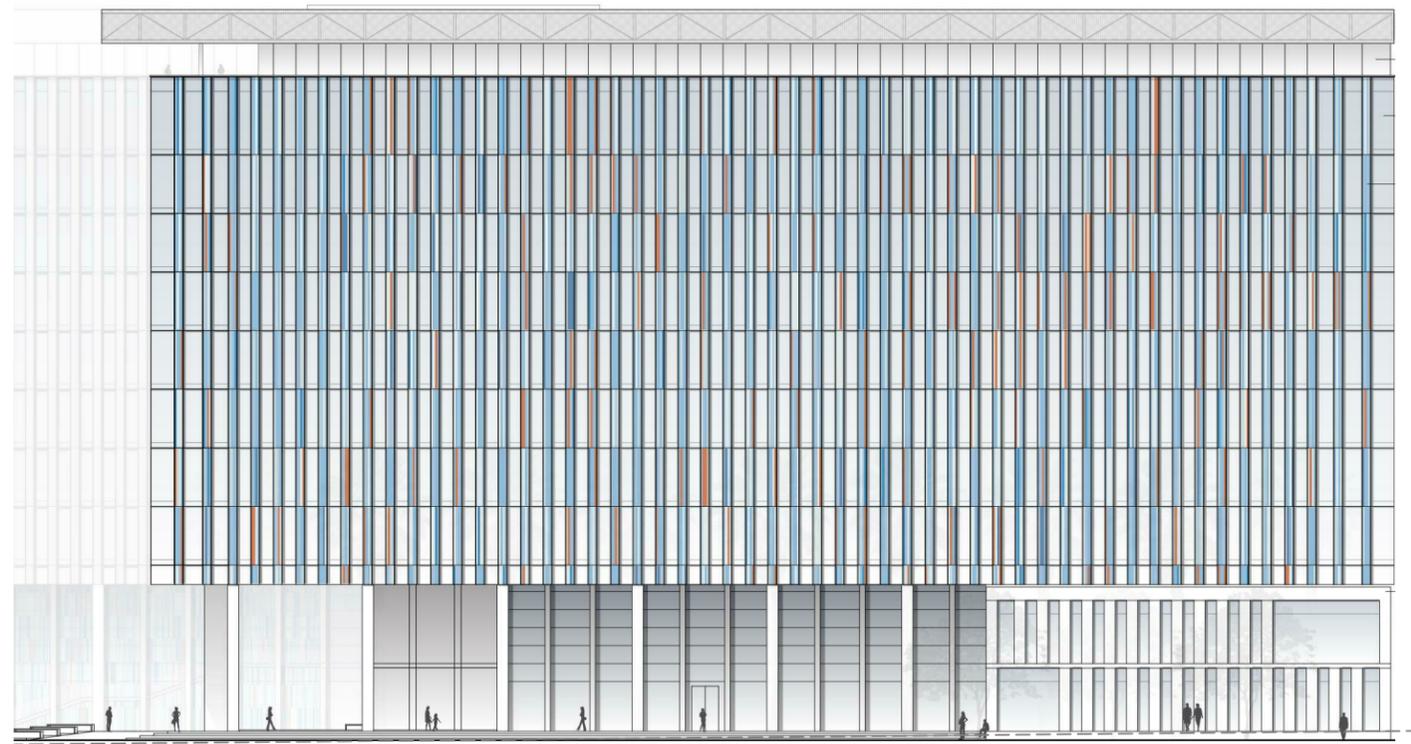


1 EXTERIOR ELEVATION NORTH



2 EXTERIOR ELEVATION WEST

Elevations: Port Building

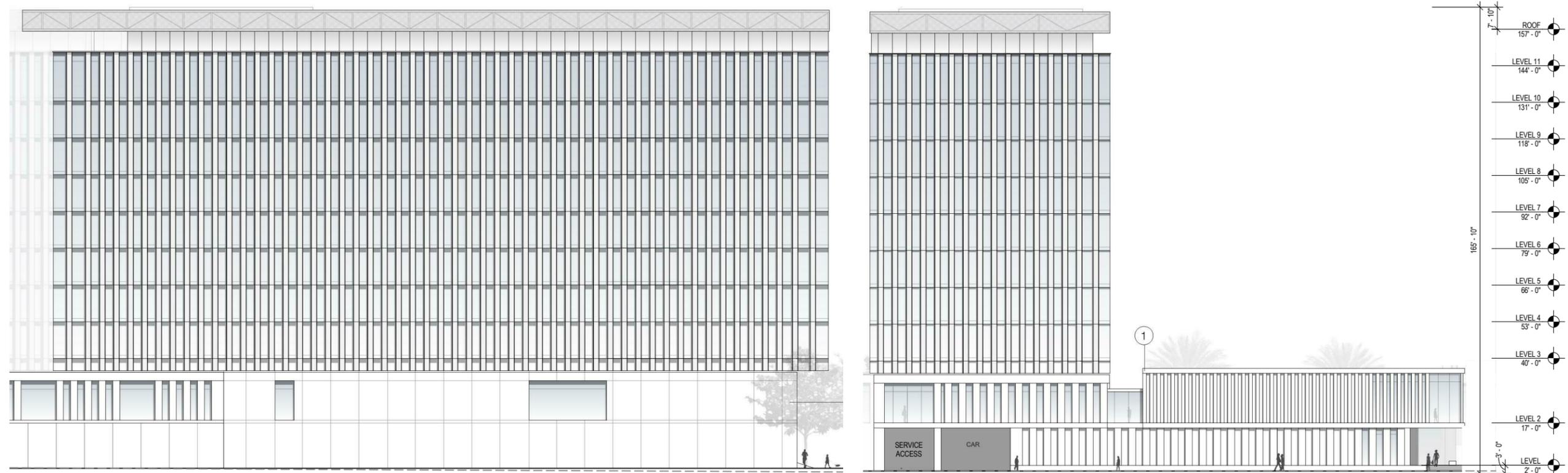


0 20 40 Feet

1 EXTERIOR ELEVATION EAST

2 EXTERIOR ELEVATION SOUTH

Elevations: Port Building

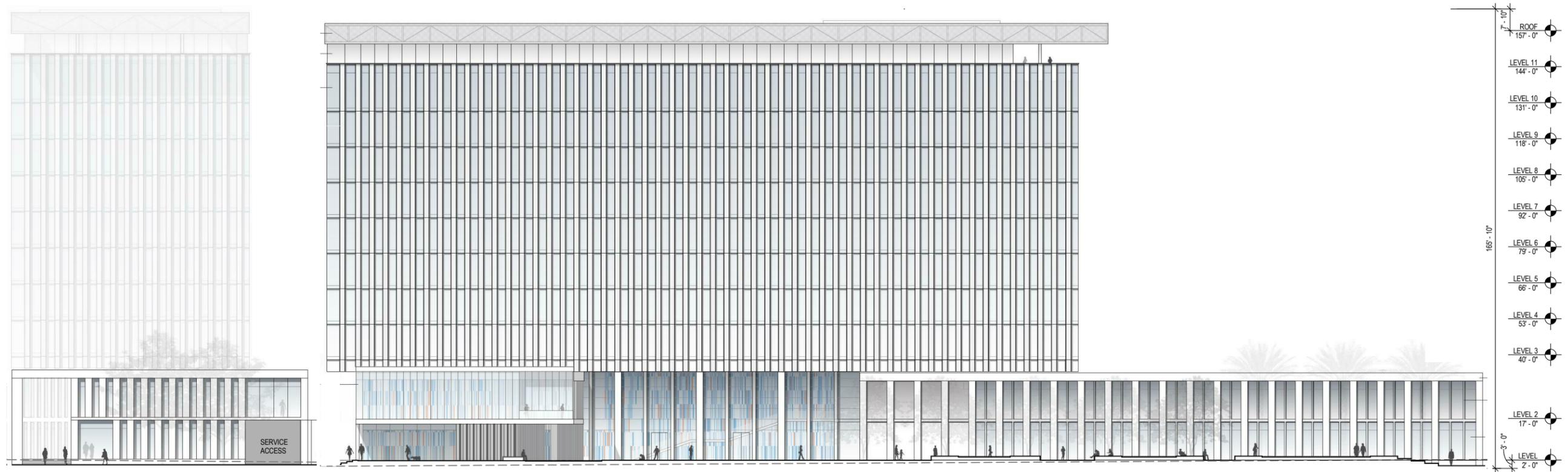


0 20 40 Feet

1 EXTERIOR ELEVATION NORTH

2 EXTERIOR ELEVATION WEST

Elevations: City Hall Building

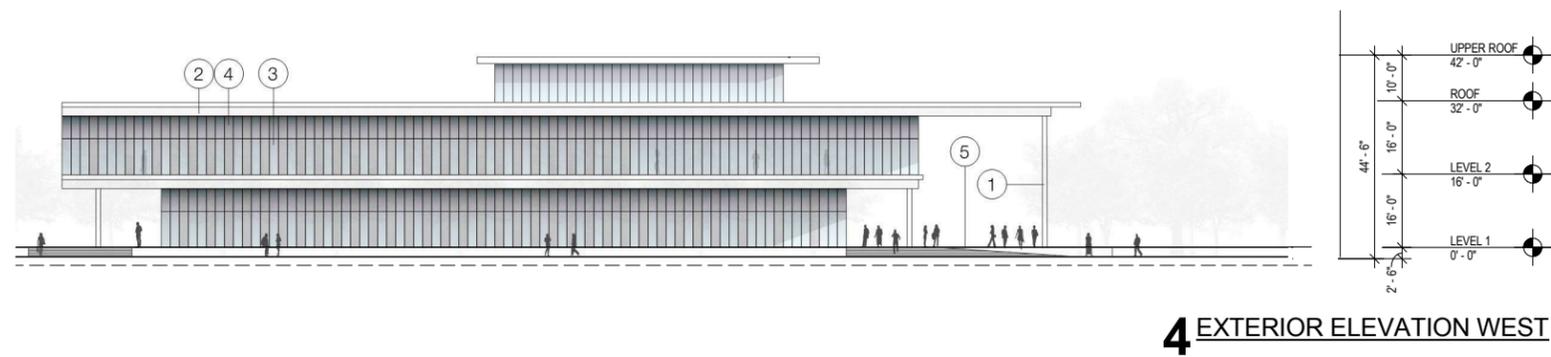
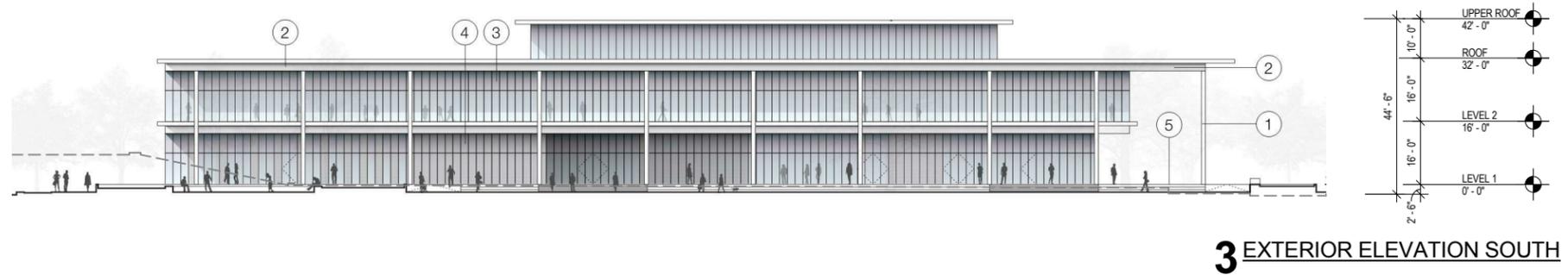
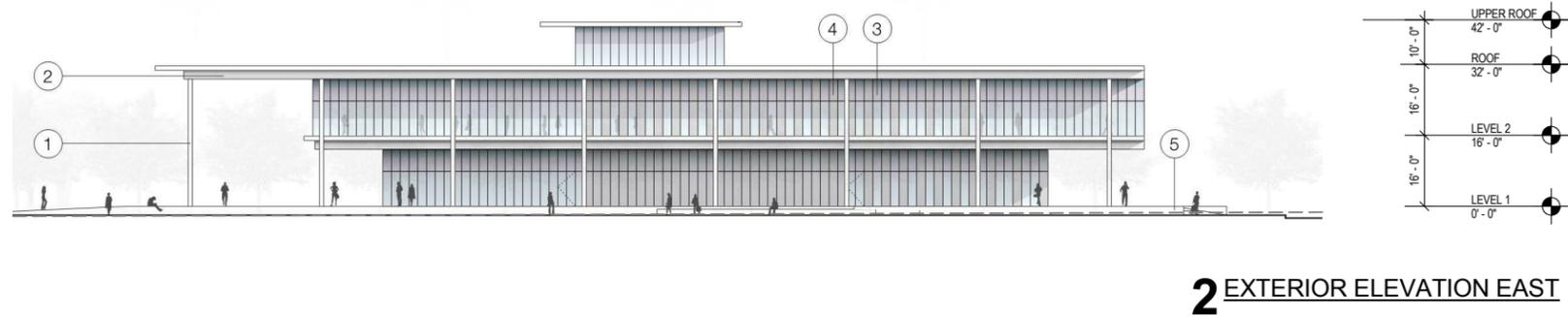
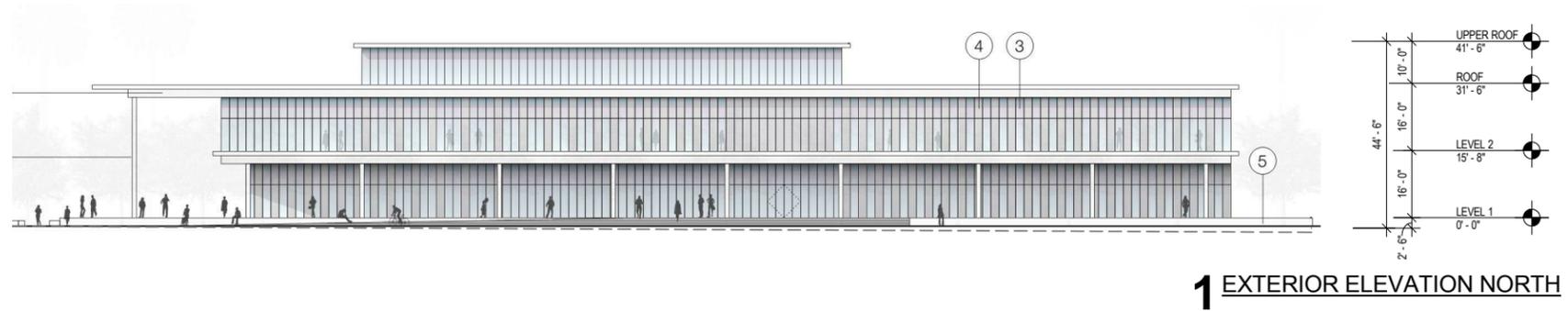


2 EXTERIOR ELEVATION EAST

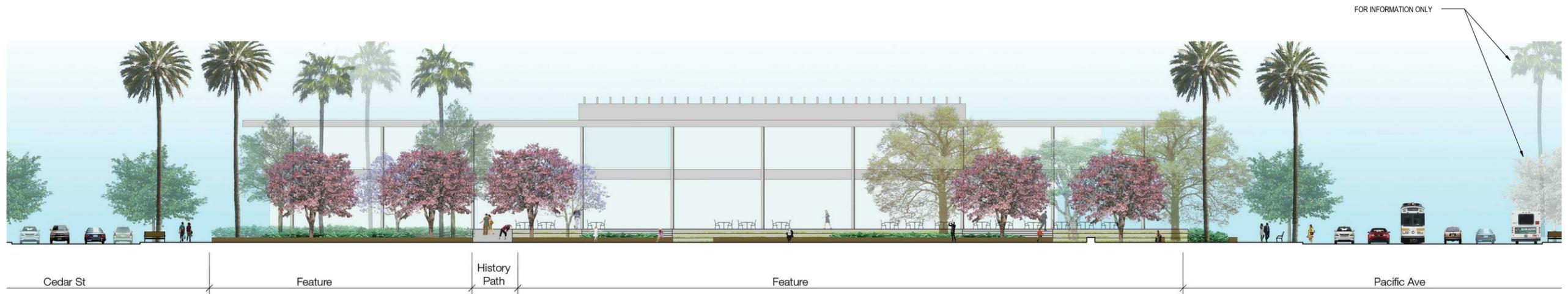
0 20 40 Feet

1 EXTERIOR ELEVATION SOUTH

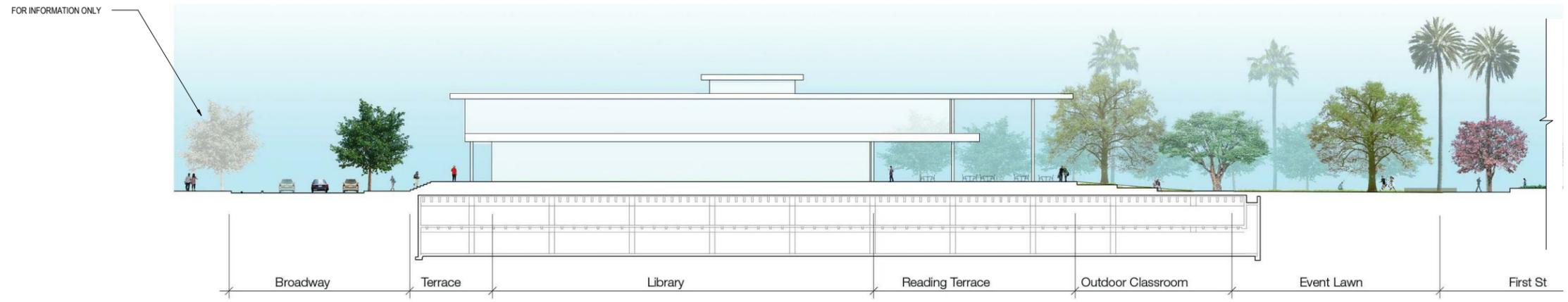
Elevations: City Hall Building



Elevations: Library

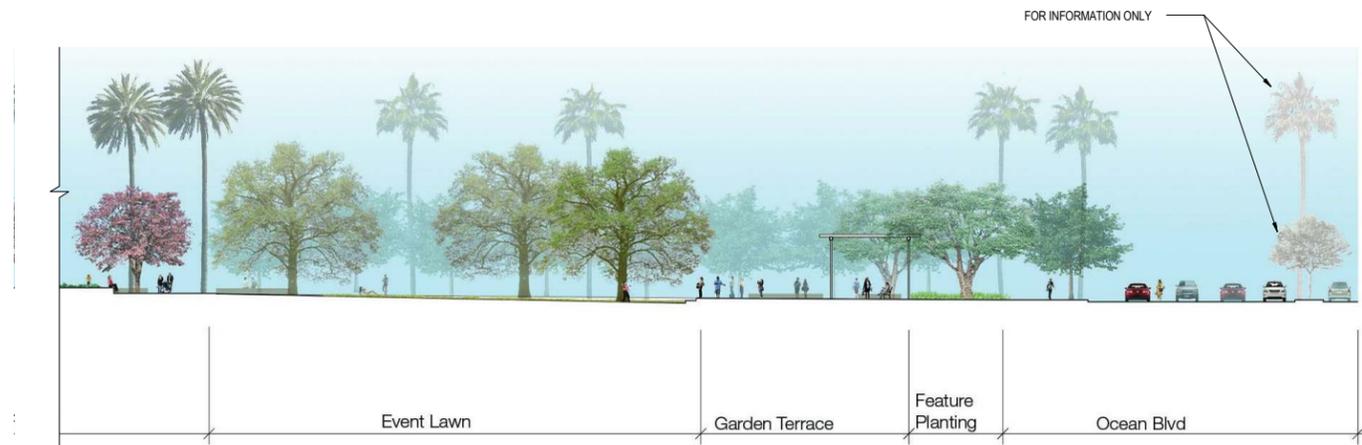


Short Section Through Lincoln Park



Long Section Through Lincoln Park

0 25 50 Feet



Cross Section: Lincoln Park

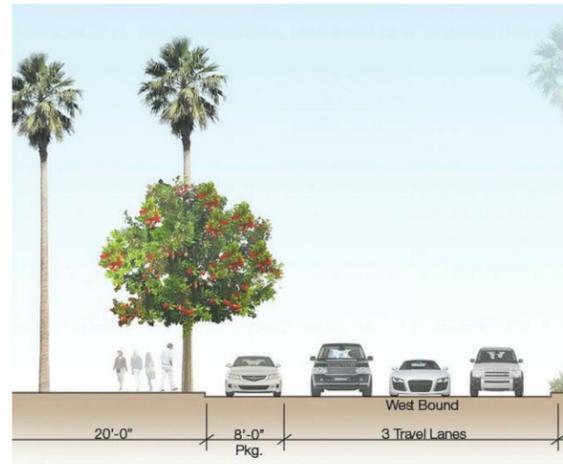
Civic Center Project SEIR
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PROJECT INFORMATION
MIDDLE LOT:

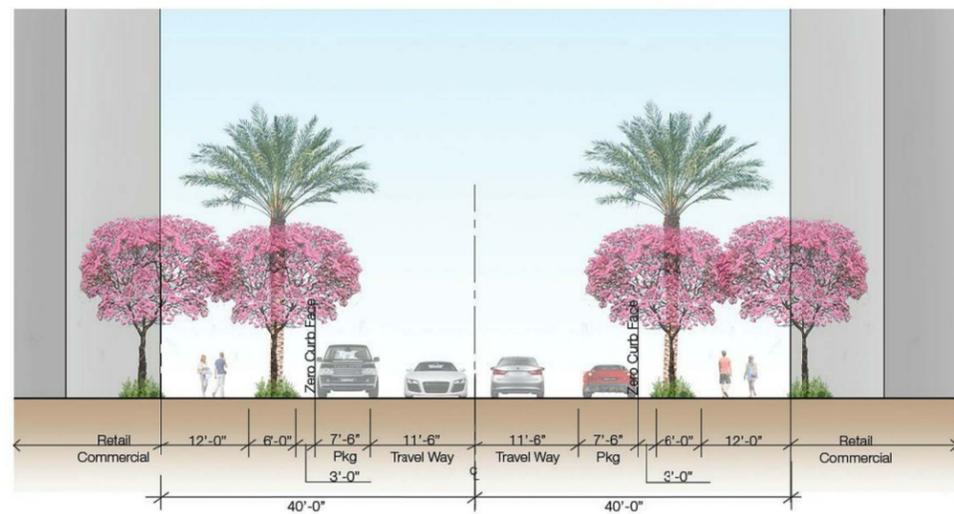
BUILDING USE: RESIDENTIAL; RETAIL AND PARKING
 TOTAL AREA: 235,000 SF
 BUILDING HEIGHTS: 85 FT
 CONSTRUCTION TYPE: TYPE IV RESIDENTIAL OVER TYPE IA PODIUM
 NUMBER OF UNITS: 200 UNITS
 PARKING COUNTS: 250 CARS

PROJECT INFORMATION
OCEAN LOT:

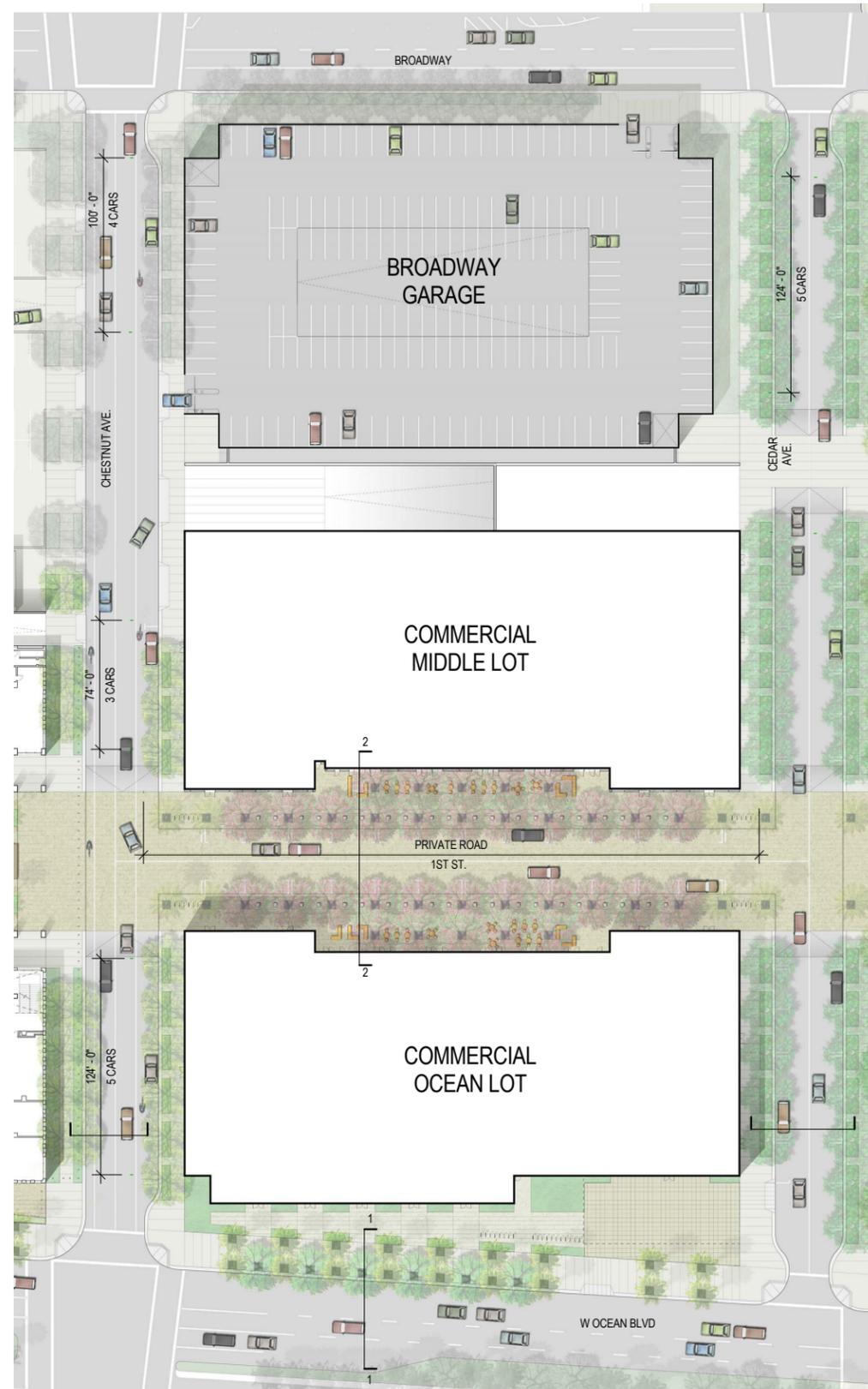
BUILDING USE: HOTEL; RESIDENTIAL; RETAIL AND PARKING
 TOTAL AREA: 425,000 SF
 BUILDING HEIGHTS: 432 FT
 CONSTRUCTION TYPE: TYPE IA HOTEL TOWER AND TYPE IV RESIDENTIAL OVER TYPE IA PODIUM
 NUMBER OF UNITS: 380 UNITS
 PARKING COUNTS: 475 CARS



1 Ocean Blvd. Between Magnolia Ave. & Pacific Ave. (Proposed)



2 1st St. Between Cedar Ave. & Chestnut Ave. (Proposed)



Site Plan: Center Block

d. History and Cultural Loops. The project includes the development of History and Cultural Loops, a walking tour that would include historical, cultural, and educational points of interest throughout the project site. Points of interest would include contributing elements to the City Hall-Library Complex, such as the Carillon Clock Tower and 1915 Lincoln Park statue, as well as the Original Carnegie Library Cornerstone, Marlin Sculpture, time capsules (including the time capsule dedicated in 1976 at the Civic Center), and additional historical and cultural elements. Temporary art exhibits and historical timeline markers would also be present within the walking loops.

2.4.3 Site Preparation and Construction

Construction is anticipated to begin in June 2016 and last approximately seven years, ending by approximately July 2022. On the Civic Block, grading would require approximately 180,000 cubic yards (cy) of export if the Old Courthouse is completely removed down to the basement level. On the Center Block, grading would require approximately 250,000 cy of cut and 51,000 cy of fill with a net export of approximately 200,000 cy. On the Lincoln Park and New Library Block, grading would require approximately 57,000 cy of imported fill. Approximately 11,200 cy of fill is needed for improvements to Chestnut Street. Grading on the Third and Pacific Block would be balanced and no import or export would be necessary. The project would export a total of 380,000 cy and import a total of 68,200 cy. Soil import and export is summarized in Table 2-3.

**Table 2-3
Soil Import and Export Summary**

Project Component	Import (cy)	Export (cy)
Civic Block	0	180,000
Center Block	0	200,000
Lincoln Park and New Library Block	57,000	0
Chestnut Street Improvements	11,200	
Third and Pacific Block	0	0
Total	68,200	380,000

The Demolition Plan prepared for the Long Beach Courthouse Demolition Project Draft EIR states that demolition of the former courthouse building would take approximately nine months to complete. This schedule includes an allowance of three months for removal of hazardous building materials. The demolition phase can be handled two different ways. The first is conventional demolition, which would be expected to take five to seven months to complete. The other option is implosion, which would be expected to take four to six months. The final phase consists of grading/site preparation, which is expected to take between one and two months to complete. The existing surface parking lot adjacent to the former Courthouse would be utilized for demolition staging. The existing driveway off of Magnolia Avenue would be utilized for ingress and egress of demolition vehicles and equipment. One to two northbound lanes on Magnolia Avenue north of Ocean Boulevard may require closure during demolition operations, which would result in temporary modifications to the intersection of Magnolia Avenue and Ocean Boulevard. The temporary modifications on Magnolia Avenue at Ocean Boulevard, subject to approval of the City of Long Beach Traffic Engineer and preparation of a traffic control plan, may include the following:



- *Restriping of the southbound approach on Magnolia Avenue to provide a shared through/left-turn lane and an exclusive right-turn lane*
- *Restriping of the northbound approach on Magnolia Avenue to provide an exclusive left-turn lane and a shared through/right-turn lane*
- *Modification to traffic signal phasing from protected-permissive phasing in the southbound direction to permissive phasing on Magnolia Avenue*

2.5 PROJECT OBJECTIVES

The objectives of the proposed project are as follows:

- *Replace seismically deficient City Hall and Main Library in an expeditious manner.*
- *Reduce public safety hazards by eliminating the risk of fire, structural collapse, personal injury to trespassers, vandalism and crime, by demolishing the structurally unsound, abandoned, and deteriorated former Long Beach Courthouse building.*
- *Meet the long term goal of the Harbor Department to bring its headquarters downtown.*
- *Redevelop the Civic Center mega-block into a vibrant mix of public and private space, including a grand Civic Plaza, which asserts the value and importance of the public realm, and which functions as the City's center for governance, civic engagement and cultural and educational exchange.*
- *Consider opportunities to redevelop Old Courthouse site with public uses as part of the Civic Center mega-block redevelopment.*
- *Improve connections between the new Civic Center and greater Downtown through the reestablishment of the small block grid of the historic downtown street fabric and encouragement of a more pedestrian friendly environment.*
- *Redevelop the Main Library within Lincoln Park and ensure that future library space needs will be considered in the context of the changing role of the modern city library, and revolutionary change in media and technology that will influence the library of the future.*
- *Revitalize Lincoln Park into a destination park with amenities appropriate for visitors, residents and Downtown workers.*
- *Cap the City's ongoing maintenance costs, increase energy efficiency, and consolidate offsite City leases, when feasible.*
- *Consider private development elements and/or disposition of surplus property for private development, such as new housing, office, hotel and retail. If housing is proposed, 10 percent of all housing units must be affordable to moderate income persons.*
- *Design buildings to interface with the streets and draw pedestrians into the civic spaces. Proposed solutions must address the vision, guiding principles and design guidelines of the Downtown Plan 2012 (see Planned Development District Ordinance PD-30).*
- *Connect the Civic Center to surrounding business and residential uses. Be highly accessible to pedestrians and bicycles and include convenient automobile access. All private uses should complement the civic functions.*
- *Activate the perimeter streetscape, access points and all public components. Provide appropriate lighting and wayfinding signage for pedestrians, bicycles and automobiles.*



2.6 REQUIRED APPROVALS

The following City of Long Beach approvals will be required:

- *Long Beach Planning Bureau will review, comment and ultimately provide recommendations to the Planning Commission on the site plan, zoning and subdivision entitlement applications outlined above.*
- *Long Beach Planning Commission will review in a public hearing and consider approval recommendations for the entitlement applications and CEQA review documentation.*
- *Long Beach City Council will review in a public hearing and approve any Statutory Development Agreements related to private development site plans and other subdivision and zoning actions.*
- *Long Beach City Council will review in a public hearing (a portion of which may be in closed session) and approve project's transactional documents.*
- *Long Beach Parks and Recreation Commission will review and approve the Lincoln Park Design.*
- *Long Beach Gas and Oil will review and approve the gas service utility design.*
- *Long Beach Water Department will review and approve the water service utility design.*
- *Long Beach Traffic and Transportation Bureau, Traffic Engineering Division will review and approve the street and intersection improvement designs.*
- *Long Beach Department of Public Works will review and approve the utility excavation plans, management of traffic plans and work related to improvements within the Public Right of Way.*
- *Long Beach Building and Safety Bureau will review and approve the building plans and issue permits.*
- *Long Beach Fire Department will review and approve the building plans for fire and life safety issues.*

In addition to the above City approvals, the Board of Harbor Commissioners will review and approve their components of the project, including any direct contracts between Plenary-Edgemoor Civic Partners (PECP), the City's development partner, and the Harbor Department that are not a part of the City's agreements.



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