MIDTOWN SPECIFIC PLAN
AND EIR

OPEN HOUSE AND
EIR SCOPING MEETING
MARCH 25, 2015
TONIGHT

- Introductions & background
- Draft project concepts
- EIR scoping meeting
- Open house and public input
INTRODUCTIONS

Angela Reynolds, AICP
Deputy Director, City of Long Beach

Richard Flierl | Overall Design
President/Principal, Katalyst

Colin Drukker | Specific Plan
Associate Principal, PlaceWorks

Bill Halligan | EIR
Principal, PlaceWorks
Long Beach Boulevard in the 1910s/20s; photo courtesy of the Ronald W. Mahan & Joseph J. Musil Photo Theatre Collection
Mike Salta Pontiac, 16th Street and Long Beach Boulevard, circa 1966; photo courtesy of Middle: Bob Wicker, PontiacsOnline.com
The Blue Line opened in July 1990; photo courtesy of Dorothy Peyton Gray Transportation Library and Archive at the Los Angeles County Metropolitan Transportation Authority
MIDTOWN | LONG BEACH BOULEVARD
SCAG Funded Planning & Analysis

LONG BEACH BOULEVARD
Infill Analysis and Redevelopment Strategies

Request for Proposals for Long Beach Boulevard Specific Plan and EIR
MIDTOWN | LONG BEACH BOULEVARD

Initial Objectives

- Stimulate new investment
- Reduce auto dependence
- Improve bike/ped safety
- Promote sustainable building
- Promote active living
- Streamline future projects
MIDTOWN | LONG BEACH BOULEVARD
Specific Plan Boundary

- 2 miles
- 353 acres
- North: Spring Street
- South: Anaheim Street
- Willow, PCH, Anaheim Metro stops
OPEN HOUSE

1. Presentations
   a. Midtown Specific Plan
   b. Environmental Analysis

2. Welcome/Sign-in Area

3. Land Use, Mobility, and Design Tables

4. EIR Scoping Table
EXISTING CONDITIONS

- Single-and multifamily residential uses
- Commercial and service businesses
- Medical Center
- Public facilities
EXISTING CONDITIONS
EXISTING CONDITIONS
EXISTING CONDITIONS
EXISTING CONDITIONS
PUBLIC OUTREACH

Who we heard from…

• Centro Shalom
• City Fabrick
• Ecotech
• Environ Architecture
• Hancock University
• Interstices
• JR Van Dijs, Inc
• Left Coast Sports Innovations
• Long Beach Central Project Area Council
• Sourcing International
• Long Beach Memorial Medical Center/ Miller Children’s Hospital
• Long Beach Rescue Mission
• Long Beach Unified School District
• Los Angeles County Metro
• Meta Housing Corporation
• New City Public Schools
• Pacific Hospital Long Beach
• St. Mary Medical Center
• Urban Village
PUBLIC OUTREACH

What we heard...

- Reduce impacts of the street width
- Enhance the pedestrian environment
- Improve bicycle access
- Make it a street worth its namesake
- More parks space throughout midtown
- Show progress on innovative ideas
- Keep the community involved
- Live, work, and play in midtown
- Leverage the medical center
- Make midtown safer
Midtown will be a vibrant and thriving community for our children, family, and friends.

Midtown will be known for its unique blend of parks, strong businesses, and transit-oriented housing.

Additionally, this part of Midtown will be an early leader in multi-modal transportation practices where a person can safely and easily travel by walking, riding a bike, catching a bus, taking a train, or driving a car.
GUIDING PRINCIPLES

- Enhanced Mobility and Complete Streets
- Safety and Wellness
- A Sustainable Future
- Supporting Infrastructure and Amenities
- Working with and for the Community
BIG IDEAS

» Concentrate Intensity at Transit Nodes
» Connecting and Improving the Public Realm
» Bike & Pedestrian Access, Health, and Safety
» Parks & Public Spaces
BIG IDEA: CONCENTRATE INTENSITY

LAND USE SUMMARY BY DISTRICT

<table>
<thead>
<tr>
<th>District</th>
<th>Acres</th>
<th>Typical Density (per ac)</th>
<th>Dwelling Units</th>
<th>Comm/Employ Sq Ft</th>
<th>Hotel Rooms/Hospital Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Corridor Districts</strong></td>
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<tr>
<td>1</td>
<td>12</td>
<td>15-40</td>
<td>258</td>
<td>54,000</td>
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<td>51</td>
<td>15-40</td>
<td>924</td>
<td>331,815</td>
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<tr>
<td>3</td>
<td>20</td>
<td>15-40</td>
<td>450</td>
<td>92,663</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>83</strong></td>
<td></td>
<td><strong>1,632</strong></td>
<td><strong>478,478</strong></td>
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<tr>
<td><strong>Medical District</strong></td>
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<tr>
<td>4</td>
<td>63</td>
<td>20-30</td>
<td>300</td>
<td>757,600</td>
<td>854 beds</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>63</strong></td>
<td></td>
<td><strong>300</strong></td>
<td><strong>757,600</strong></td>
<td><strong>854 beds</strong></td>
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<td><strong>Transit Node Districts</strong></td>
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<tr>
<td>5</td>
<td>44</td>
<td>30-60</td>
<td>1,626</td>
<td>924,296</td>
<td>175 rooms/148 beds</td>
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<td>20</td>
<td>30-60</td>
<td>724</td>
<td>297,125</td>
<td>102 rooms</td>
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<td>7</td>
<td>19</td>
<td>30-60</td>
<td>802</td>
<td>319,000</td>
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<td><strong>Total</strong></td>
<td><strong>83</strong></td>
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<td><strong>1,687</strong></td>
<td><strong>1,540,421</strong></td>
<td>277 rooms/148 beds</td>
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<td><strong>OS</strong></td>
<td>18</td>
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<tr>
<td><strong>ROW</strong></td>
<td>106</td>
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<td><strong>Total</strong></td>
<td><strong>353</strong></td>
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<td><strong>3,619</strong></td>
<td><strong>2,776,499</strong></td>
<td>277 rooms/983 beds</td>
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</tbody>
</table>

Note:
1. The Open Space District consists of 15.5 acres of existing park area plus 2.6 acres of future parklets. Figures above subject to rounding.
BIG IDEA: CONNECTING AND IMPROVING

SAFE AND CONVENIENT ACCESS (ALL TRANSPORTATION TYPES)
ACCESSIBLE FOR ALL AGES AND ABILITIES
DESIGNED TO MAKE IT EASIER TO CROSS THE STREET
METRO CONNECTIONS
BIG IDEA: BIKE & PEDESTRIAN ACCESS

Possible enhancements:

» Separated bikeways and bike boxes
» Bike lockers/racks
» Wider sidewalks
» Canopy trees for shade
» Bike and pedestrian bridge
  - Link Medical Center, Veterans Park, and Willow Transit Station
BIG IDEA: HEALTH AND SAFETY

Possible enhancements:

• Requirements for parks/open space
• Wider sidewalks, more bike and pedestrian friendly spaces

• Design standards and guidelines that encourage eyes on the street
BIG IDEA: PARKS & PUBLIC SPACES

» Improved Right-of-Way
» Parklets (11 total)
» Private On-Site Open Space
### PROJECT DESCRIPTION

**Specific Plan**

| Proposed Midtown Specific Plan | 3,600 | 2.8 M |
| Current Zoning                | 5,700 | 4.8 M |

- 2 miles, 353 acres
- Spring Street to Anaheim Street
- Willow, PCH, Anaheim Metro stops
WHAT IS A SPECIFIC PLAN?

▪ Customized zoning

▪ Guiding vision, quality design, and flexibility

▪ Development standards and design guidelines

▪ Draft available on Long Beach Development Services website http://www.lbds.info
NEXT STEPS

- Traffic and infrastructure studies
- Draft EIR public review est. Summer 2015
- Adoption hearings est. Fall 2015
EIR PROJECT
DESCRIPTION

- PD-29 boundaries
  Originally 311 acres

- Specific Plan
  - Now 353 acres

- Conventional Zoning
  - 20 acres
EIR SCOPING MEETING

1. Purpose of Scoping Meeting
2. Project Overview
3. Purpose of CEQA
5. Notice of Preparation (NOP)
6. Issues to be Analyzed in the EIR
7. Public Comments
PURPOSE OF SCOPING MEETING

Purpose is to:

- Solicit comments to refine and if necessary, potentially expand the “scope” of the Environmental Impact Report (EIR)

The scope is determined by:

- Response to Notice of Preparation (NOP) from responsible agencies
- Input from the community (including comments during this scoping meeting)
- Experience with similar projects
PROJECT OVERVIEW

Project Site Analyzed

- Overall Project Site – 373 acres (red boundary)
- Specific Plan Area – 353 acres (orange hatching)
- Two Conventional Zoning Areas – 20 acres (green hatching)
- Convert from PD-29 to Community Commercial Pedestrian-Oriented (CCP) and underlying conventional zoning
PURPOSE OF CEQA

California Environmental Quality Act (CEQA)

- Disclose project impacts to public and decision makers
- Identify ways to avoid or reduce environmental impacts
- Analyze alternatives
- Foster inter-agency coordination and review
OVERVIEW OF THE EIR PROCESS

PREPARE INITIAL STUDY

PREPARE/DISTRIBUTE NOTICE OF PREPARATION (30 DAYS)
MARCH 9 TO APRIL 7, 2015

SCOPING MEETING
MARCH 25, 2015

PREPARE DRAFT EIR

PUBLIC AND AGENCY REVIEW OF DRAFT EIR (45 DAYS)
TENTATIVELY SUMMER 2015

PREPARE FINAL EIR INCLUDING RESPONSE TO COMMENTS

PLANNING COMMISSION HEARING
TENTATIVELY FALL 2015

CITY COUNCIL HEARING
TENTATIVELY FALL 2015

ISSUE NOTICE OF DETERMINATION

Public Input Opportunities
NOTICE OF PREPARATION

- Contains a brief description of the project, its location, and where documents relating to the project can be found
- Notifies responsible agencies and other interested parties that an EIR will be prepared
- Solicits input regarding the scope, focus, and content of the upcoming EIR
- Distributed for a 30-day public review period (March 9 – April 7, 2015)
ISSUES PROPOSED TO BE ANALYZED IN THE EIR

- Aesthetics
  - Agricultural/Forestry Resources
- Air Quality
  - Biological Resources
  - Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
  - Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
PROJECT-RELATED TECHNICAL STUDIES

- Air Quality and Greenhouse Gas Emissions Analysis
- Hazards – Environmental Records Search
- Infrastructure Assessment Analysis
- Noise and Vibration Analysis
- Traffic Impact Analysis
OPPORTUNITIES FOR PUBLIC COMMENT

- Initial Study/ Notice of Preparation
  - Review period extended from March 9 to April 7, 2015
  - Available for review on City’s website or at:
    City of Long Beach Development Services
    333 West Ocean Boulevard
    Long Beach, CA 90802
  - Also available at the following libraries:
    - Main Library
      101 Pacific Avenue
    - Burnett Neighborhood Library
      560 East Hill Street
    - Dana Neighborhood Library
      3680 Atlantic Avenue
    - Mark Twain Neighborhood Library
      1401 East Anaheim Street

- Scoping Meeting
  - Submit comments today
  - Please include your name and address
FUTURE OPPORTUNITIES FOR PUBLIC PARTICIPATION

- **Draft Environmental Impact Report**
  - Circulate Draft EIR for 45 days (tentatively Summer 2015)

- **Final EIR**
  - Includes response to comments
  - Final EIR is published and made available for review prior to project approval

- **Planning Commission & City Council Hearings**
  - Tentatively Fall 2015
Comments on the NOP may be submitted to Angela Reynolds, AICP, Deputy Director, City of Long Beach via:

- Mail or Hand Deliver to:
  City of Long Beach
  Development Services
  333 West Ocean Boulevard
  Long Beach, CA 90802
  (562) 570-6369

- Email: angela.reynolds@longbeach.gov

http://www.lbds.info
http://www.lbds.info/planning/environmental_planning/environmental_reports.asp