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CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

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February 27, 2001

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Report on the Status of Developing a Police Station in North Long Beach
(Districts 8 and 9)

DISCUSSION

The process of constructing permanent police facilities within the four patrol divisions of the City (North, East, South and West) began several years ago when the Police Department adopted a Strategic Plan for future service to the community. A key component of the Strategic Plan was the decentralization of police services as an approach to implementing a community policing program. In order to accomplish this objective, a full-service police station was envisioned for each of the City's four policing districts.

South, East, and West Patrol Divisions

The South Division is currently headquartered in the Public Safety building at 400 W. Broadway and will continue to share this building in the near term with the Police Department's administration, investigation and jail services. The East Division opened a 7,000-square foot facility at 4800 Los Coyotes Diagonal in November 1993. The East Division has a ten-year lease on that site, with two five-year options to renew the lease. There are no current plans to replace this facility or locate it to a different site.

In September 1997, the Redevelopment Agency, on behalf of the City, completed construction of the West Police Station at 1835 Santa Fe Avenue to serve the West Division. The project, which cost approximately \$7.2 million, included the acquisition of a two-and-one-half acre parcel of land and the construction of a 20,000-square foot, full-service facility. The station operates 24 hours a day and has the capacity to serve as the workplace for up to 215 sworn and civilian personnel, although it is currently staffed by a force of approximately 100 sworn and civilian personnel. It was designed by Leach Mounce Architects (LMA), a Ventura-based architectural firm that specializes in the design and construction of public safety facilities.

In planning for the West Police Station, LMA conducted a comprehensive Needs Assessment which identified the critical requirements for this division facility. The design of the facility was intended to be the model for replacement facilities in North Long Beach and, eventually, in East Long Beach. The West Police Station has proved that it meets the requirements identified in the Needs Assessment and provides the necessary services to the West Long Beach community.

North Police Station

In September 1984, the North patrol division established a small police station within a specially-constructed building in Scherer Park at the southwest corner of Atlantic Avenue and Del Amo Boulevard. This building, which includes approximately 2,500 square feet, was designed to provide office space where patrol officers could prepare their field reports. This space is no longer adequate to meet the needs of the Police Department in serving the surrounding North Long Beach community. The North Division has simply outgrown the facility, which now includes three temporary office trailers used for administrative office space, male and female locker rooms, showers and restrooms. In addition, the Police Department currently parks the black and white patrol vehicles and employee cars in the public parking areas to the east and north of the existing police station. Over 65 parking spaces are reserved for the exclusive use of the Police Department.

Given the compelling need for a replacement facility in North Long Beach, in February 1999, the City Council directed staff to identify key sites for a replacement facility in that part of the City. Using the expertise of LMA, a conceptual site plan was developed in order to assist staff in evaluating potential sites. In February 2000, the City Council directed staff to proceed with development of plans for a North Police Station, and to consider the existing location at Scherer Park the primary location for purposes of the environmental review process. The Council letter from February 2000 is attached as exhibit A.

Site Selection/Environmental Review Process

In May 2000, staff conducted a community meeting to gather input on a proposed facility in Scherer Park. The community meeting was well attended and staff received positive input on the project, with suggestions related to the layout of the public parking area, the employee parking area and the general appearance of the building. The City Council authorized a contract with LMA in June 2000 to proceed with design development and to oversee the eventual construction of a new facility.

At the same time, and in accordance with the California Environmental Quality Act (CEQA), a Notice of Preparation was circulated on June 19, 2000. This is the first step in the preparation of the Draft Environmental Impact Report (DEIR), whereby the City notifies affected agencies and interested members of the public of a proposed project. Based on the release of the Notice of Preparation and feedback from the community meeting, staff directed LMA to prepare three conceptual site plans for the facility at Scherer Park. Each plan retained the same building design, but was modified to

consider alternative parking plans including semi-subterranean parking, surface parking or surface parking consolidated through the use of retaining walls.

Further community input was received in August 2000, and staff subsequently submitted a formal application for environmental review in November 2000. The site plan selected for the environmental review process includes surface parking that has been consolidated through the use of retaining walls and incorporates approximately two-and-one-half acres of land. The attached site plan illustrates this layout (exhibit B). Two other sites within the general vicinity have been identified as potential alternatives and were included in the environmental review process. These sites are located at 5033 Long Beach Boulevard (the former Dooley's Hardware site) and at 5160 Atlantic Plaza (the Atlantic Plaza neighborhood shopping center). Both sites are privately owned.

Financial Resources

Staff is exploring a variety of financing alternatives for construction of the North Police Station. Since it is unlikely that this project will be financed with cash, the most likely alternative involves the issuance of tax-exempt bonds. Under certain conditions, issuers may use bond proceeds to reimburse themselves for expenditures paid prior to the issuance of bonds. In October 2000, the City Council authorized a Resolution of Intent to reimburse the General Fund for pre-financing expenditures, which to date total approximately \$61,500. These expenditures were for preliminary title reports, soil testing, the completion of a traffic study and the DEIR, and the preparation of conceptual plans and design development drawings for submission to the Planning and Building Department. As part of its action in October 2000, the Resolution of Intent established the maximum principal amount for the project at \$15 million. That amount allowed for project contingencies, financing costs and the potentially high cost of land acquisition. The actual total project costs, excluding land acquisition and financing costs, are estimated at \$7.2 million. The increase in project costs from the original estimate of \$5.5 to \$6 million is due to additional site preparation and to significant changes in the Uniform Building Code for this type of facility. Staff intends to seek City Council approval for the issuance of bonds within the next three months if the issuance of bonds is deemed the best option for financing this project.

Time Frame

The DEIR was released on February 6, 2001, and will circulate for 45 days for review and comment by affected agencies and interested members of the public. The Planning Commission will be asked to consider certification of the DEIR in late April or early May, at which time the Planning Commission will also be asked to review and approve the site plan. If the DEIR is certified and the site plan approved, the financing mechanism will be finalized in May. Thereafter, staff will solicit bids for the construction of the improvements. Once a construction contract is awarded, the actual length of construction would be approximately 12 to 14 months. Based on this time frame, the project ground breaking is anticipated for summer of 2001, with construction being completed by fall 2002.

This letter was approved by Principal Deputy City Attorney Michael J. Mais on February 13, 2001, and by Budget Bureau Manager Annette Hough on February 9, 2001.

TIMING CONSIDERATIONS

The City Council is not being requested to take action on the project at this time, other than to receive and file this report. A public hearing on this project will be held by the City Council after the EIR has been reviewed by the Planning Commission. The request to receive and file this report is not time sensitive.

FISCAL IMPACT

Construction of a permanent North Police Station is anticipated to cost approximately \$7.2 million, which includes substantial site preparation and significant changes in the West Police Station plans required due to changes in the Uniform Building Code. Debt service payments on a tax-exempt bond are proposed to be made from projected City revenue growth. City Council approval would be required for the issuance of bonds for this project.

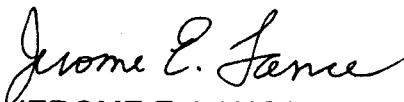
IT IS RECOMMENDED THAT THE CITY COUNCIL:

Receive and file this progress report on the development of a North Police Station.

Respectfully submitted,



MELANIE S. FALLON
DIRECTOR OF COMMUNITY DEVELOPMENT

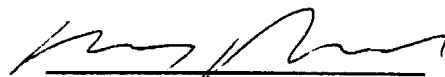


JEROME E. LANCE
CHIEF OF POLICE

MSF:AJB:jmlr
Attachment: Exhibit A
Exhibit B

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APPROVED:

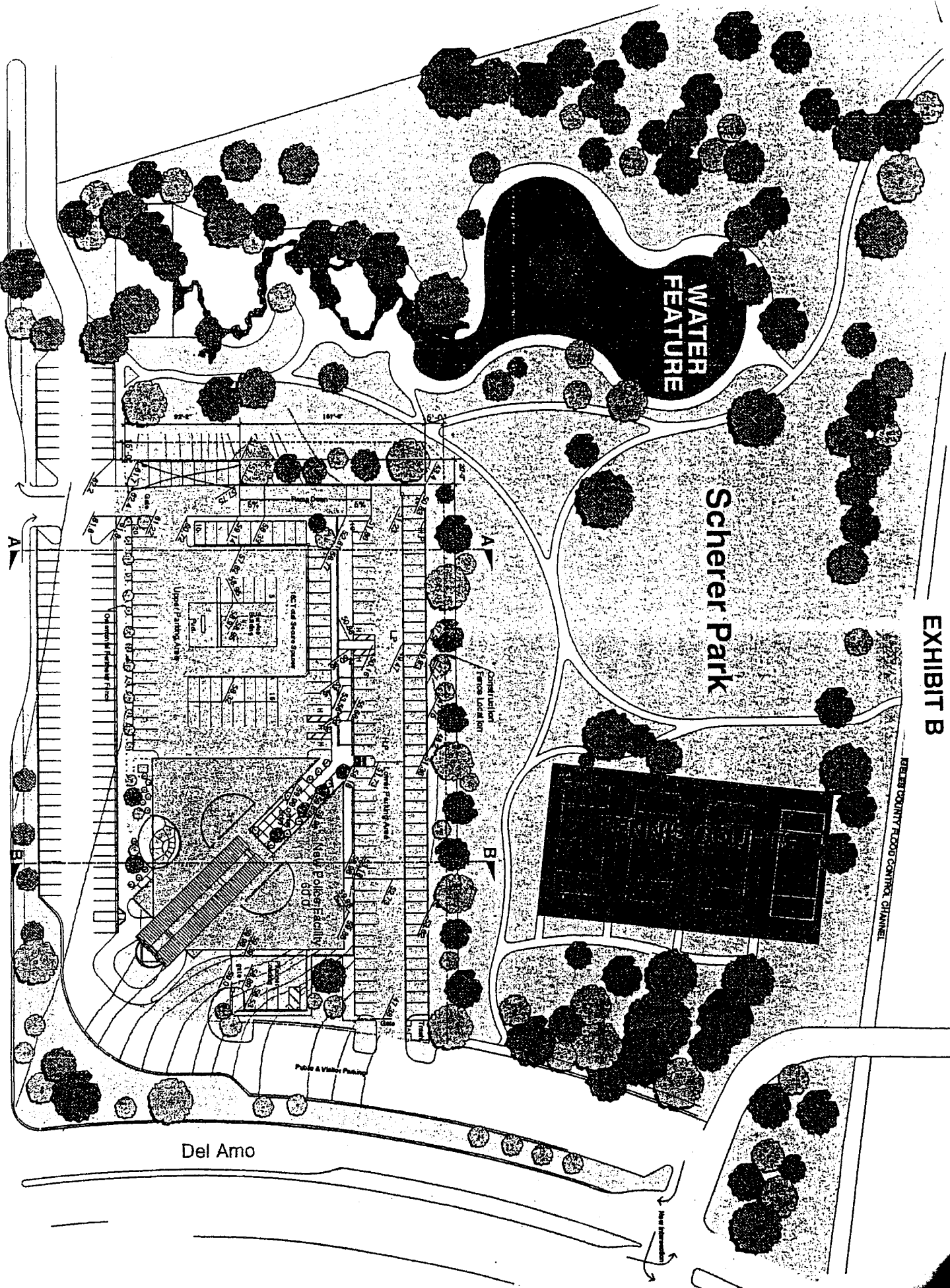


HENRY TABOADA
CITY MANAGER

BERG COUNTY FLOOD CONTROL CHANNEL

Scherer Park

WATER FEATURE





LONG BEACH BLVD

UNION ST

SCHERER PARK

CHICAGO ST

RAILROAD

STREET

DEL AMO BLVD

ATLANTIC

AVE