



Date: December 8, 2008
To: Mayor and Members of the City Council
From: Patrick H. West, City Manager *PWest*
Subject: **Preservation of Open Space and Active Recreational Opportunities in Areas West of the I-710 Freeway**

City Council Agenda Item 33 on November 18, 2008, requested the City Manager to explore and come back with a report regarding four items relating to active park space for West Long Beach (attached). Responses to these items are provided below.

1. Purchase and development of a site situated west of the I-710 Freeway and north of the 405 Freeway.

The property in question is a 5-acre vacant parcel located along the 1400 block of Hughes Way near Via Oro in the West Long Beach Business Park. It is owned by California Broadcast Center, LLC, which also owns the adjacent parcel to the west that contains an existing office and technology building. The area is zoned PD-26 (West Long Beach Business Parks Planned Development District). This zoning allows for various uses including research and development facilities, office, light manufacturing, as well as warehouse and distribution. The property is not listed for sale.

While this property is located within the North Redevelopment Project Area, there are currently no funds budgeted for its acquisition. If desired, we can ask the RDA to investigate this purchase with the North Project Area Committee.

2. "Active" playing fields (soccer primarily but also baseball and football) on the remaining City-owned 18-acre plot of the Sports Park or Hilltop area.

All the design and environmental review has been completed on the total site, which plans passive wetlands on this area. We probably would have to develop a new plan for the site to address if, and how, soccer fields could be developed. This may trigger the need for new EIR. We would certainly follow any City Council direction for development of this property for either active or passive open space. Funding for this project would be made available through the proposed wetlands land exchange.

3. "Active" playing fields on the Wrigley Heights area, which should be considered with the input from the neighborhood.

The Wrigley Heights area is almost 19 acres of relatively flat property perfectly suited for sports fields. We estimate that this property could accommodate two to three soccer fields. This site does present a major challenge with respect to neighborhood impact from programming and traffic. These challenges could be mitigated to a large part by design and landscaping. The proximity to Wardlow Road provides viable options for the traffic issues to be diverted out of the neighborhood. As for lighting and noise impacts, the property is somewhat below the elevation of the neighborhood, providing for a natural berm and tree line to shield the neighbors. This site will require contamination cleaning. We would certainly work with the neighborhood to investigate the potential for "active" playing fields on the site. Funding for this project would be made available through the proposed wetlands land exchange.

4. Expediting park and recreation improvements in the West Long Beach area in order to ease the overcrowding.

Independent of the land swap transaction and the fields discussed above, PRM already has active recreation areas, including soccer fields, in the development and planning process. All but the two fields proposed for the Drake/Chavez greenbelt are funded. The proposed fields and timelines are as follows:

Within 6 months:	Chavez – 1 unlighted field
Within 1 year:	Seaside – 1 unlighted field Veterans – 1 unlighted field
Within 1 to 2 years:	Admiral Kidd – 1 lighted field and new lights for 1 existing field Oregon & Del Amo – 3 unlighted fields.
More than 2 years:	Drake/Chavez Greenbelt – 2 lighted fields.

It should also be noted that during the past decade a large majority of city resources available for park acquisition, development, and improvement have been devoted to central and western portions of our city. A report summarizing the investment of resources will be provided under separate cover.

Please let me know if you require additional information.

PHW:GH

Attachment



Date: November 18, 2008

To: Honorable Mayor and Members of the City Council

From: Council Member Gary DeLong, Third District
Council Member Patrick O'Donnell, Fourth District
Council Member Tonia Reyes Uranga, Seventh District

Subject: **Preservation of Open Space and Active Recreational Opportunities**

On Wednesday, November 11, 2008 the City announced a plan that advances a worthy goal of increasing open space and moving a significant portion of the Los Cerritos Wetlands from the private sector to the public domain. As part of this plan, it is appropriate that active park space be developed in the geographically isolated areas west of the I-710 freeway.

We request the city manager explore and come back with a report regarding all of the following:

1. The feasibility of the purchase and development of a site situated west of the I-710 freeway and north of the 405 freeway.
2. The feasibility of "active" playing fields (soccer primarily but also baseball and football) on the remaining city owned 18-acre plot of the Sports Park or Hilltop area.
3. The feasibility of "active" playing fields on the Wrigley Heights area which should be considered with the input from the neighborhood.
4. The feasibility of expediting park and recreation improvements in the West Long Beach area in order ease the over crowding.

These steps shall be part of the wetlands transaction that is currently being developed.

Suggested Action: Approve Recommendation