

Globemaster Corridor Specific Plan Community Workshop



Tonight's Staff

City of Long Beach

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Introduction

Globemaster Corridor Specific Plan

Planning Effort

Community Engagement

Goal: a land use document that is tailored to the needs of this immediate area and supports a new future

History

- Long Beach – Hub for aircraft manufacturing
- McDonnell-Douglas / Boeing – Commercial and Military Aircraft
- 2014 – Boeing Corporation announced plant closing due to the end of production for the C-17 Globemaster III, a large military transport plane.



Progress To-Date

- In 2015 City awarded a Defense Industry Adjustment grant by Dept. of Defense to implement transition program for the C-17 site.
- Transition Program included:
 - Economic development planning
 - Land Use and Infrastructure planning
 - Assistance to impacted firms and workers

Progress To-Date

Economic Development Planning

- Assessed impacts from Boeing facility closures
- Identify opportunities to market the site
- Review regional impacts and networks related to the supply chain
- Assess the current market and industry needs and trends of the region

Progress To-Date

Land Use and Infrastructure planning

- Conducted workshops on possible uses
- Reviewed infrastructure improvements, like streets and utilities
- Studied multiple site scenarios
 - Possible reuse of C-17 Hangar
- Financial analysis of land use scenarios

Progress To-Date

Assistance to impacted firms and workers

- Pacific Gateway Workforce Investment Network resources
- Retraining and repurposing workforce
- Networking with educational institutions

Ongoing Economic Development to attract job generators to Long Beach

Current Effort

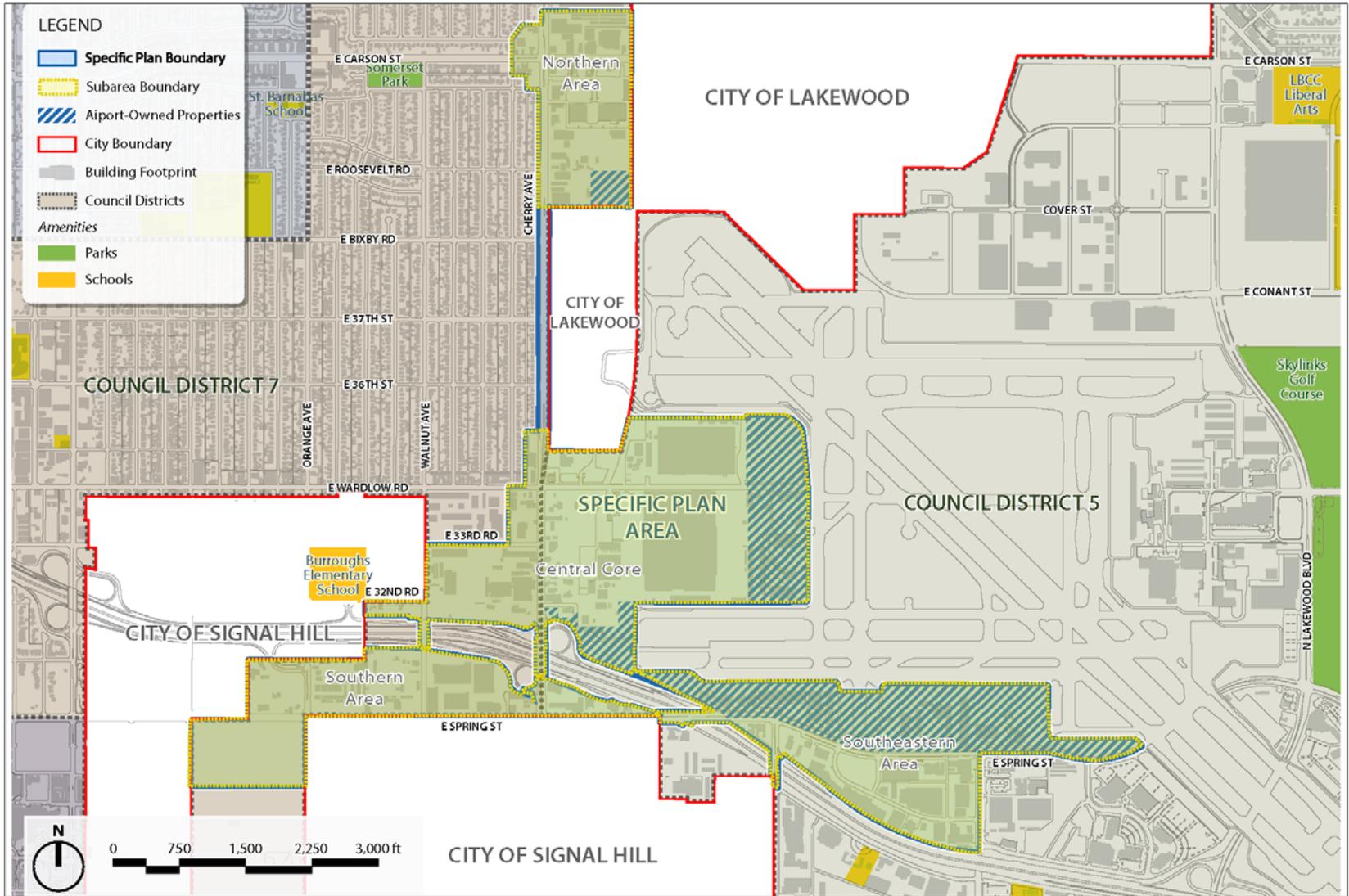
- Subsequent round of Dept. of Defense Funding – focused effort on land use
- Phase II of the “Land Use and Infrastructure” component of the prior effort
- Expanded geographical area to ensure planning effort is comprehensive

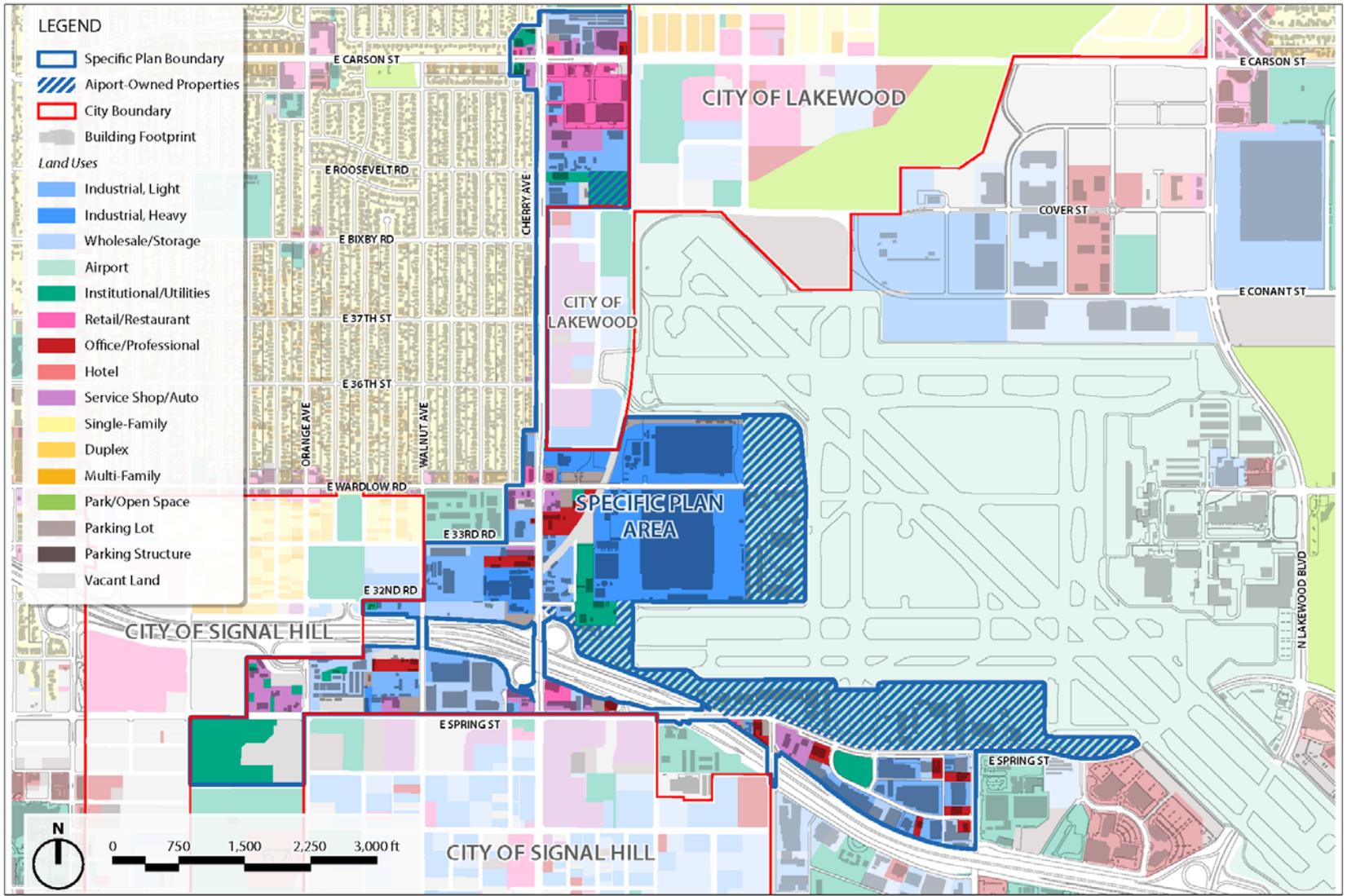


Existing Conditions Summary

- **Context**
- **Existing Land Uses**
- **Airport Compatibility**
- **Area Circulation and Access**

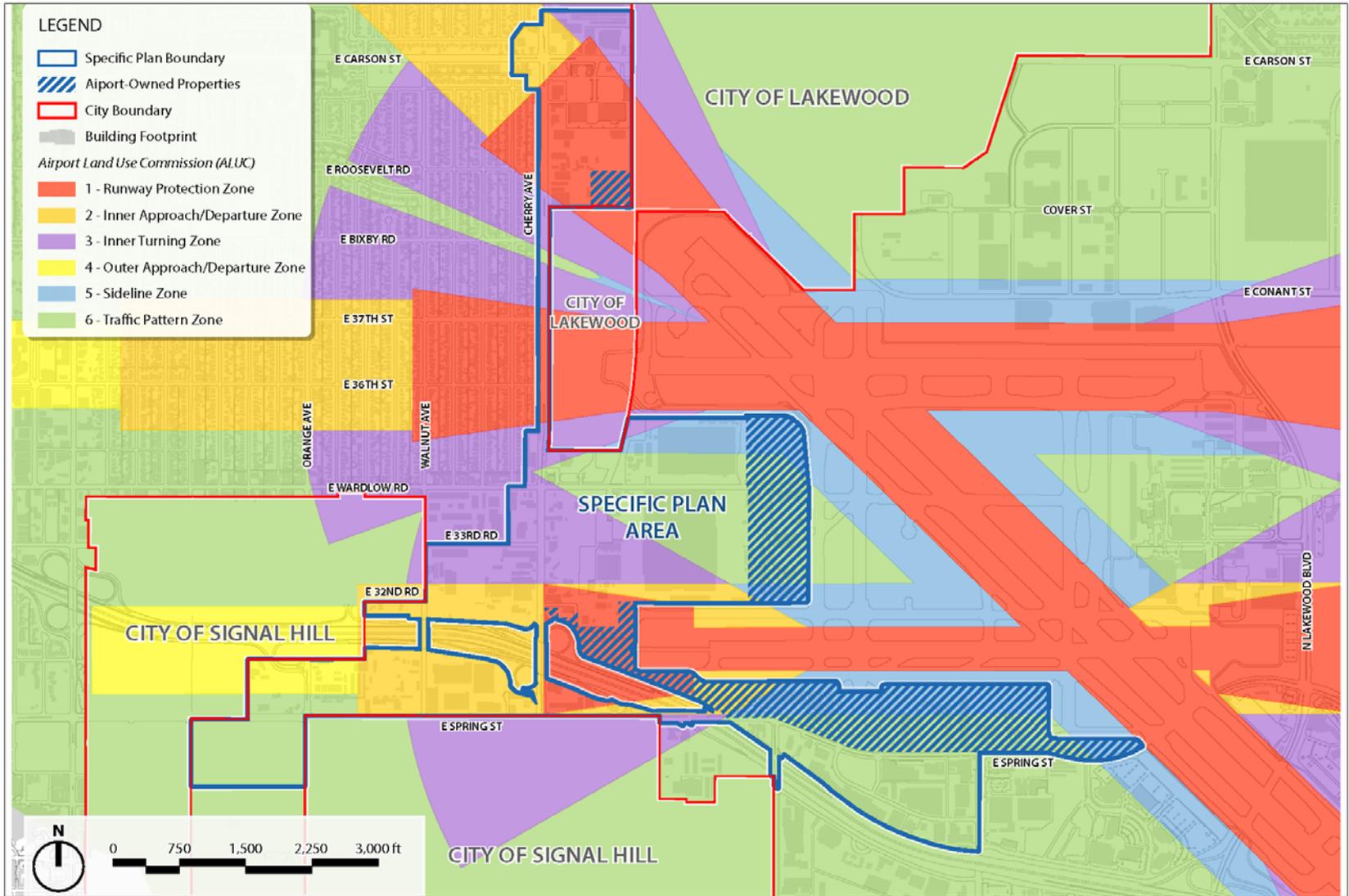


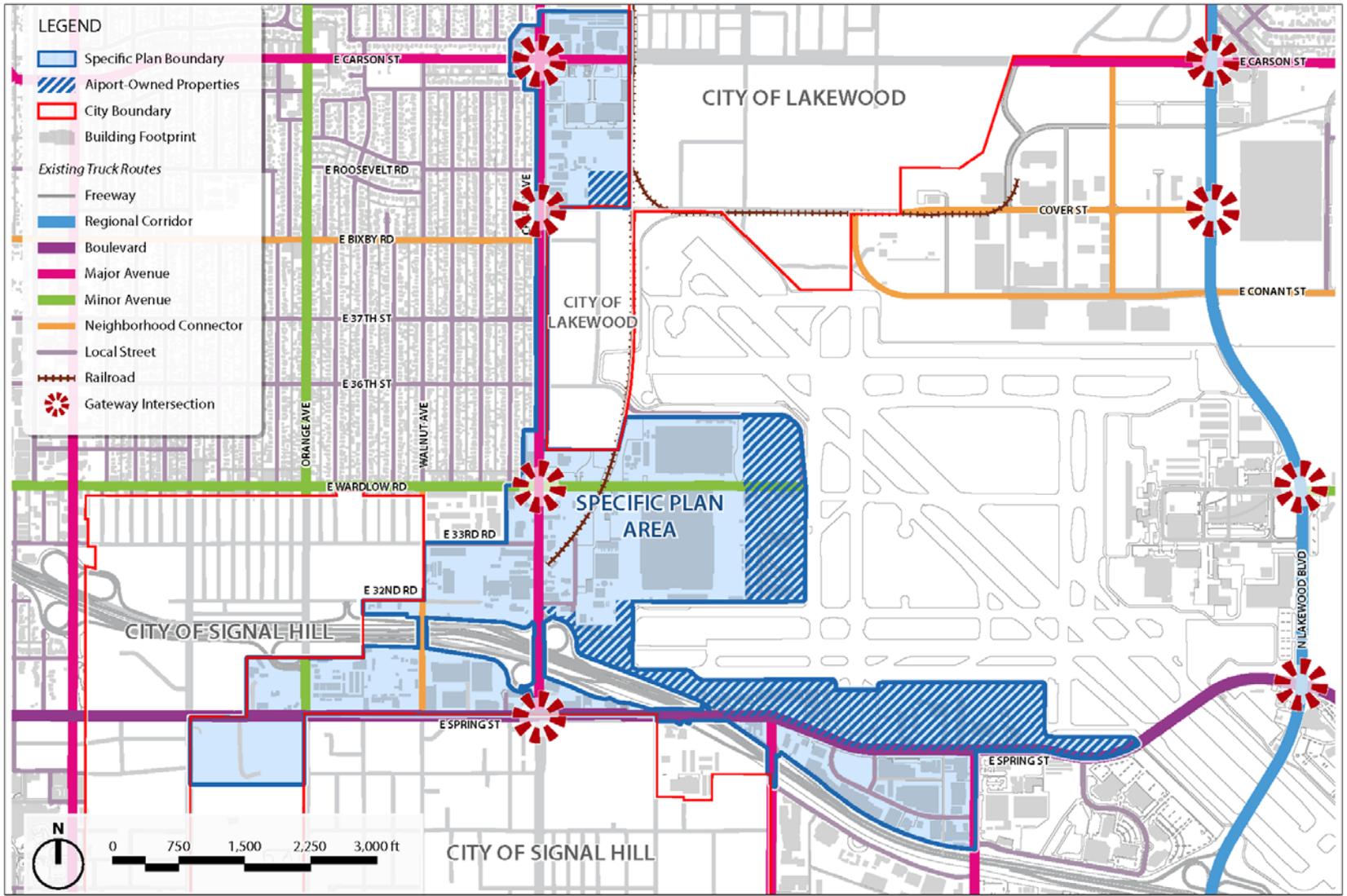




Existing Conditions Summary

- **Four Aeronautical Factors**
 - **Noise** – avoid establishment of noise-sensitive uses in areas exposed to high noise.
 - **Overflight** – restrictions on airport operations to protect noise-sensitive land uses.
 - **Safety** – minimizing risk from aircraft accidents.
 - **Airspace Protection** – avoid airspace obstructions to maintain airport viability.

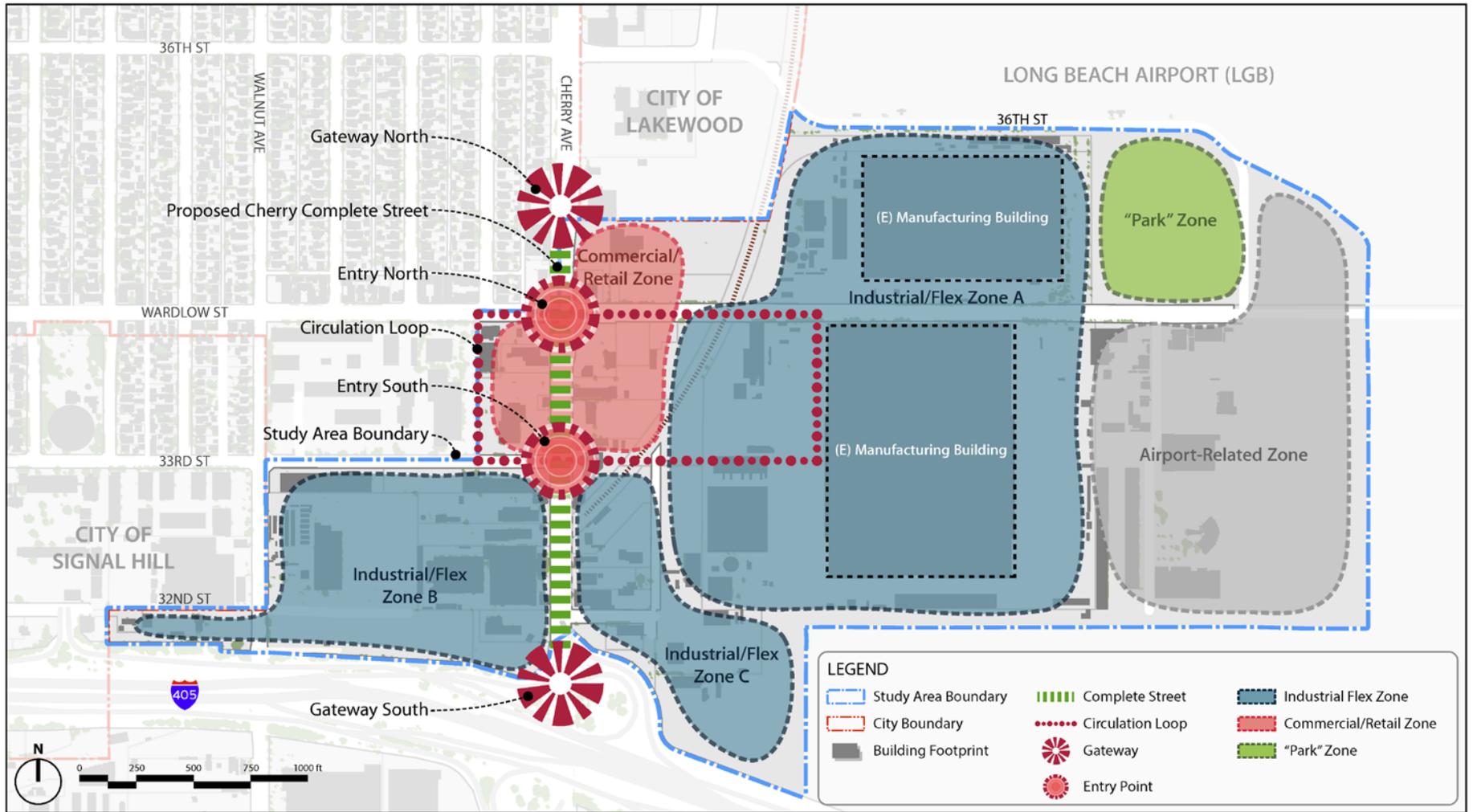




Urban Design Framework

Central Core Area

- **Vision**
 - Innovation Zone that supports new work, employment, and the economies of Long Beach and Southern California.
 - Accommodate existing, new, large, and small business expansions on different-sized parcels.
 - Cherry Ave. will serve as central spine, with Spring St. as secondary spine.
 - New development will feature campus-style planning and incorporate open space and outdoor recreation.



Urban Design Framework

Central Core Area

- **Goal**
 - A responsive and flexible land use and circulation concept that maximizes the emergence of this district as a job center designed to meet the needs of the future workplace.



Urban Design Framework

Central Core Area

- **Principles and objectives**
 - **Employment Focus:** Optimize new work opportunities to support displaced Boeing workers as well as the economies of the Long Beach Airport, City, and region.
 - **Campus-style Planning:** Implement campus-style planning with generous open space and recreation areas.

Urban Design Framework

Central Core Area

- **Principles and objectives**
 - **Multi-modal Connectivity:** Create a flexible grid of new streets and automobile-free paths connecting each portion of the district.
 - Internal access loop that serves all district parcels
 - Regional loop that connects the district to the airport and surrounding employment centers by bus, shuttle, shared vehicle, and alternative modes.



Urban Design Framework

Central Core Area

- **Principles and objectives**
 - **“Park Once” Concept:** Designate a Park Zone within the airport-adjacent area to support a park-once district, and allow space to be used for businesses, fairs, temporary events, and civic fares and festivals for the wider community.
 - **Cherry Ave. Complete Street:** Improve Cherry Ave. as a “complete street,” accommodating vehicles, transit, active transportation, and shuttles; and branding the street with new wayfinding, street trees, landscape, lighting, and dedicated paths to improve the identity and functionality of Plan Area.

Urban Design Framework

Central Core Area

- **Land Use Scenarios**
 - **First scenario retains Boeing manufacturing facilities**
 - **Second scenario assumes removing and rebuilding**
- **Both share common objectives:**
 - **Surface parking,**
 - **1-4-story structures**
 - **Accessory commercial, dining, and hospitality uses**
 - **Surface parking and temporary events on Northeast Parcel**
 - **Continuation of City and Airport-related uses**



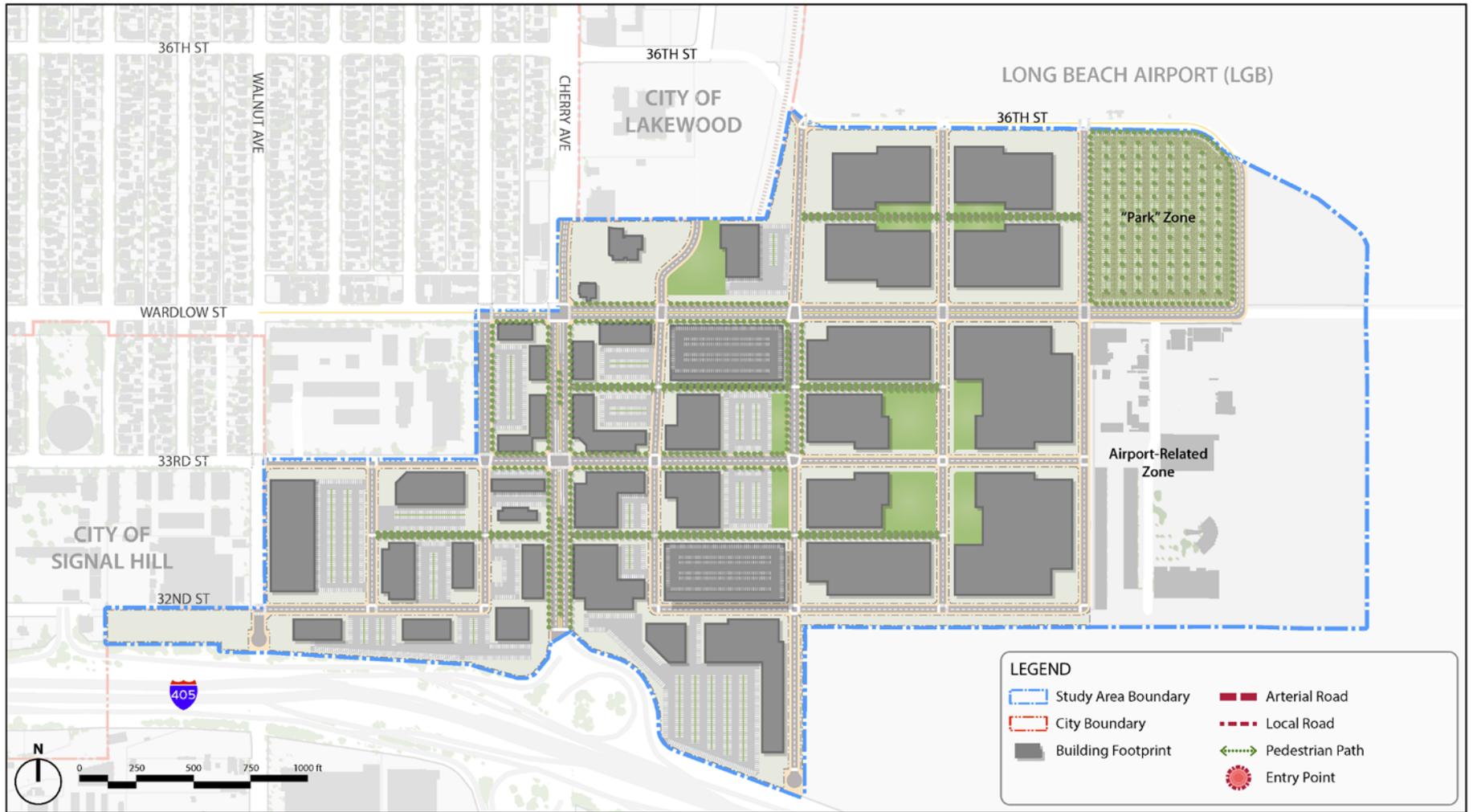
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Alternative 1 Site Plan
 Airport West | February 27, 2018

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5 Alternative 2 Site Plan
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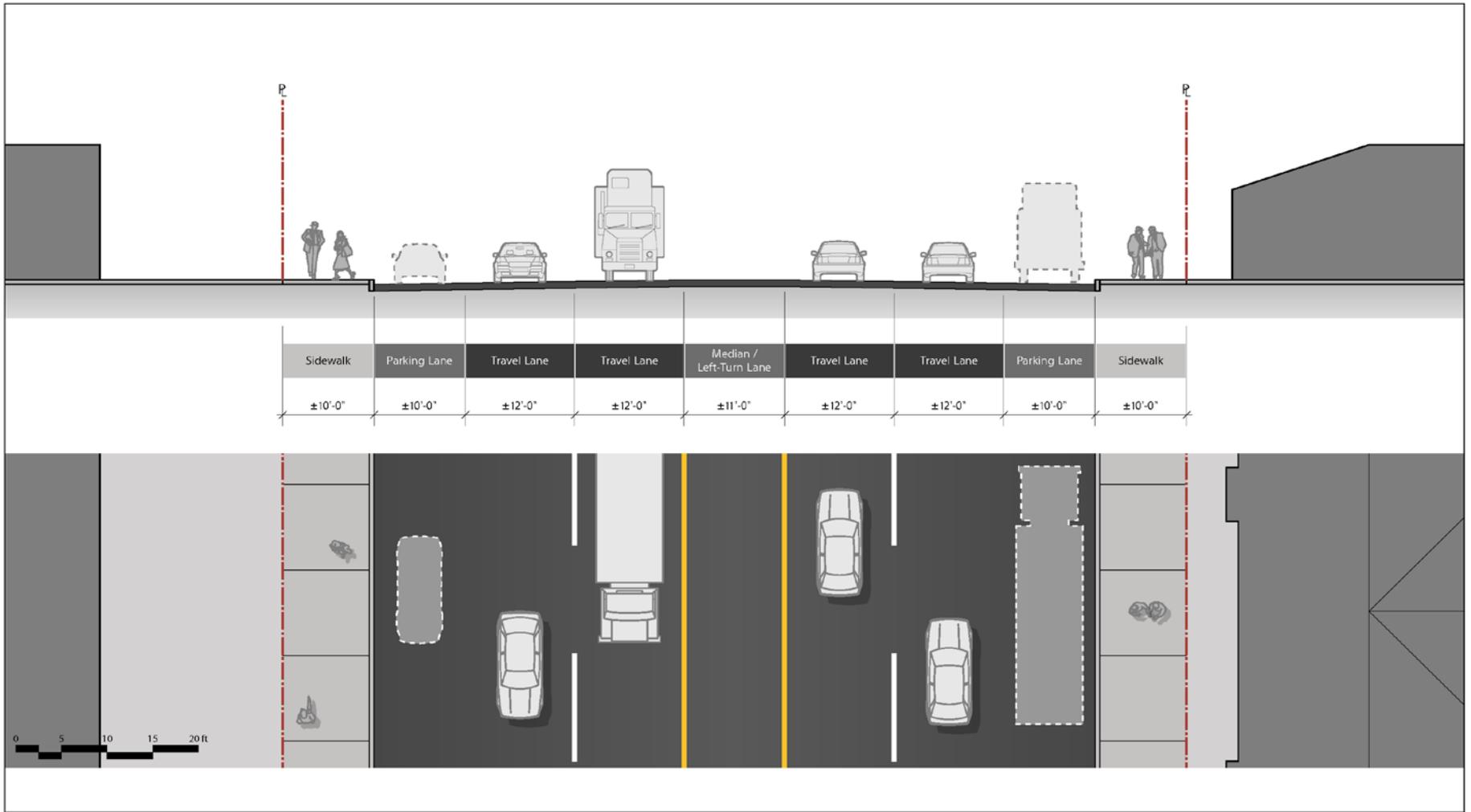


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Urban Design Framework

Central Core Area

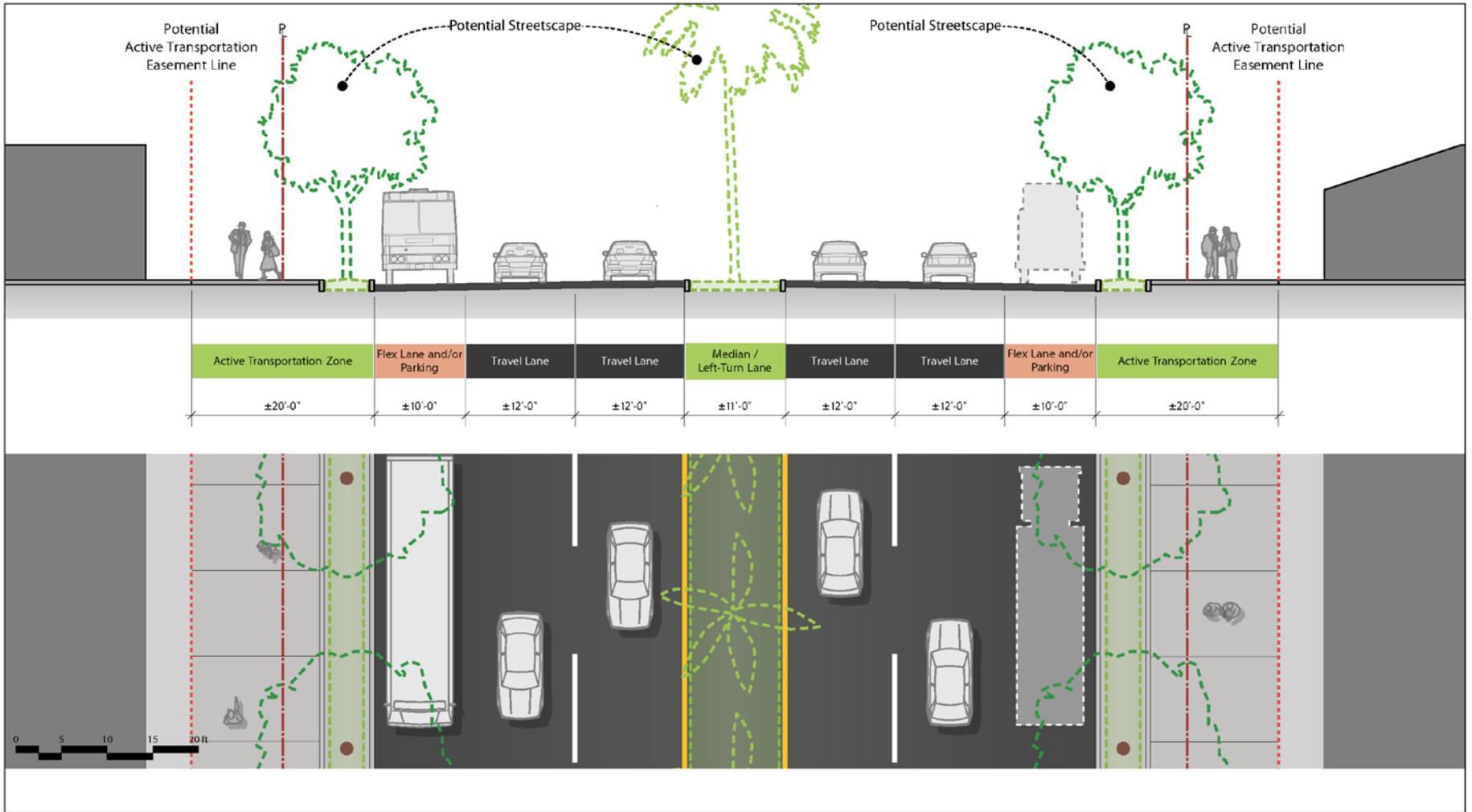
- **Circulation Concepts**
 - Cherry Ave. “complete street.”
 - Circulation loop that intersects with Cherry Ave. and enhances service and employee access.
 - Useful grid of streets and pathways



6 Existing Cherry Street Cross-Section
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7 New Cherry Street Cross-Section
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2 Circulation Concepts
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Urban Design Framework

Additional Plan Area

- **Additional Areas for Consideration**
 - Should these ideas and concepts extend to the additional areas of the Plan Area?
 - Carson/Cherry commercial center and industrial zone
 - Spring St. secondary spine
 - Industrial area west of Cherry Ave.
 - Industrial area south of Spring St.

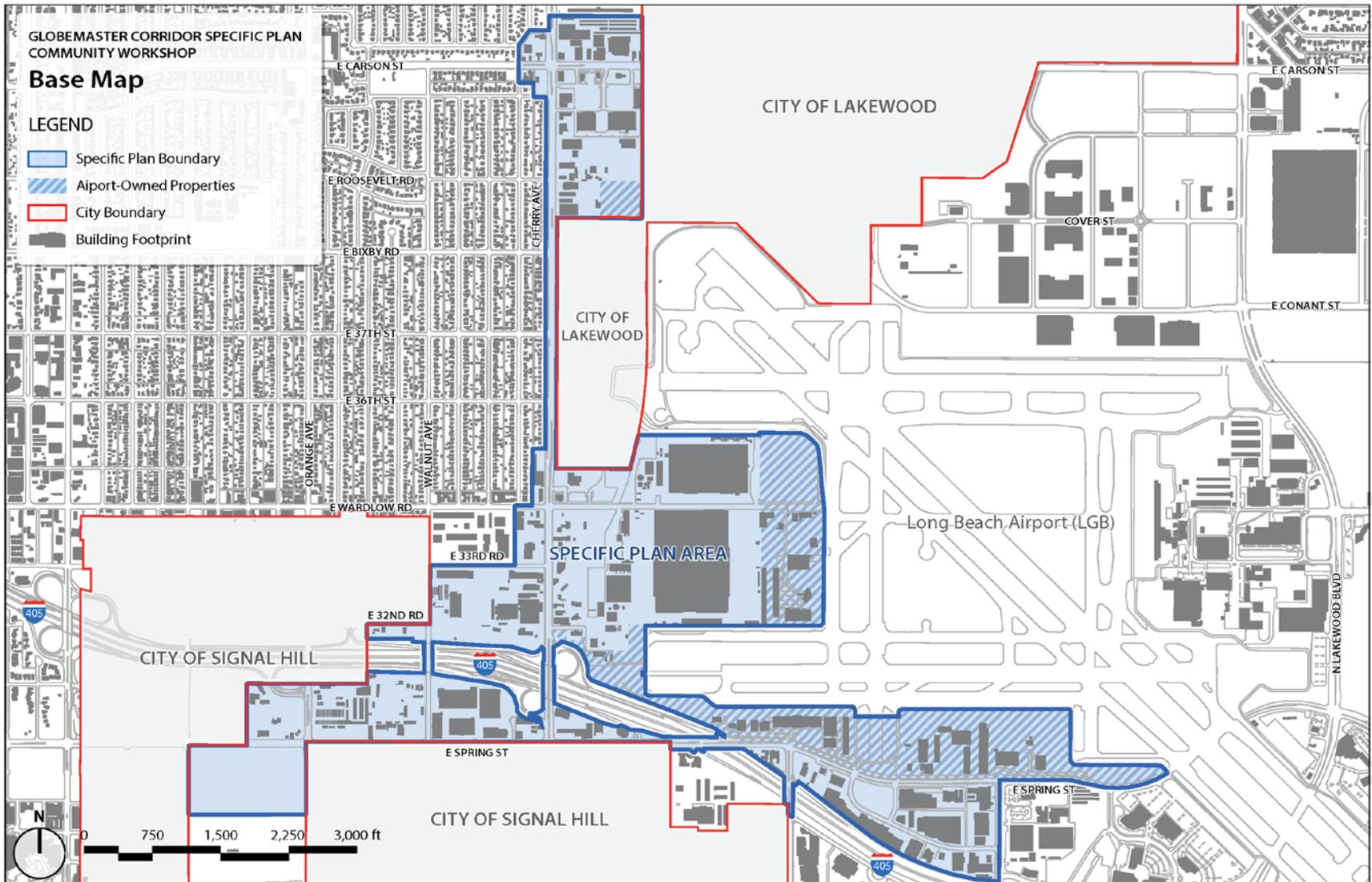


GLOBEMASTER CORRIDOR SPECIFIC PLAN
COMMUNITY WORKSHOP

Base Map

LEGEND

-  Specific Plan Boundary
-  Airport-Owned Properties
-  City Boundary
-  Building Footprint



LONG BEACH
DEVELOPMENT SERVICES
BUILDING A BETTER LONG BEACH



CITY OF
LONG BEACH

Breakout Group Sessions

- Four equal-sized groups to ensure a voice for each participant
- Each group will focus on the same two key questions



Breakout Group Sessions

Question #1:

- Does the vision for the Central Core Area make sense? How might it be improved upon?

Breakout Group Sessions

Question #2:

- Should the Central Core vision be extended to the other sub-districts? What is appropriate, or not appropriate, and what should be different?



Summary of Group Sessions

What was heard from each group on:

- Does the vision for the Central Core Area make sense? How might it be improved upon?
- Should the Central Core vision be extended to the other sub-districts? What is appropriate, or not appropriate, and what should be different?

Next Steps

- **Vision, goals, and policies**
- **Land use concepts**
- **June workshop**

