



# Information Item

**Date: March 17, 2010**

To: Chair and Redevelopment Agency  
From: Andy Agle, Director of Housing and Economic Development  
Subject: Santa Monica Place – Public Improvements on Colorado Avenue

## **Introduction**

On [September 11, 2007](#), the Agency approved the remodel of Santa Monica Place (Project) with specific Conditions of Approval and adopted findings of the Project's conformance to the Downtown Redevelopment Plan. This information item provides the Agency with an update concerning the Project's Conditions of Approval associated with the streetscape improvements on Colorado Avenue and the issuance of a Building Permit that complies with the Redevelopment Plan, Section 423.

## **Discussion**

The owner of Santa Monica Place, the Macerich Company (Macerich) is ready to commence work on the public improvements at the perimeter of Santa Monica Place to satisfy the Agency's Conditions of Approval and to complete the work by Summer 2010, to coincide with the Mall's grand opening on August 6. In particular, condition number 7 (b) calls for the installation of pedestrian lighting between Second and Fourth Streets and a new sidewalk and street trees on Colorado Avenue in front of the proposed Bloomingdale's building.

The Conditions of Approval were set forth prior to the realization of the Bloomingdale's remodel, the certainty of the Expo Light Rail coming to Santa Monica, and plans for the Colorado Avenue Streetscape Design project that encompasses the Colorado Avenue Esplanade and the Downtown Light Rail Transit Station and Pedestrian Plaza. Given these recent developments and the desire to ensure consistency with the Colorado

Avenue Streetscape Design, staff intends to allow Macerich to satisfy condition 7(b) by: 1) carrying out the construction of the pedestrian street lights and new sidewalk; and, 2) payment of an in-lieu fee for the deferred improvements associated with new street trees and irrigation infrastructure. The existing Magnolia trees adjacent to Bloomingdales would remain until a new Colorado Streetscape design is in place. The Magnolia trees will be protected during the construction of Bloomingdales per the City's guidelines. The acceptance of an in-lieu fee would allow Macerich to fulfill their obligation to the City, while providing the City flexibility to continue the planning and design work for Colorado Avenue and resources for future improvements.

Section 423 of the Redevelopment Plan requires the Agency's Executive Director to ensure that construction permits or proposed improvements and any modifications of the Project meet the requirements of the Plan. The Executive Director made its findings on January 19, 2010. Based on the appropriateness of deferring improvements and the assurance that the fees collected will be utilized in the future to complete the improvements this information item informs the Agency that the Executive Director has found that the in-lieu payment satisfies Condition of Approval 7 (b). Furthermore, the issuance of a public works permit for the public improvements meets the requirements of the Redevelopment Plan and Executive Director recommends the issuance of a public works permit.

***Financial Impacts***

The in-lieu fee is \$65,985.40. The funds will be utilized to complete the tree improvements on Colorado Avenue as part of the Colorado Avenue Esplanade. Funds will be deposited in account 16263.400170.

**Prepared by:** Tina Rodriguez, Redevelopment Administrator