

BOEING REALTY CORPORATION

Long Beach, California

The PacifiCenter at Long Beach, proposed by Boeing Realty Corporation, would result in the redevelopment of 260 acres of the Boeing Company's C-1 aircraft production facility located within the cities of Long Beach and Lakewood. Project implementation would provide for the replacement of approximately 4.8 million square feet of existing research and development (R&D), office, manufacturing, and other aviation-related uses on the project site with new R&D, light industrial, office, retail, hotel, residential, and auxiliary uses, and potentially the continuation of a small amount of aviation-related uses. The PacifiCenter is anticipated to be fully developed by the year 2015.

The project would be designed as a self-sustainable, master-planned community with a live, work, and play environment. The proposed high-tech infrastructure, as well as on-site amenities, would be expected to attract and cater to high-tech companies and their employees. Opportunities for on-site shopping, entertainment, and both passive and active recreation would be incorporated into the project design. Open space and landscaped areas would also be provided throughout the PacifiCenter site.

Against this background, RCLCO joined the Boeing Realty Corporation's planning team and accordingly provided and will be providing the various economic analyses—market, financial, and economic/fiscal—that will facilitate their formation of the development plan.

