



CITY OF
LONG
BEACH

BUILDING A BETTER LONG BEACH

Presented by Mayor Robert Garcia

An Update on Development In Long Beach

2019



LONG BEACH BY THE NUMBERS

Unemployment Rate

4.5%

LONG BEACH BY THE NUMBERS

In the Pipeline &
Under Construction

\$3.5B

LONG BEACH BY THE NUMBERS

Residential Units
In the Pipeline

4,000



LONG BEACH BY THE NUMBERS

New Business Licenses

2,255

LONG BEACH BY THE NUMBERS

Violent Crime Rate
Decrease From 2018

11%



DEVELOPMENT UPDATE



EAST LONG BEACH

Completed

Douglas Park

LONG BEACH EXCHANGE

4069 N. Lakewood Blvd.

New 26-acre shopping center

Six anchor retail tenant spaces

The Hanger: A 16,800-square-foot
open air food hall



Under Construction

Douglas Park

DOUGLAS PARK NORTHWEST

3550 Carson St./3881 McGowen Ave./
3861 & 4001 Worsham Ave.

Final development site in the build-out
of Douglas Park

Development includes four company
headquarter buildings totaling more
than 390,000 square feet



Under Construction

STAYBRIDGE SUITES

2640 N. Lakewood Blvd.

Six-story, 125-guest room hotel

New pool area and two-level
parking structure



Under Construction

LONG BEACH AIRPORT TERMINAL IMPROVEMENTS

4100 Donald Douglas Dr.

8 by 28 Olympic Initiative

Remodel Meet and Greet Courtyard

New concessions and baggage claim areas

Renovate and repurpose 1st floor of the
Historic Terminal Building



Under Construction

DORADO

3655 Norwalk Blvd.

Development of a new gated community

40 single-family residential homes

5.8-acre site



Under Construction

PACIFIC EDGE INDUSTRIAL

2300 Redondo Blvd.

Former U.S. Post Office facility

Light industrial project w/ office space

Approx. 430,000 square-feet in three buildings



Under Construction

2ND + PCH

6400 E. Pacific Coast Hwy.

High-end retail & dining development

244,000 square-feet of retail/restaurant space

Fully compliant with current zoning

Grand opening planned for October 2019



Approved

SILVERSANDS

2010 E. Ocean Blvd.

New four-story 56-unit condominium complex with 40 hotel rooms



Approved

TRAFFIC CIRCLE IMPROVEMENTS

Significant update to functional design and landscaping with a focus on gateway nature

New design will include Long Beach signage and California native plants

Construction expected to begin in 2020



Approved

INDUSTRIAL PROJECT

300 Studebaker Rd.

Two industrial buildings totaling 139,200 square feet, including 21,000-square-foot office space

Project will provide light manufacturing, warehousing, assembly and distribution uses



Proposed & Under Review

BELMONT BEACH AND AQUATICS CENTER

4000 E. Olympic Plaza

Premier regional aquatics facility

Undergoing redesign to convert to an outdoor pool structure with youth recreational areas and greater community connectivity

Expected Coastal Commission hearing in February 2020



Proposed & Under Review

CSULB DORMS

1250 Bellflower Blvd.

Parkside North Residence Hall

476-bed student residential facility w/
pod study rooms, kitchens and multiple levels of
community and outdoor courtyard space

Expected for completion in May 2021





NORTH LONG BEACH

Completed

RIVERDALE

4747 Daisy Ave.

Former Boy Scout camp site

131-unit detached, single-family housing development

Construction of new
C. David Molina Park



Under Construction

UPTOWN COMMONS

6600 Atlantic Ave.

Approved 93,230-square-foot
retail center

Active & attractive full-block development

Former Successor Agency-owned property



Approved

THE UPTOWN

6151 – 6191 Atlantic Ave.

Major commercial upgrade to Harding Plaza adding four new buildings, including new retail, restaurant and office spaces

Former Successor Agency-owned property



Approved

BRIDGE DEVELOPMENT

2400 E. Artesia Blvd.

New 415,600-square-foot industrial warehouse with 21,000 square feet of office space and on-site parking

Project includes decommissioning of an existing refinery



Proposed & Under Review

THE BEAT

Atlantic Avenue; 56th St. to 60th St.

Proposed four-block, village-style mixed-use project

Developer of The Lab

Will revitalize & reconnect vacant parcels

Former Successor Agency-owned properties



Proposed & Under Review

CITY VENTURES TOWNHOMES

5100 Long Beach Blvd.

Proposed 33-unit townhome project

Will revitalize & reconnect vacant parcels

Former Successor Agency-owned properties



Proposed & Under Review

CITY VENTURES TOWNHOMES

4800 Long Beach Blvd.

Proposed 16-unit townhome project

Will revitalize & reconnect vacant parcels

Former Successor Agency-owned properties





MIDTOWN & WEST LONG BEACH

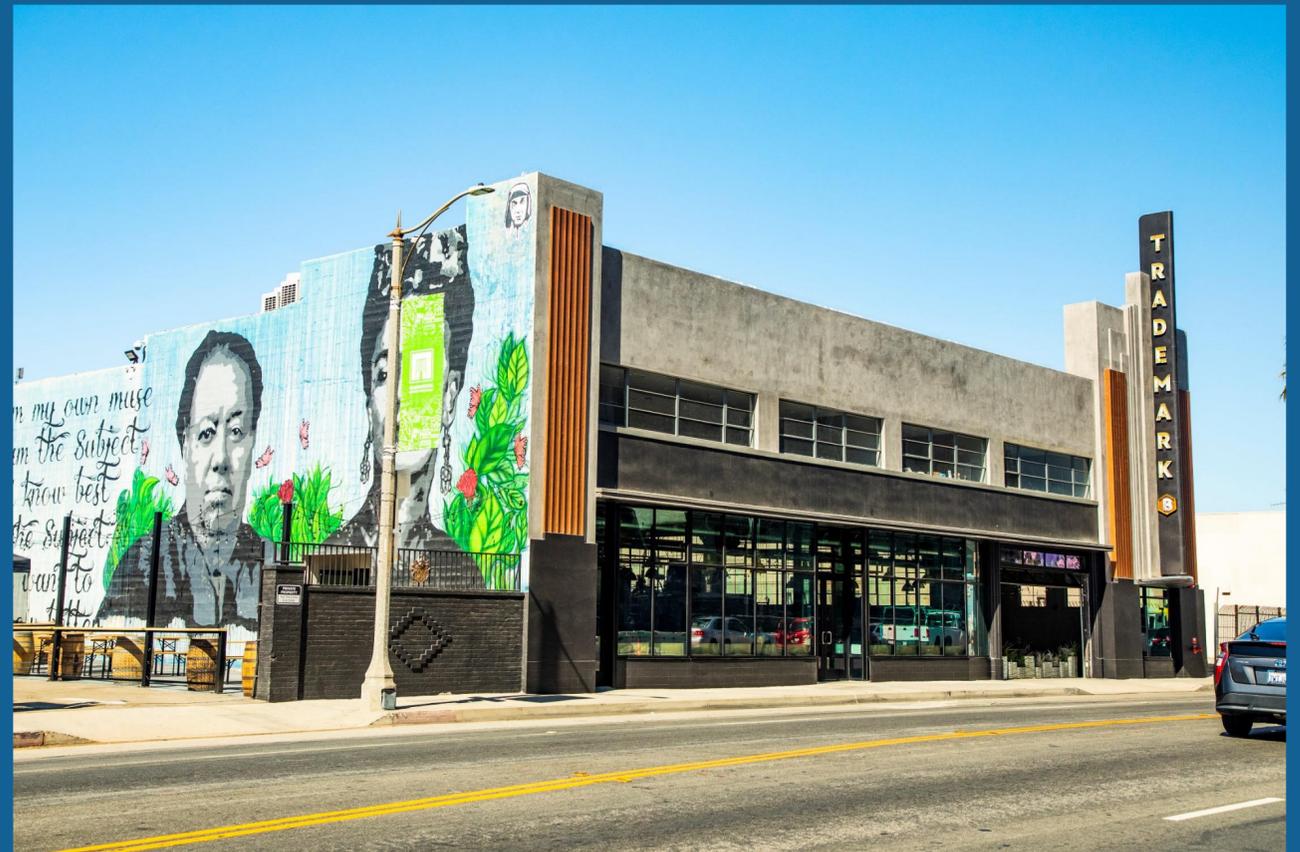
Completed

TRADEMARK BREWING

233 E. Anaheim St.

Restoration of auto repair shop to a craft beer brewery

Completed summer 2019



Completed

LONG BEACH CLIMBING GYM

205 E. Anaheim St.

Commercial adaptive reuse of
the historic Packard Building



Under Construction

MENTAL HEALTH AMERICA (MHA) LONG BEACH BOULEVARD CENTER

1955-1965 Long Beach Blvd.

Adaptive reuse of two vacant office buildings
for medical and psychiatric healthcare center
for homeless individuals with mental illness

Center to include retail cafes and community
meeting room

Former Successor Agency-owned property

Completion expected by end of 2019



Under Construction

THE SPARK AT MIDTOWN

1900 – 1940 Long Beach Blvd.

Under construction five-story, mixed-use
affordable housing development

94 units reserved for formerly homeless and
lower-income residents

Groundbreaking March 2019

City/The LBCIC-assisted funding

Affordable
Housing



Under Construction

VISTAS DEL PUERTO

1836 Locust Ave.

New five-story development with 47-units reserved for extremely-low and very low-income residents

Former Successor Agency-owned property

Groundbreaking March 2019

City/The LBCIC-assisted funding

Affordable Housing



Under Construction

LAS VENTANAS

1795 Long Beach Blvd.

New five-story, affordable housing development

Transit-oriented – adjacent to Blue Line

101 affordable units w/ 3,900-square-foot ground floor retail

Groundbreaking June 2019

City/The LBCIC-assisted funding

Affordable
Housing



Under Construction

LONG BEACH GARDEN CONDOMINIUMS

1570 - 1598 Long Beach Blvd.

New mixed-use development

Four-story, 36-unit condo project

10,000-square-foot commercial space



Under Construction

THE VAULT

1000 New York St.

Adaptive reuse of vacant building

20 artist studios with residential lofts



Approved

LB + 14TH

1400 Long Beach Blvd.

Proposed four-story development

65 for sale condominiums

Former Successor Agency-owned property



Proposed & Under Review

Affordable
Housing

AXIOM

1401 Long Beach Blvd.

Proposed mixed-use, mixed-income
development

142 residential units, including 69 market rate
and 73 affordable

Former Successor Agency-owned property



Approved

ANAHEIM AND WALNUT

Affordable
Housing

1500 E. Anaheim St.

New five-story affordable housing development

Mixed-use; includes 88 residential units

Office space & health clinic

Former Successor Agency-owned property



Approved

HABITAT FOR HUMANITY

116 W. 14th St.

New Habitat for Humanity townhome development

10 for sale affordable townhomes for low-income households

City/The LBCIC-assisted funding



Approved

469 WEST APARTMENTS

460 W. Pacific Coast Highway

Proposed 40-unit affordable housing development for individuals experiencing homelessness

City/The LBCIC-assisted funding

Affordable Housing



Proposed & Under Review

201 PCH

201-245 W. Pacific Coast Hwy.

Proposed mixed-use development

159 residential units over 30,000 square-feet of commercial space





DOWNTOWN LONG BEACH

Completed

LONG BEACH CIVIC CENTER

411-415 W. Ocean Blvd.

Re-envisioned Civic Center project

11-story, 247,000-square-foot
City Hall building

11-story, 238,300-square-foot Port Building



Completed

LONG BEACH CIVIC CENTER BILLIE JEAN KING MAIN LIBRARY

200 W. Broadway

93,700-square-foot Main Library

Completed summer 2019



Completed

REGENCY PALMS

117 E. 8th St.

Adaptive reuse of designated
landmark building

Six-story, 105-unit assisted living facility



Completed

THE LINDEN

434 E. 4th St.

Six-story, mixed-use project

49 apartment homes w/ ground floor retail

Completed summer 2019



Completed

HUXTON

227 Elm Ave.

New for-sale development

40 three-story residential townhomes over garages



Completed

AMLI PARK BROADWAY

245 W. Broadway

Former State Office Building site

Seven-story, 222 residential units

8,500 square-feet of retail space
including art gallery, cafe, and
“bike kitchen”



Completed

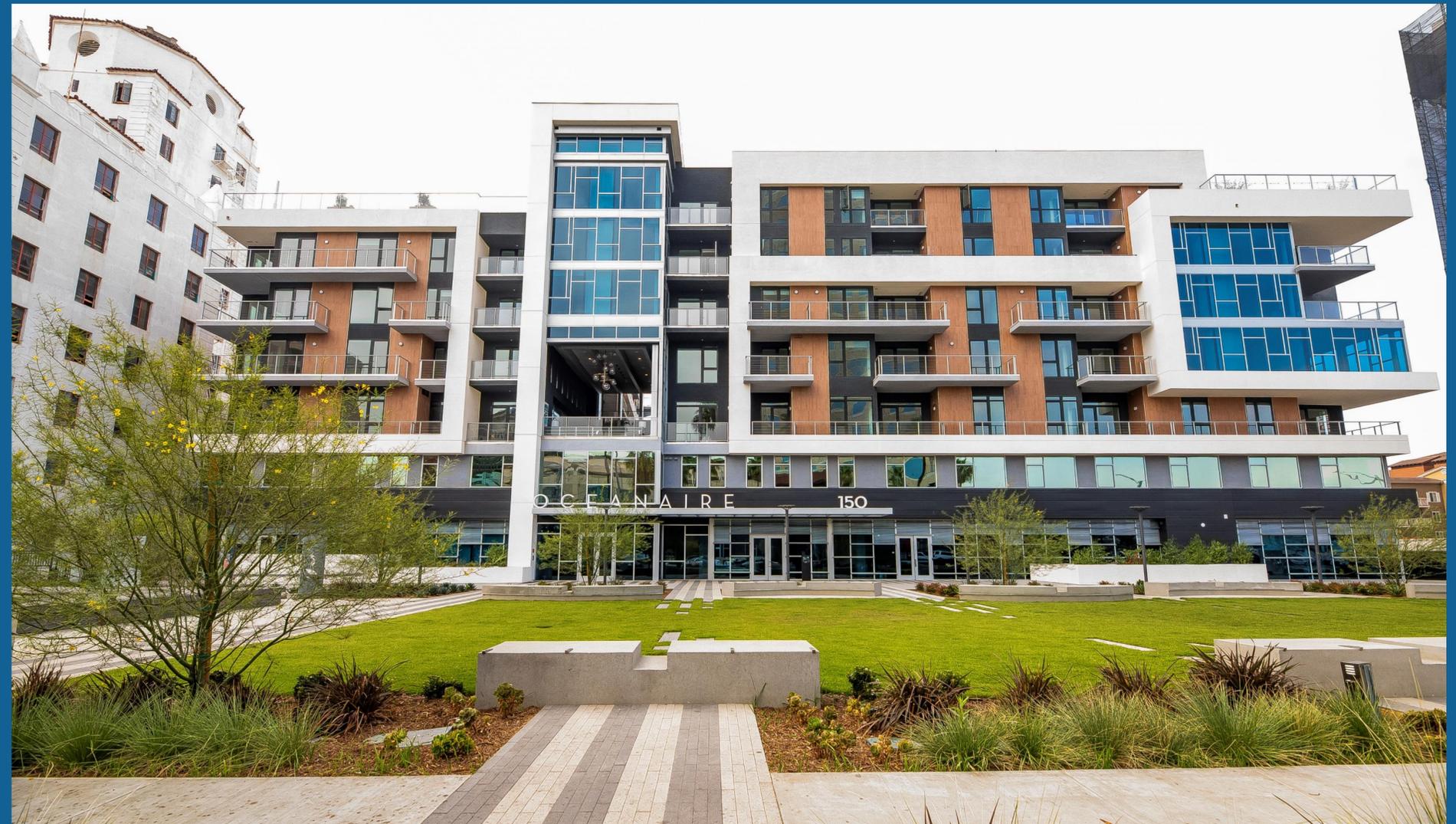
OCEANAIRE

150 W. Ocean Blvd.

Seven-story, mixed-use development

216 residences w/ 1,500-square-foot retail space

New City park at Seaside Way and enhancements to Victory Park



Completed

442 RESIDENCES

442 W. Ocean Blvd.

New five-story, mixed-use development

94 residences w/ 1,455 square feet
of retail space

Occupancy anticipated by end of 2019



Completed

LONG BEACH MUSEUM OF ART

356 E. 3rd St.

Dynamic arts campus opened in downtown

Partnership between LBMA and ARTX

Bringing world class artists and gallery exhibitions, and arts-focused educational programming to the City



Under Construction

THE BEACON

1201-1235 Long Beach Blvd.

Two new affordable housing projects
in one

121-unit affordable senior housing building

39-unit supportive housing building for
formerly homeless veterans

Expected for completion in 2019

City/The LBCIC-assisted funding

Affordable
Housing



Under Construction

MIXED-USE PROJECT

1101-1105 Long Beach Blvd.

Eight-story, mixed-used development

120 residential units

6,000 square feet of retail space



Under Construction

PACIFIC-PINE

635 Pine Ave./636 Pacific Ave.

New two-building, eight-story, mixed-use

271 total residential units; 11 affordable

Connected by open-air pedestrian walkway

Former Successor Agency owned-property

Affordable
Housing



Under Construction

THE PLACE AT THE STREETS

495 The Promenade N.

New four-story, mixed-use project

20 residences with 5,220 square feet of
commercial space



Under Construction

THE PACIFIC

230 W. 3rd St.

Seven-story, residential building w/163 apartments (17 affordable units)

Also has fitness center, community rooms, & bike workshop/storage room

Former City-owned property; part of new Civic Center project

Affordable Housing



Under Construction

THE HOTEL

107 Long Beach Blvd.

Approved new hotel

30,620 square-feet with 34 guest rooms



Under Construction

THE ALAMITOS

101 Alamitos Ave.

Seven-story, mixed-use project

136 condominiums w/pedestrian-oriented
retail/restaurant space

Expected completion fall 2019



Under Construction

SHORELINE GATEWAY

(The Current Phase II)

777 E. Ocean Blvd.

35-story, 315-residential units

6,700 square-foot retail/restaurant space
on the ground level

Includes public art, pedestrian open
space, and new landscaping



Under Construction

OCEAN VIEW TOWER

200 W. Ocean Blvd.

Adaptive reuse of the former Verizon Building

Nine-story, mixed-use development w/ 106 residential units and retail space

Enhancements to Victory Park



Under Construction

SONATA MODERN FLATS

207 Seaside Way

New five-story, mixed-use development

113 residences w/ retail space

Connects to Terrace Theater via the Rainbow Bridge



Under Construction

OCEAN CENTER

110 E. Ocean Blvd.

Adaptive reuse of the historic Ocean Center building

Convert office space to 80 modern apartments



Under Construction

THE BREAKERS

210 E. Ocean Blvd.

Adaptive reuse of historic hotel

14-story, 175-room hotel

Enhancements to Victory Park



Under Construction

BLUE LINE IMPROVEMENTS

Line reopens the week of Oct. 28, as “Line A”

Will be seven minutes faster to get from
Downtown Long Beach to Downtown LA

Project includes new fencing, repainted
streetlight poles, news landscaping, and new
real-time train information screens at all stations.

The total investment in refurbishing the Blue Line
since 2017 exceeds \$350M



Under Construction

SHAUN LUMACHI INNOVATION CENTER

309 Pine Ave.

Two-story, shared working environment
and entrepreneurial innovation center

Improvements will include a new façade,
and modern work and meeting spaces



Approved

LOCUST LONG BEACH APARTMENTS

1112 Locust Ave.

Approved seven-story development

97 residential units



Approved

RESIDENTIAL PROJECT

825 E. 7th St.

Five-story, multi-family development

19 residential units



Approved

ANA ON NORTH PACIFIC AVENUE

507 N. Pacific Ave.

New four-story, mixed-use development

157 condominiums units w/ 9,000 square feet
of commercial/retail space



Approved

3RD+PACIFIC

131 W. 3rd St.

Proposed mixed-use, high-rise development

23-story tower, 345 residential units w/ retail & commercial space

Former Successor Agency-owned property



Approved

RESIDENTIAL PROJECT

131 W. 3rd St.

New seven-story, multi-family development

77-unit market rate apartment complex



Approved

Affordable
Housing

BROADWAY BLOCK

200-256 Long Beach Blvd.

Proposed two-building, mixed-use project, including a 23-story tower and seven-story mid-rise

400 residential units, including 14 affordable units, w/ creative office space & retail space

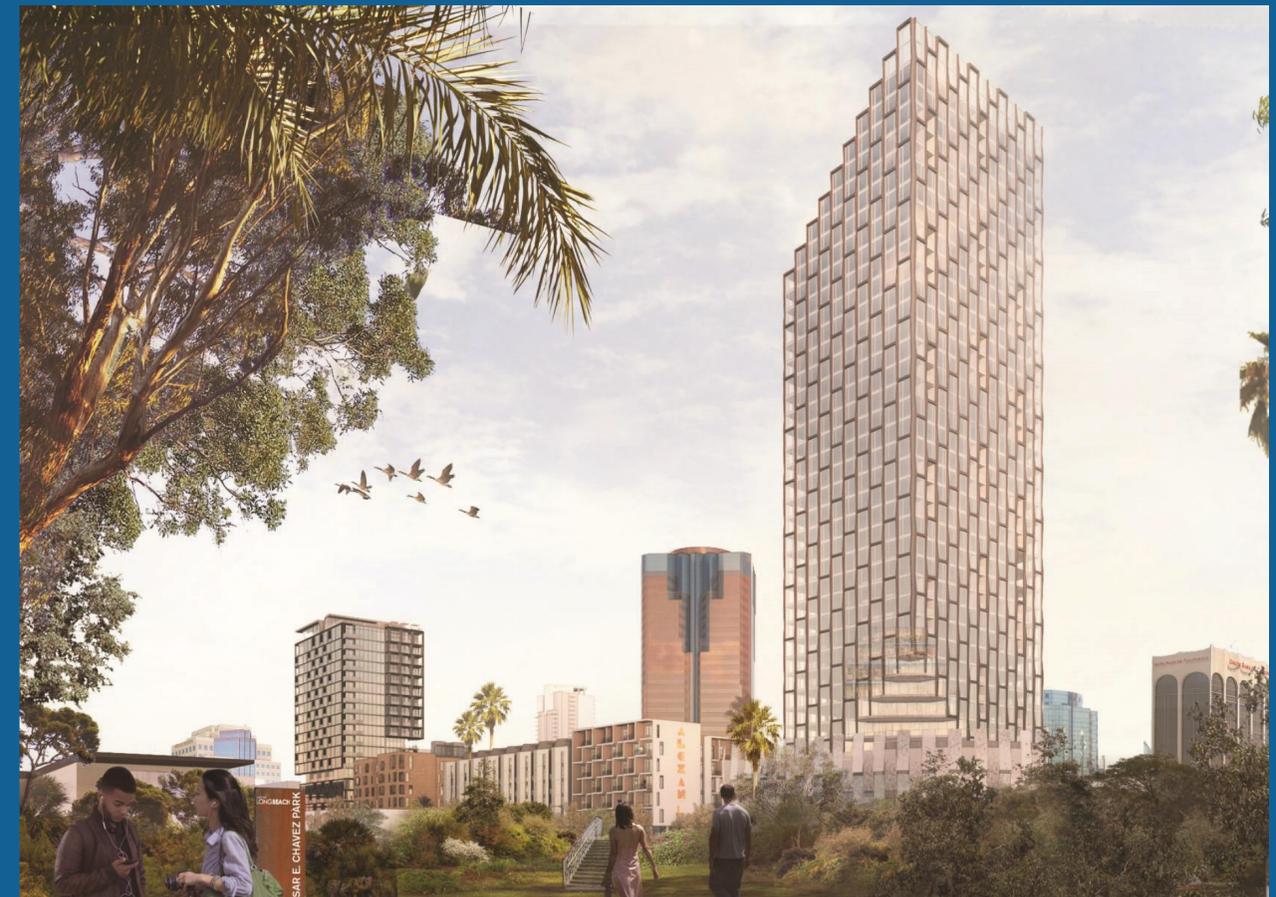


Approved

WEST GATEWAY

600 W. Broadway

Mixed-use in six buildings of varying heights from six-stories to 40-stories w/756 residential units



Approved

BROADWAY & MAGNOLIA APARTMENTS

500 W. Broadway

Seven-story, mixed-use development

142-unit apartment building with active,
ground floor commercial space



Approved

RESIDENCES AT LINDEN

135 Linden Ave.

New five-story, mixed-use development

82 residential units above 4,091 square
feet of commercial space



Approved

INKWELL

127-135 Broadway

New mixed-used development

172 residential units

10,000-square-foot retail space

Former Successor Agency-owned property



Approved

ASTER

125 Long Beach Blvd.

Approved eight-story, mixed-used development

218 residential units

10,000 square feet of retail space



Approved

LONG BEACH BUSINESS ACCELERATOR

A partnership initiative by the City's Economic Development Department, CSULB, and investment firm Sunstone Management, Inc.

3,000-square-foot office space to house a start-up accelerator program that provides resources for early-stage businesses



Proposed & Under Review

LYDIA HOUSE EXPANSION

1420 Pacific Ave.

Proposed three-story expansion of Lydia House
operated by Long Beach Rescue Mission

44 additional beds for women and children



Proposed & Under Review

MERCY HOUSING

925-945 E. Pacific Coast Hwy.

Proposed affordable senior housing development

68 senior apartments with a portion reserved for those who have experienced homelessness

Former Successor Agency-owned property



Proposed & Under Review

SENIOR ASSISTED-LIVING PROJECT

810 Pine Ave.

Proposed 10-story, senior assisted-living development

78 residential units



Proposed & Under Review

CSULB DOWNTOWN CLASSROOMS

Long Beach Blvd. & 4th St.

Classrooms, labs, and other student services

New University Innovation Center



Proposed & Under Review

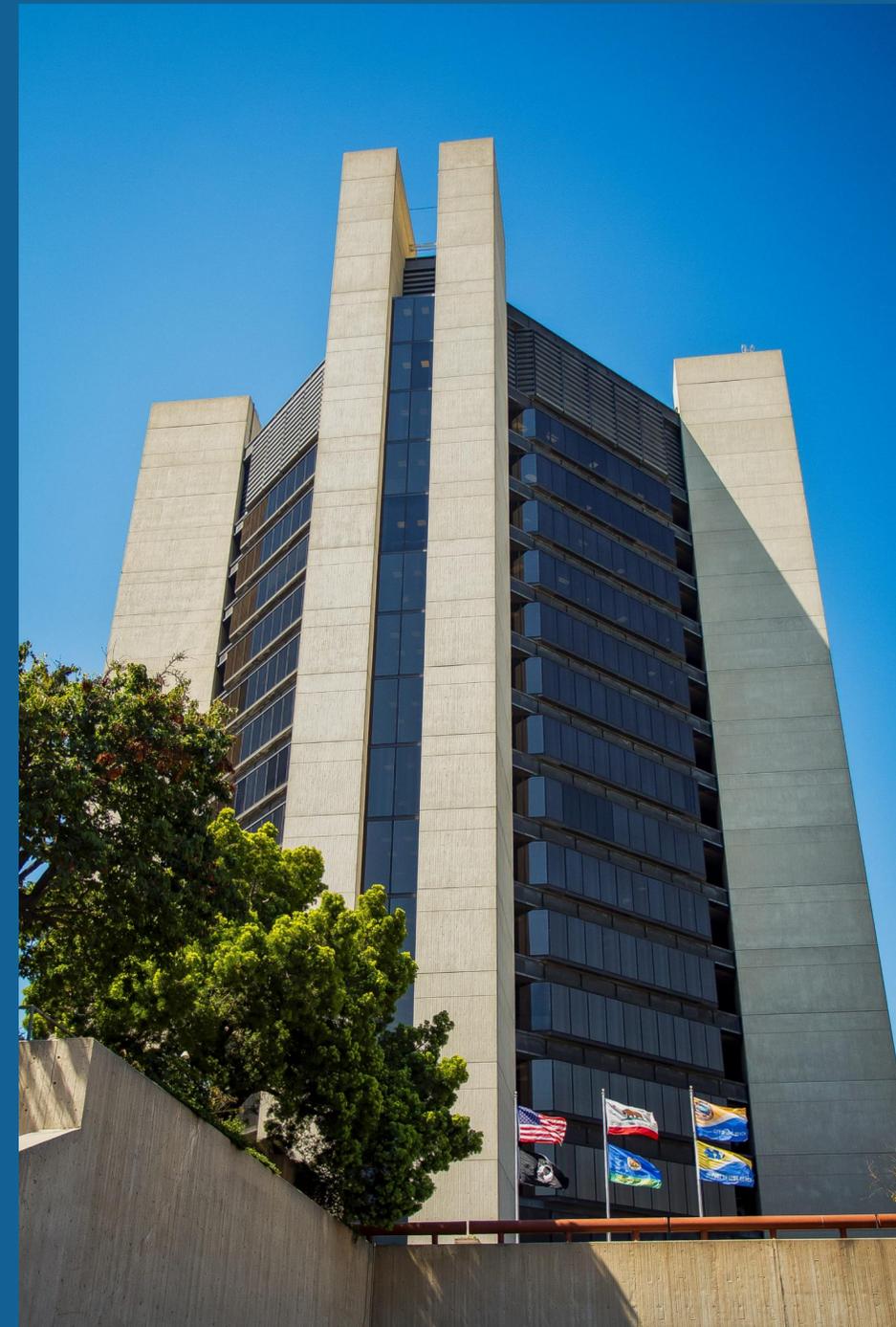
LONG BEACH CIVIC CENTER MIDBLOCK

321 W. Ocean Blvd.

Nearly 600 residential units

Moderate-income and workforce housing

40,000 sq. ft. ground floor retail, including
specialty grocery market and restaurant





Affordable Housing

Proposed & Under Review

LONG BEACH CIVIC CENTER MIDBLOCK

321 W. Ocean Blvd.

New 580-unit residential

Moderate-income and workforce housing

40,000 sq. ft. ground floor retail, including specialty grocery market and restaurant



Proposed & Under Review

LONG BEACH CIVIC CENTER LINCOLN PARK

Ocean Blvd. & Pacific Ave.

Redeveloped Lincoln Park, consisting of a multi-purpose lawn, dog park, children's play area, and restroom facilities.



Proposed & Under Review

THE 110 PINE AVENUE HOTEL

110 Pine Ave.

Proposed adaptive reuse of the former Security Pacific National Bank

13-story, 189-room hotel



Proposed & Under Review

180 E. OCEAN BOULEVARD

Full renovation of a 12-story 200,000-square-foot office tower adjacent to Convention Center

New retail spaces fronting Victory Park

New fine dining restaurant to be announced soon!

Expected completion Summer 2020



Proposed & Under Review

AMERICAN LIFE HOTEL

100 E. Ocean Blvd.

8 by 28 Olympic Initiative

Proposed 30-story hotel w/ 429 rooms

50,000-square feet of banquet, retail, and restaurant space



Proposed & Under Review

QUEEN MARY ISLAND

1126 Queens Hwy.

Partnership w/ Urban Commons

65 acres of waterfront land surrounding the iconic Queen Mary

\$250 million entertainment destination and tourist attraction

2,400-foot long boardwalk with cafes, bars, and eclectic retail shops

200-room hotel and a grand outdoor amphitheater





TECH HUB

Approved

LASERFICHE

3435 – 3459 Long Beach Blvd.
and 3464 Locust Ave.

Under construction three-story office
building

104,000-square-foot creative office
space



Completed

Douglas Park

SPIN LAUNCH

4300 Conant St.

140,218-square-foot aerospace equipment
manufacturing facility

Tenant space located within the recently completed
Pacific Pointe East at Douglas Park



Completed

Douglas Park

VIRGIN ORBIT EXPANSION

3880 McGowen Ave.

43,000-square-foot electronic assembly facility

Manufacturing of mobile dispatching stations for rocket launches



Under Construction

ZWIFT

111 W. Ocean Blvd.

Tech company's new headquarters

Interactive cycling and running videogame and physical training program

60,000-square-foot corporate office in Landmark Building

Completion expected in April 2020



Proposed & Under Review

Douglas Park

GOODMAN CORPORATE PARK

Former 100-acre, 1.8 million-square-foot Boeing C-17 assembly facilities

Mixed commercial and industrial uses will add to the nearby LBX, Mercedes-Benz USA, and United Pacific





PD-6 VISIONING

Visioning process for an update to the Downtown Shoreline Planned Development Area-6 (PD-6) and creating a new Specific Plan for this area

Long-term development plan to strengthen existing uses and promote new uses that enhance the shoreline





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