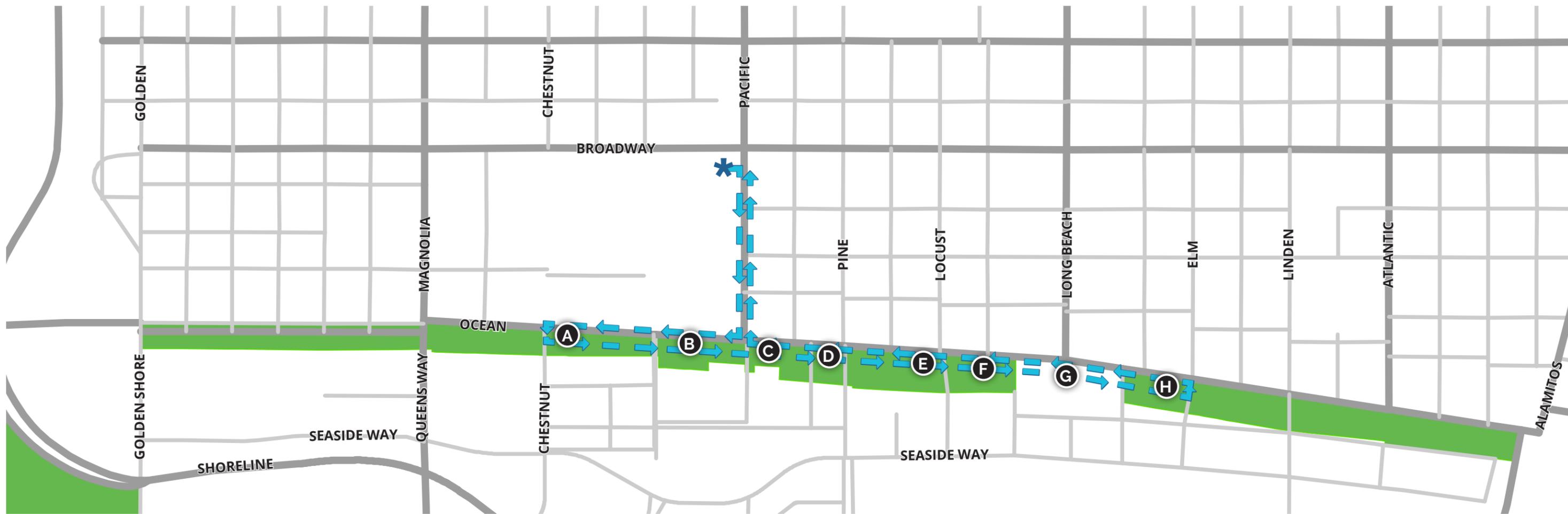


# WALKING TOUR ROUTE



\* Tour Starting Point  
(Billie Jean King Main Library)

➡ Tour Route

## TOUR STOPS / POINTS OF INTEREST

- A** The Sovereign / Blackstone Apartments
- B** Camden Retail & Apartments
- C** Ocaire
- D** The Ocean Center Building
- E** Salvation Army Building
- F** The Breakers Building
- G** Long Beach Performing Arts Center
- H** Aqua Condominiums

## THINGS TO CONSIDER AT EACH STOP

Landscaping	Connectivity	Maintenance	Site Furniture
What kind of plants are here? Does the pavement have a design?	Is there a pathway through the park? Are any paths interrupted by a driveway?	Does this portion of the park look like it has been well-maintained?	Are there any benches, water fountains, etc.? Do they match the furniture in other parts of the park?
	Park Activity	Unique Features	
	How are people using the park?	Is there anything that sets this portion of the park apart from the rest?	

# OPPORTUNITIES AND CONSTRAINTS

### Varied Park elevations



Source: Gruen Associates

Some tiered, bermed, and grade-separated areas of Victory/Santa Cruz Park inhibit use, visibility, and give Victory/Santa Cruz Park the appearance of being for private use only.

### Unscreened above-ground utilities



Source: Gruen Associates

Many above-grade utilities are visible to park users. Above-ground utilities are unsightly and may serve as obstacles to pedestrians. There are opportunities to screen these utilities creatively with public art or attractive fencing.

### Inconsistent paving patterns



Source: Gruen Associates

Different treatments applied to each portion of Victory/Santa Cruz Park by adjacent property owners make the identity of Victory/Santa Cruz Park diffuse.

### Inconsistent planting patterns



Source: Gruen Associates

While most planted areas in Victory/Santa Cruz Park are well maintained, the types of landscaping found across the park vary from property to property. A refined planting palette applied across the park will improve the sense of place and cohesion.

### Encroachments into the park



Source: Gruen Associates

Many adjacent buildings encroach onto the 80 foot setback stipulated in the Zoning (PD6 Zone) and 1989 Victory/Santa Cruz Park design guidelines. This limits the amount of space available to park users, and further diffuses the park's identity.

### Inactive storefronts adjacent to the park



Source: Gruen Associates

Some adjacent buildings have been designed for mixed-use development, but many adjacent buildings don't have uses which engage park users. Future development along the park can include more pedestrian-friendly amenities.

### Inconsistent site furniture



Source: Gruen Associates

The style and type of site furnishings existing in Victory/Santa Cruz Park differ from property to property. An established menu of site furnishings applied throughout the park will make Victory/Santa Cruz Park feel more like one place instead of a series of lawns.

### Excessive curbcuts and driveways



Source: Gruen Associates

In many instances, there are multiple curbcuts for driveways on properties that abut the park, which creates conflicts between pedestrians and vehicles. There are opportunities to relocate pick-up and drop-off areas from Ocean Blvd to adjacent side streets and/or Seaside Way.

### Underutilized open lawns



Source: Gruen Associates

Some portions of Victory/Santa Cruz Park are landscaped as lawns with no pedestrian pathways, public art, or seating. This limits the usability of these sections. Adding pedestrian amenities to these areas will make Victory/Santa Cruz Park more inviting and accessible to the public.

### Limited public art



Source: Gruen Associates

Only a few adjacent property owners have installed public art along Victory/Santa Cruz Park. Providing "outdoor galleries" for displaying public art in currently underutilized portions of Victory/Santa Cruz Park can increase use of the park and create a sense of place and identity.

### Historic significance not evident



Source: Gruen Associates

Victory Park is Long Beach's oldest park, but this important history isn't apparent to visitors. Victory Park's history can be conveyed through additional public art, informational signage, monuments, or site furniture. Better signage and wayfinding can identify the park for visitors.

### Missing secondary pedestrian paths



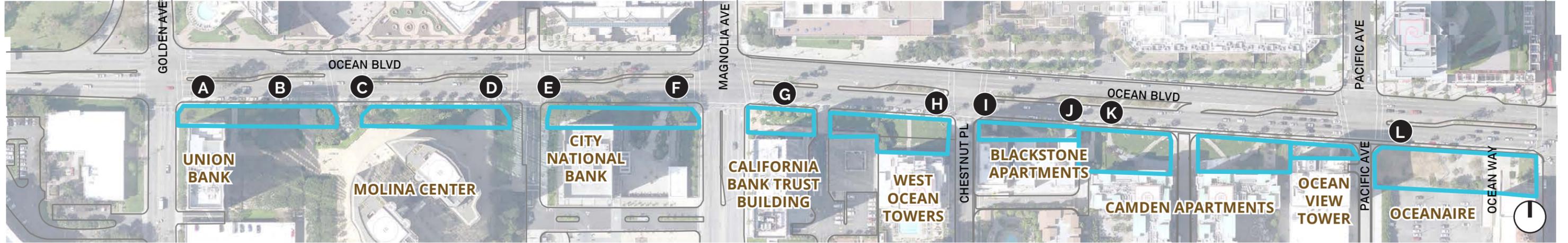
Source: Gruen Associates

Slopes of cross-streets and driveways obscure entrances to adjacent buildings and create gaps in the secondary walking path. Future development should provide clear and direct pedestrian connections to main building entrances and to adjacent park parcels.

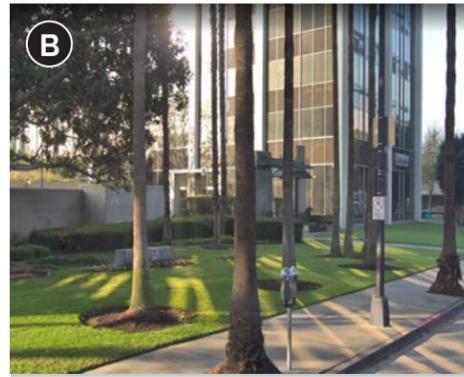
### OTHER

Are there any other opportunities or constraints you've noted in Victory/Santa Cruz Park not listed above?

# SEGMENT 1



**Union Bank**  
Source: Gruen Associates



**Union Bank**  
Source: Gruen Associates



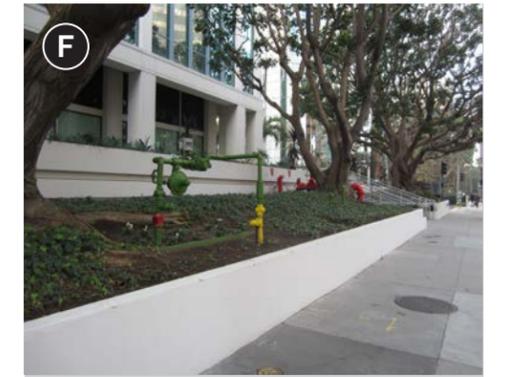
**Molina Center**  
Source: Gruen Associates



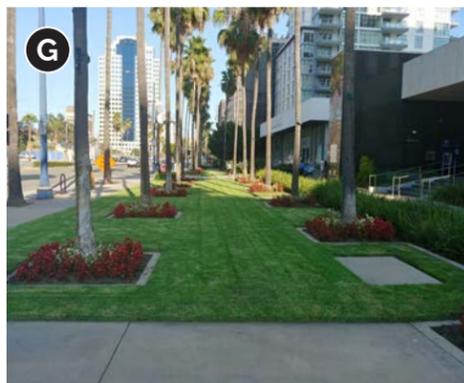
**Molina Center**  
Source: Gruen Associates



**City National Bank**  
Source: Gruen Associates



**City National Bank**  
Source: Gruen Associates



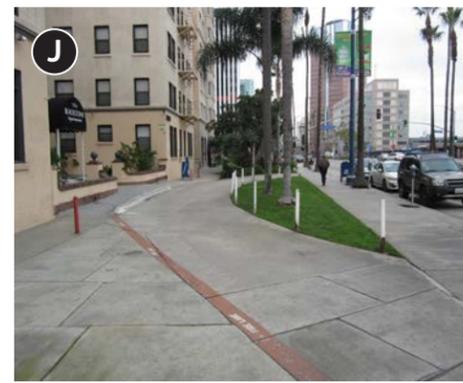
**California Bank Trust Building**  
Source: Gruen Associates



**West Ocean Towers**  
Source: Gruen Associates



**Sovereign Condominiums**  
Source: Gruen Associates



**Blackstone Apartments**  
Source: Gruen Associates

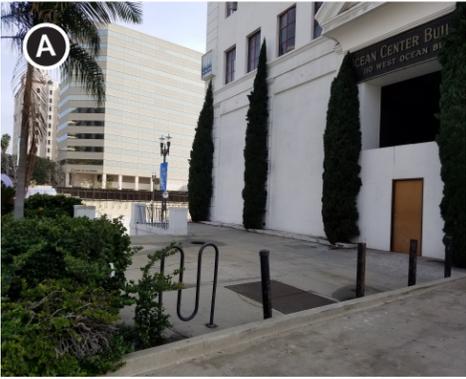
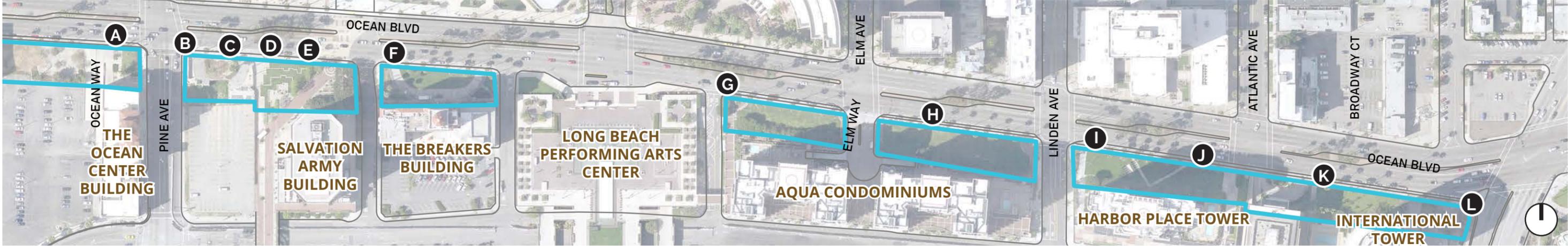


**Camden Apartments**  
Source: Gruen Associates



**Oceanaire**  
Source: Gruen Associates

# SEGMENT 2



**Ocean Center**  
Source: Gruen Associates



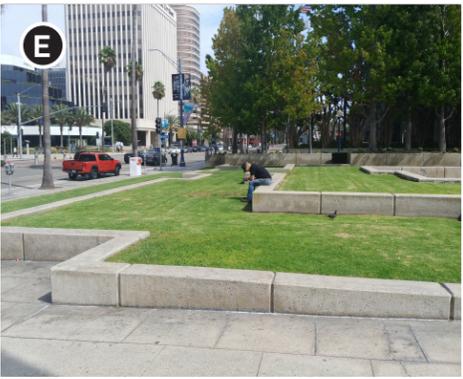
**The Loop**  
Source: Gruen Associates



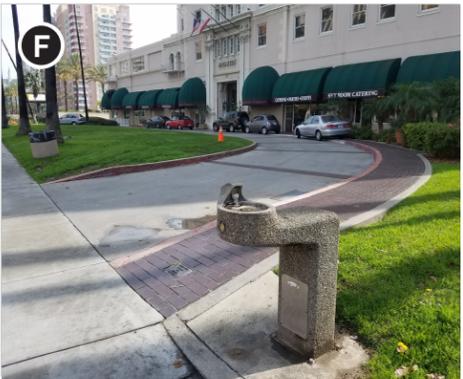
**The Loop**  
Source: Gruen Associates



**Salvation Army Building**  
Source: Gruen Associates



**Salvation Army Building**  
Source: Gruen Associates



**Breakers Hotel**  
Source: Gruen Associates



**Aqua Condominiums**  
Source: Gruen Associates



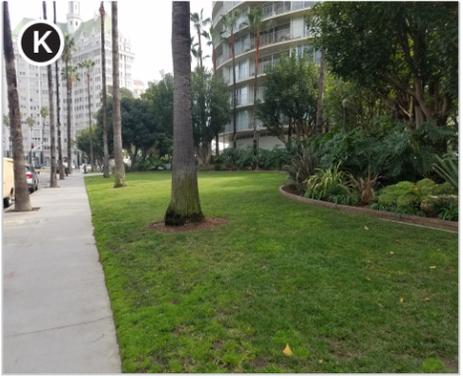
**Aqua Condominiums**  
Source: Gruen Associates



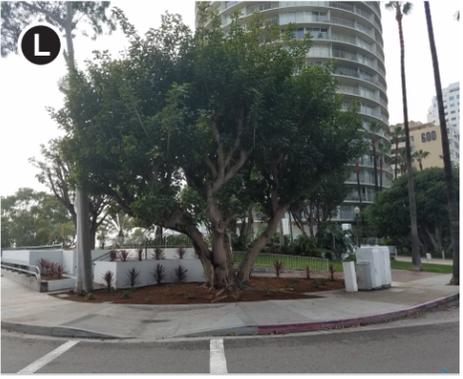
**Harbor Place Tower**  
Source: Gruen Associates



**Harbor Place Tower**  
Source: Gruen Associates



**International Tower**  
Source: Gruen Associates



**International Tower**  
Source: Gruen Associates