CITY OF LONG BEACH

2016 IN REVIEW

DOWNTOWN PLAN UPDATE

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DOWNTOWN PLAN UPDATE

2016 In Review

Downtown Long Beach continues to boom as a vibrant waterfront metropolis and the hub of tourism, business, and transit for the entire City. The Downtown Plan (PD-30) serves as a comprehensive spatial development plan and key catalyst for the ongoing activation and revitalization of the City's core. Since its adoption in January 2012, the Downtown Plan has set the City's visioning process into motion by providing refined development and design standards aimed at achieving a high-quality urban realm that serves as the heart of the City, connecting with neighborhoods and the coastline. The Downtown Plan encourages a proactive planning process aimed at promoting a distinctive Downtown skyline, truly smart infrastructure, and bold planning and construction that supports light-filled open space and various modes of transportation, a range of community services and cultural opportunities, and more housing and amenities within the urban core. Emphasis is placed on ensuring that Downtown remains highly visible as a true mixed-use City center, attracting cosmopolitan and creative residents and businesses. In addition to streamlining the permitting and entitlement process to support such ideals, the Downtown Plan also includes a Program Environmental Impact Report (PEIR), reducing the cost and time associated with approving a development project. The Downtown Plan and PEIR mitigate the process for development projects and public improvements, serving as a model for growth and providing further guidance to shape the future of Long Beach in a way that is both visionary and sustainable.

PD-30

> The Downtown Plan encourages a proactive planning process aimed at promoting a distinctive Downtown skyline, truly smart infrastructure, and bold planning and construction.

NEW BUSINESSES IN THE DOWNTOWN

From January 2016 to December 2016, 225 new businesses have opened in Downtown Long Beach, spanning a variety of industries. The quantity and diversity of businesses opened in Downtown over the past year continue to enhance Downtown's role as a vibrant commercial destination.

225
New Businesses Opened

DOWNTOWN DEVELOPMENT PROGRESS SUMMARY (Part 1)

RESIDENTIAL (UNITS)

Downtown Plan Expected Growth (2012-2035)	Total Demolished	Completed
5,000	0	476

Percentage Completed	Under Construction/ Approved	Pending	Percentage Under Construction/ Approved/Pending
9.52%	1,086	674	35%

OFFICE (SQ.FT.)

Downtown Plan Expected Growth (2012-2035)	Total Demolished	Completed
1,500,000	0	34,321

Percentage Completed	Under Construction/ Approved	Pending	Percentage Under Construction/ Approved/Pending
2.28%	617,821	0	41%

DOWNTOWN DEVELOPMENT PROGRESS SUMMARY (Part 2)

RETAIL/COMMERCIAL (SQ.FT.)

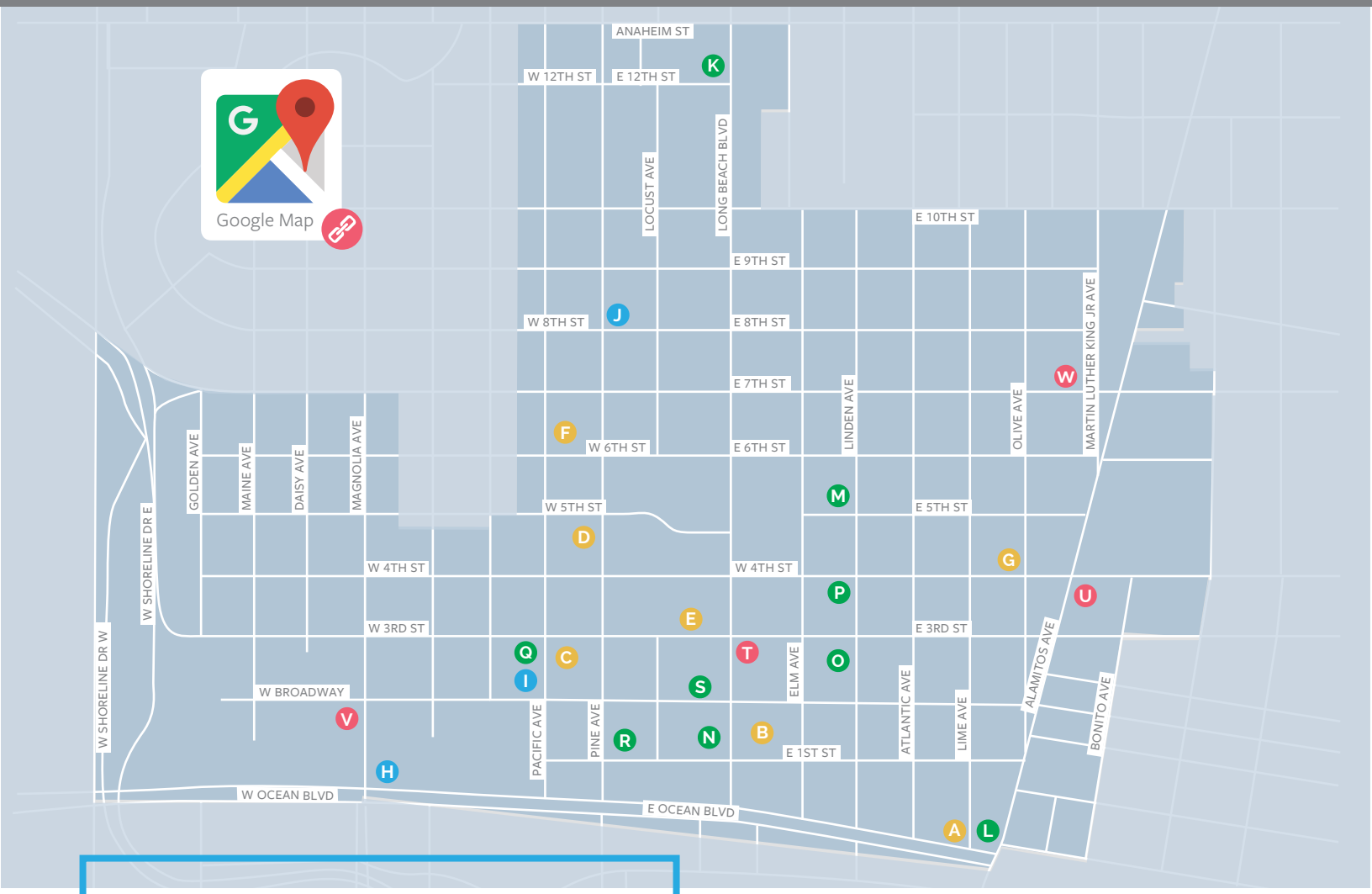
Downtown Plan Expected Growth (2012-2035)	Total Demolished	Completed
480,000	0	16,907

Percentage Completed	Under Construction/ Approved	Pending	Percentage Under Construction/ Approved/Pending
3.52%	78,713	10,434	18.57%

HOTEL (ROOMS)

Downtown Plan Expected Growth (2012-2035)	Total Demolished	Completed
800	0	0

Percentage Completed	Under Construction/ Approved	Pending	Percentage Under Construction/ Approved/Pending
0	34	0	4.25%



DOWNTOWN DEVELOPMENT PROJECTS

Completed Development Projects

A. 707 East Ocean Boulevard—The Current (Phase I)
B. 100 Long Beach Boulevard—Edison
C. 250 Pacific Avenue—Pacific Court Apartments
D. 433 North Pine Avenue—Newberry Lofts
E. 245 East Third Street—Studio One Eleven
F. 137 West Sixth Street—Mixed-Use Project
G. 743 East Fourth Street—4th and Olive Restaurant

Development Projects Under Construction

H. 411-415 West Ocean Boulevard—Long Beach Civic Center
I. 245 West Broadway—AMLI Park Broadway
J. 117 East Eighth Street—Long Beach Professional Building

Approved Development Projects

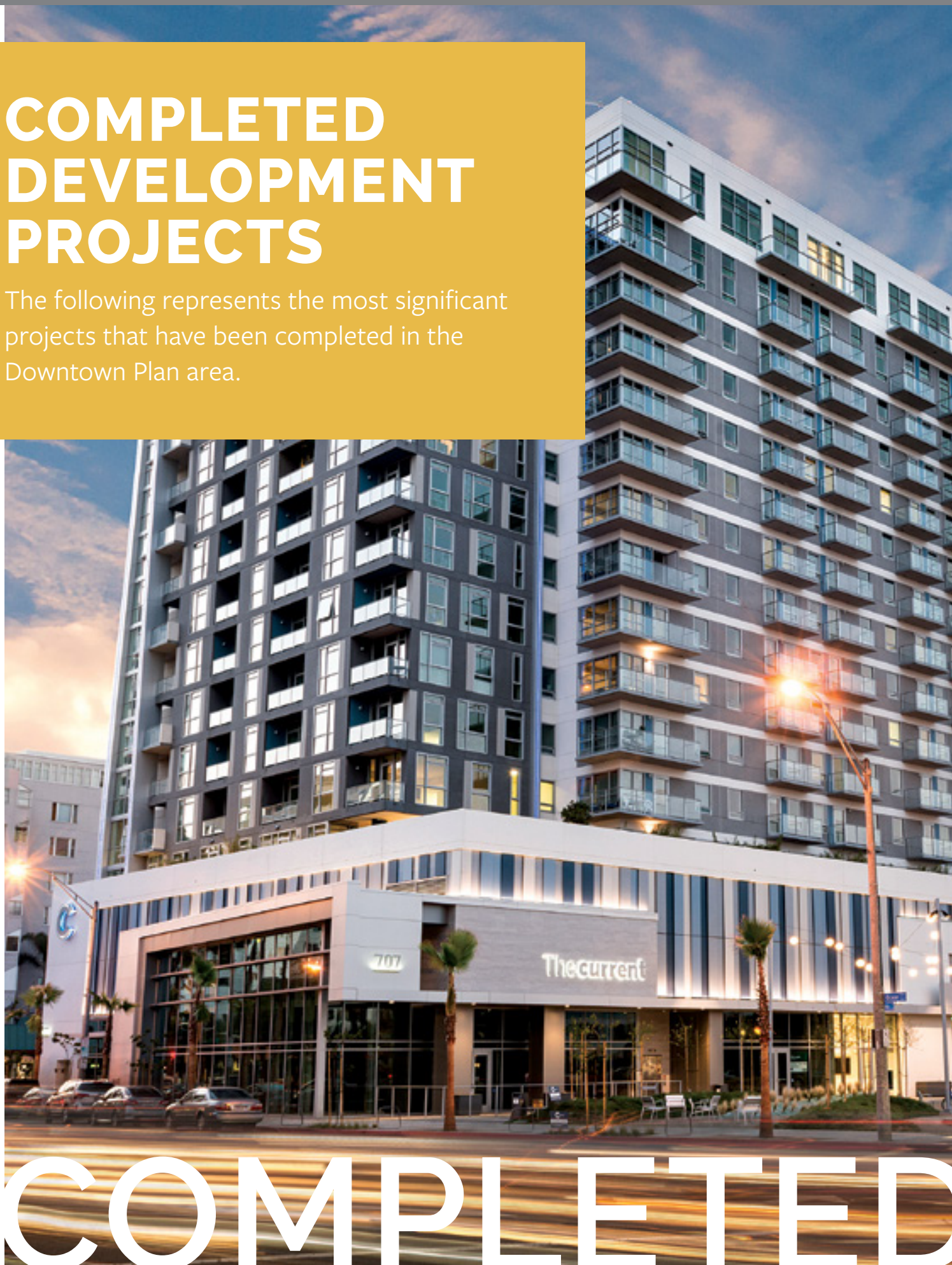
K. 1201-1235 Long Beach Boulevard—Beacon Apartments
L. 777 East Ocean Boulevard—The Current (Phase II)
M. 437 East Fifth Street—Mixed-Use Project
N. 107 Long Beach Boulevard—Long Beach Hotel
O. 135 Linden Avenue—Mixed-Use Project
P. 434 East Fourth Street—4th and Linden
Q. 230 West Third Street—Third + Pacific
R. 110 Pine Avenue—Security Pacific National Bank Building
S. 210 The Promenade North—Former Barker Bros. Annex Building

Pending Development Projects

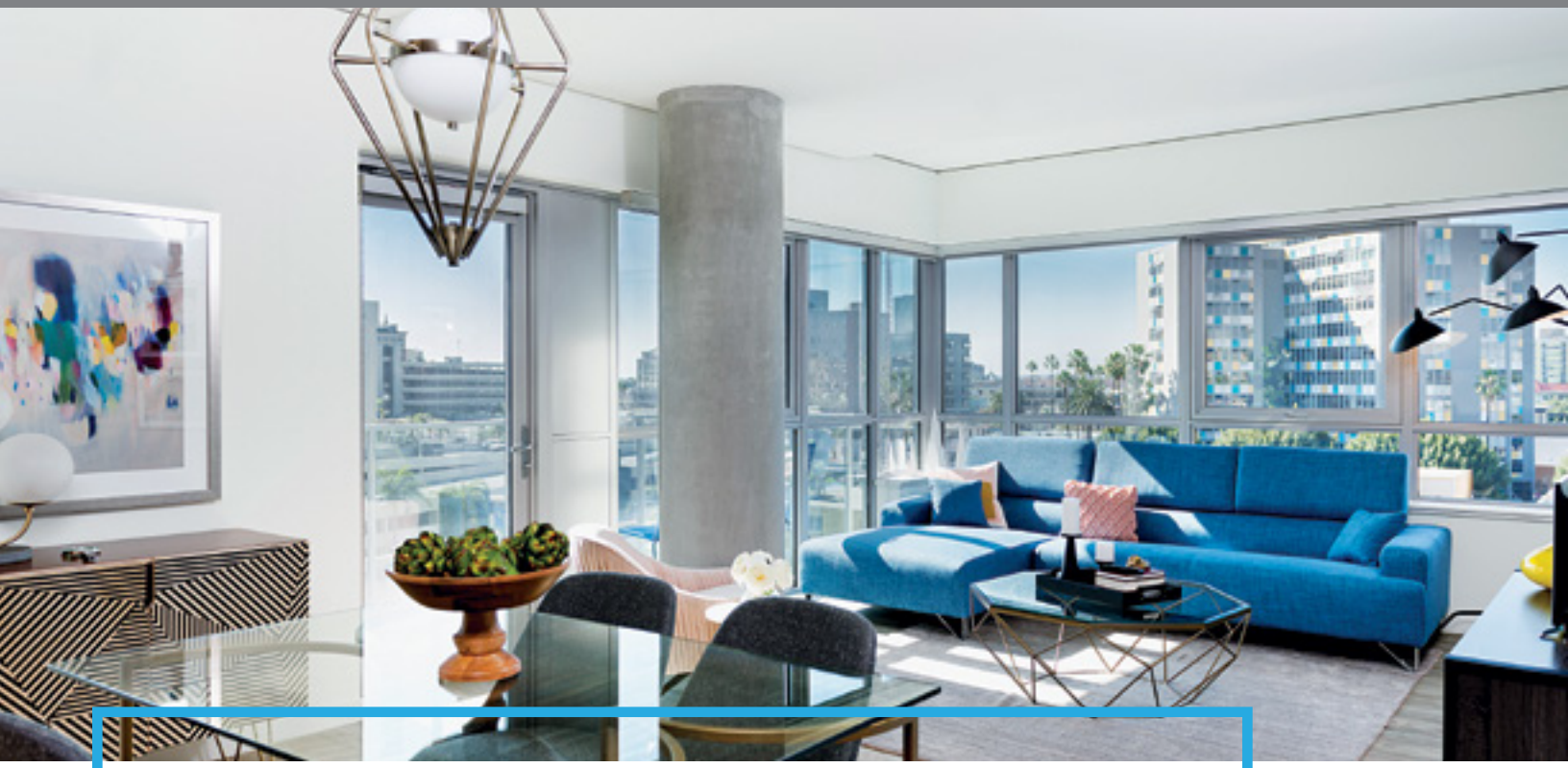
T. 240 Long Beach Boulevard—Broadway Block
U. 320 Alamitos Avenue—Residential Project
V. 500 West Broadway—Broadway and Magnolia Apartments
W. 825 East Seventh Street—Residential Project

COMPLETED DEVELOPMENT PROJECTS

The following represents the most significant projects that have been completed in the Downtown Plan area.



COMPLETED



707 EAST OCEAN BOULEVARD

The Current (Phase I)

Completion of the City's first high-rise apartment complex built in over a decade was celebrated in June 2016. The mixed-use, 17-story West Tower includes 223 luxury rental units, consisting of studios, one- and two-bedroom apartments, and penthouses. The contemporary development also includes a fifth floor pool and gathering space for residents, a 10,000-square-foot plaza, and an additional 6,750 square feet of retail space on the ground floor. The development features several sustainable components, including LED lighting throughout, and a fully integrated cistern that collects rainwater for the property's drip irrigation system. Serving as a strong eastern entry for the Downtown and a focal point for public activity, The Current is conveniently located within close proximity to the waterfront and entertainment districts such as Pine Avenue and the East Village. Once an underutilized surface parking lot owned by the former Long Beach Redevelopment Agency, and known as the Shoreline Gateway project, The West Tower constitutes the first phase of a two-tower complex. As part of the project, a companion 35-story East Tower has been approved, and is expected to break ground in 2017.

Bike Storage

Located Across
From Metro Blue Line

100 LONG BEACH BOULEVARD

Edison

100 LONG BEACH BOULEVARD

Edison

Adaptive reuse of the former City Hall East building was completed in February 2016. Located in the heart of Downtown at the intersection of the East Village Arts District, renovation of this 114,267-square-foot development provides a reinvention of the building's original 1959 design and façade, while enabling new transit-oriented residential and commercial uses. The 12-story complex consists of 156 market rate units, a pool and amenity deck, and approximately 3,621 square feet of retail space. The project also features on-site bicycle storage areas to encourage alternative modes of transportation, and an additional 4,171-square-foot publicly accessible open space. The development includes restoration of the building's notable curtain wall, high efficiency glass, and incorporation of the structure's original fins. The thoughtfully chic interior integrates a black and white color palette, fine wood accents, and floor-to-ceiling windows to provide natural light and clean ocean breezes. Approved in just four months through reliance on the Downtown Plan, the Edison breathes new life to an iconic building and restores occupancy and economic energy to the Downtown core.

250 PACIFIC AVENUE

Pacific Court Apartments

Adaptive reuse of the former Pine Square American Movie Classic (AMC) theater space into a multi-family residential development was completed in December 2016. The project consists of the conversion of a 16-screen movie theater into a 69-unit luxury loft apartment complex located on the second and third building levels. Amenities include outdoor courtyards, a recreational room, a fitness center, dog spa, and secure parking for residents. Façade renovations include a new paint scheme for the entire building, including the upper four floors of existing apartments; and construction of two levels of windows and balconies on the former theater level for the new residential units. Further remodel of the ground floor incorporates several pedestrian-friendly features and art display cases along Pacific Avenue.

433 NORTH PINE AVENUE

Newberry Lofts

Adaptive reuse of the former J.J. Newberry department store building was completed in December 2016. The new mixed-use development includes 28 residential units, consisting of a mix of lofts and penthouses, 6,500 square feet of retail space on the ground floor, and an underground parking garage. The project preserves many of the building's original elements, including the exterior façade and original terrazzo floors on the lower levels. Newberry Lofts reactivates a previously vacant site along Pine Avenue, and adds to the unique and dynamic housing options in the Downtown.

245 EAST THIRD STREET

Studio One Eleven

Completion of the first project as part of the revitalization of City Place Long Beach was celebrated in October 2016. Serving as the new headquarters for architectural firm Studio One Eleven, the two-story, 34,321-square-foot office remodel project includes significant exterior and interior renovations, street improvements, and new signage and landscaping. The urban office space also features several wall murals created by local artists, and provides a unique open work environment for more than 130 employees in the heart of Downtown Long Beach.

137 WEST SIXTH STREET

Mixed-Use Project

Completed in December 2016, the project consists of a mixed-use, four-story development in the North Pine neighborhood. The project includes a 10-unit residential component, an at-grade parking garage for residents, and an additional 1,200 square feet of commercial retail space.

743 EAST FOURTH STREET

4th and Olive Restaurant

743 EAST FOURTH STREET

4th and Olive Restaurant

Restoration of the existing 3,657-square-foot commercial space to accommodate a new Alsace cuisine restaurant and bar in the Downtown's East Village was completed in November 2016. The project includes a renewed front and side building façade, the removal of two curb approaches, and comprehensive improvements and upgrades to the property. Entitlement of this project includes Conditions of Approval to ensure safety and security standards, and prevent loitering and noise concerns for nearby residents and businesses. The 4th and Olive Restaurant reactivates a previously vacant building, and enlivens a prime location in the heart of the City.

DEVELOPMENT PROJECTS UNDER CONSTRUCTION

The following represents the projects that have been entitled under the Downtown Plan and are currently in the construction phases.

CONSTRUCTION

> Project expected to bring 1,000 new residents and 8,000 direct and indirect jobs to the Downtown.

411-415 WEST OCEAN BOULEVARD

Long Beach Civic Center

The re-envisioned Long Beach Civic Center project continues to make great progress with excavation activity nearly completed for the new 11-story, 254,000-square-foot City Hall and the adjacent 11-story, 237,000-square-foot Port building. The project also includes a new 92,500-square-foot Main Library, a 73,000-square-foot Civic Plaza with a subterranean parking structure; and a redeveloped Lincoln Park, consisting of a dog park, children's playground, events lawn, and restroom facilities. The public-private development will reflect the community's vision for a revitalized plaza that promotes connectivity and safety, supports mixed-uses, and reactivates the City's core with no new tax burden on residents. This project is expected to bring 1,000 new residents and 8,000 direct and indirect jobs to the Downtown, breathing new life into a historic and cherished part of Long Beach.

245 WEST BROADWAY

AMLI Park Broadway

Adaptive reuse of the former State Office Building site is currently underway to accommodate a new mixed-use development, consisting of a seven-story, 222-unit residential component, 8,500 square feet of retail space, and a three-level parking garage. The full-block development will feature staggered building heights, and massing and elevations that balance solid and transparent treatment consistent with Downtown Plan design guidelines. The AMLI Park Broadway is expected to bring new life to a previously vacant site, and renew energy along one of Downtown's main corridors.

117 EAST EIGHTH STREET

Long Beach Professional Building

DEVELOPMENTS UNDER CONSTRUCTION

LANDMARK
Designation

49-UNIT
Residential Component

117 EAST EIGHTH STREET
Long Beach Professional Building

Adaptive reuse of the designated landmark Long Beach Professional Building has been approved and is currently being renovated to provide a mixed-use development, consisting of medical offices and an assisted living residential facility for seniors. The eight-story project includes two levels of offices open to the general public; and a six-story, 49-unit residential component, consisting of a mix of two- and three-bedroom shared suites. Resident amenities include a kitchen, medical rehabilitation spa, gym, art studio, and salon and barbershop. Residents will also have access to physical therapy offices, and a newly landscaped open space area on the rooftop. This development is expected to be completed in spring 2017.

APPROVED DEVELOPMENT PROJECTS

The following represents the projects that have been entitled under the Downtown Plan.

1201-1235 LONG BEACH BOULEVARD

Beacon Apartments

AFFORDABLE

Housing Development for Seniors, Veterans, and Those With Special Needs

1201-1235 LONG BEACH BOULEVARD

Beacon Apartments

A two-building, affordable housing development featuring 160 units for seniors, veterans, and those with special needs was approved in April 2016. The mixed-use project includes one seven-story building consisting of 121 one- and two-bedroom units for low-income seniors; and one five-story building consisting of 39 one- and two-bedroom units of supportive housing for veterans and special needs individuals who are homeless or at risk of homelessness. Plans include a community room with a full kitchen, supportive services room, media room, bike storage area, laundry rooms, computer rooms, and an on-site gym. The project also features approximately 7,000 square feet of retail space envisioned for eateries, cafes, and public service offices. Centrally located near the Los Angeles County Metropolitan Transportation Authority (Metro) Blue Line light rail service and bus lines along Long Beach Boulevard, this transit-oriented development will complement the nearby housing uses and activate a key corridor along the northern edge of Downtown.

777 EAST OCEAN BOULEVARD

The Current (Phase II)

777 EAST OCEAN BOULEVARD

The Current (Phase II)

Following completion of The Current (Phase I), the second phase of the development formerly known as the Shoreline Gateway was approved in November 2016. The project consists of a mixed-use, 35-story East Tower, including 315 residential units with a mix of studios, one- and two-bedrooms, and lofts. The East Tower will feature a 10,000-square-foot plaza shared with the West Tower, two community rooms, lounges, and recreational facilities; a gym, community garden, pool, and spa. The development also includes approximately 6,700 square feet of retail/restaurant space on the ground level, and will feature public art, pedestrian open space, and new landscaping. The building's contemporary style design will utilize high-quality materials, architectural elements, and massing, as per the guidelines and requirements of the Downtown Plan. The Current (Phase II) is expected to become the tallest building in Long Beach, altering the City's skyline, and serving as a strong presence at the gateway into Downtown at Alamitos Avenue and Ocean Boulevard. This project is slated for completion in 2019.

437 EAST FIFTH STREET
Mixed-Use Project

This mixed-use development consists of 18 rental apartment units located above a 230-square-foot commercial space. The project will also include 400 square feet of community open space and a two-level parking structure.

107 LONG BEACH BOULEVARD
Long Beach Hotel

A new five-story, 34-room project with on-site parking is the first hotel to be approved under the Downtown Plan. The development includes a pool and spa, rooftop deck and lounge area, and new landscaping. The building's exterior architecture will consist of balconies with glass railing, fiber cement panel siding, porcelain wainscoting, and a green screen parking structure. Located on the northwest corner of First Street and Long Beach Boulevard, directly across from the Metro Blue Line and the revitalized Edison, the Long Beach Hotel is expected to further activate a primary corridor in the Downtown.

135 LINDEN AVENUE

Mixed-Use Project

The mixed-use, five-story project consists of 43 residential units and 2,038 square feet of commercial use space with a mezzanine area. The project also includes a three-level parking garage.

434 EAST FOURTH STREET

4th and Linden

A mixed-use, six-story development consisting of 49 market rate apartment units and approximately 55,313 square feet of ground level commercial space was approved in September 2016. The project includes a rooftop deck, courtyard, resident community room, and exercise room. The development also includes 82 on-site parking spaces, in accordance with PD-30 parking requirements.

230 WEST THIRD STREET

Third + Pacific

Approved as part of the project site for the public-private Long Beach Civic Center development, Third + Pacific consists of an eight-story, 163-unit multi-family residential development, including studios, one- and two-bedroom lofts, flats, and townhomes. The project features 15,324 square feet of common and private open space areas in the form of patios, balconies, a third floor courtyard, and a seventh floor roof deck. Additional resident amenities include a swimming pool, entertainment space, barbecue grill and fireplace, and bike storage. With a clean and contemporary design that integrates high-quality materials, Third + Pacific will cover approximately 90% of the site with building elements that extend to the property's three street frontages, in accordance with PD-30 build-to line requirements, giving spatial definition to the property. The project will also be designed to meet Leadership in Energy and Environmental Design (LEED) certification and energy efficiency standards to achieve reduction in electricity use, in accordance with the PEIR mitigation measures of the Downtown Plan.

110 PINE AVENUE

Security Pacific National Bank Building

Adaptive reuse of the existing 13-story designated landmark Security Pacific National Bank building has been approved to convert the upper floors of the structure from office use to 118 residential condominium units. Additional restoration efforts consist of minor alterations to the building's exterior, including new window treatment and reconstruction of a portion of the roof to accommodate a community patio for residents. The existing restaurant use on the ground floor and basement will remain a separate commercial space.

210 THE PROMENADE NORTH

Former Barker Bros. Annex Building

Approved in August 2016, the project consists of façade improvements to the original building located in the center of The Promenade. Recently designated as a historic landmark site, restoration of the two-story commercial building will consist of exterior and interior upgrades to maintain the integrity and architectural character of the original structure. Enhancements include new steel frame doors and storefronts, exterior paint, and lighting. The resulting project will revive and renew energy to a previously vacant building in one of Downtown's prime locations.

PENDING DEVELOPMENT PROJECTS

The following major projects are in the process of seeking entitlements under the provisions of the Downtown Plan.

PENDING

240 LONG BEACH BOULEVARD

Broadway Block

21-STORY
Residential Tower

50,000
Square-Foot Development

375
Residential Units

240 LONG BEACH BOULEVARD
Broadway Block

A mixed-use development consisting of a 21-story residential tower located above a two-story retail space; and a seven-story residential component located above a two-story retail space and parking garage has been proposed. The 50,000-square-foot development will include 375 residential units, 5,212 square feet of retail space, and 5,773 square feet of creative office space near the street level. The proposed project also includes preservation of the existing Acres of Books building. This development is currently in the conceptual stages.

320 ALAMITOS AVENUE
Residential Project

A new residential apartment complex consisting of 77 market rate apartment units is currently in the conceptual site plan review stages. The proposed project includes a residential courtyard, private open spaces, and a two-story parking garage.

500 WEST BROADWAY

Broadway and Magnolia Apartments

A seven-story, 142-unit residential apartment complex is currently in the site plan review stages. The proposed development features a mix of studios, and one-, two-, and three-bedroom rental units. The proposed project also features approximately 2,954 square feet of commercial space, and a three-level parking garage.

825 EAST SEVENTH STREET
Residential Project

Currently in the site plan review stages, the proposed project includes a new five-story, 19-unit residential apartment complex with an on-site parking component.

Photography by AndersonPacific LLC, Andy Witherspoon, The Architects Collective, Burham Development, Chad Robinson; courtesy of DOMA Properties, Darren Asay; courtesy of DTap Tavern Co., DFH Architects, Jean Machado with Citron Design Group, Jordana Sheara Photography, KTGY Architecture + Planning, Ledcor Properties, LP, Liezl Estipona, Luis Rea with JR van Dijs, Inc., QUALICO, Riley Jamison Photography, Rob Wellington Quigley, FAIA; courtesy of Ratkovich Properties, Studio One Eleven, Ultra-Unit Architectural Studio

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