2019
IN REVIEW

DOWNTOWN

PLAN UPDATE

LONG BEACH
DEVELOPMENT
SERVICES

2019 IN REVIEW

DOWNTOWN PLAN UPDATE

NEW BUSINESS IN THE DOWNTOWN

The quantity and diversity of businesses opened in Downtown over the past year have enhanced Downtown's role as a vibrant destination for arts, culture, entertainment, and so much more.

273

New Businesses

Downtown Long Beach continued to see tremendous growth in 2019 with visions of new residential, commercial, and civic developments coming to reality. The Downtown Plan (PD-30) has been a key force in the ongoing efforts to strengthen and connect neighborhoods through innovation and design. Since its adoption in 2012, the Downtown Plan has successfully encouraged bold, future-focused planning and construction, reinforcing Downtown as the hub of tourism, business, and transit for the entire city. Downtown Long Beach remains in the spotlight as a vibrant urban community with unprecedented progress, further strengthening the quality of life and fostering economic opportunities for decades to come.

27%
Professional Services

Architecture
Attorneys/Legal Services
Business Offices
Medical Offices/ Clinics

15%
Personal Services

Barbers
Hair Stylists
Aestheticians
Tattoo Artists

22%
Retail Sales & Restaurants

36%
Other Services

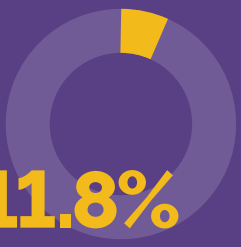
DOWNTOWN DEVELOPMENT PROGRESS SUMMARY

January 2019 – December 2019

RESIDENTIAL (UNITS)

Expected Growth (2012-2035)
5,000

Completed
594

Percentage Completed

11.8%

Pending 0
Total Demolished 0

Under Construction/ Approved
2,271

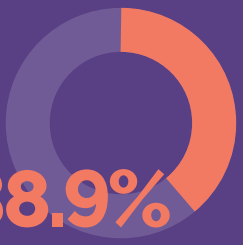
Percentage Under Construction/ Approved/Pending

45.4%

OFFICE (SQUARE FEET)

Expected Growth (2012-2035)
1,500,000

Completed
583,500

Percentage Completed

38.9%

Pending 0
Total Demolished 0

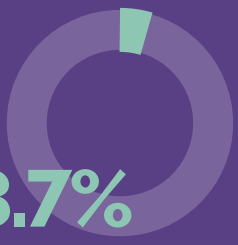
Under Construction/ Approved
0

Percentage Under Construction/ Approved/Pending
N/A

RETAIL/COMMERCIAL (SQUARE FEET)

Expected Growth (2012-2035)
480,000

Completed
18,000

Percentage Completed

3.7%

Pending 0
Total Demolished 0

Under Construction/ Approved
59,832

Percentage Under Construction/ Approved/Pending

12.4%

HOTEL (ROOMS)

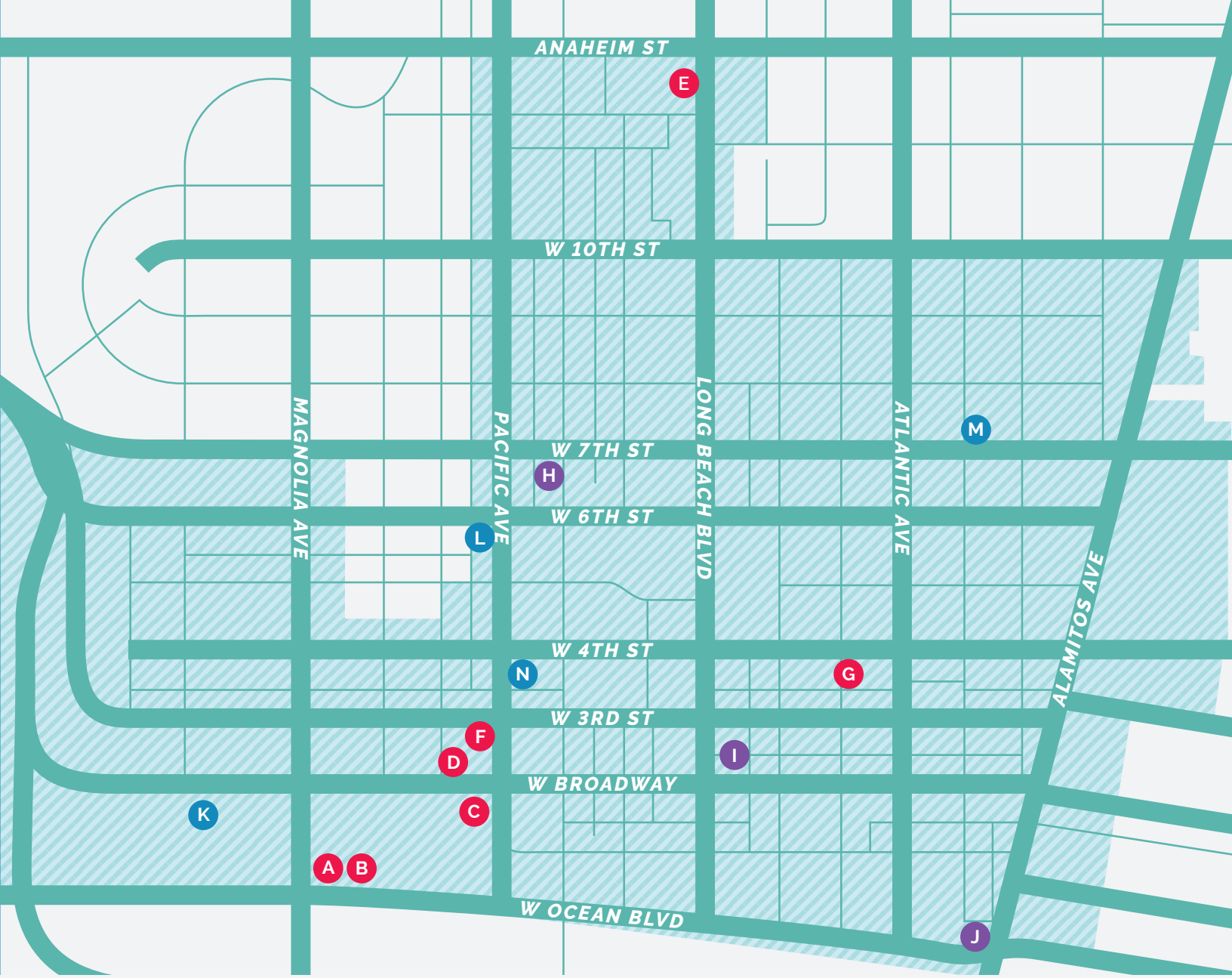
Expected Growth (2012-2035)
800

Completed
0

Percentage Completed
N/A

Pending 0
Total Demolished 0
Under Construction/ Approved 0

Percentage Under Construction/ Approved/Pending
N/A



DOWNTOWN PLAN

Area Development Projects

COMPLETED DEVELOPMENT PROJECTS

- **A.** City Hall Building: *Long Beach Civic Center* - *411 W. Ocean Blvd.*
- **B.** Port Administration Building: *Long Beach Civic Center* - *415 W. Ocean Blvd.*
- **C.** Billie Jean King Main Library: *Long Beach Civic Center* - *200 W. Broadway*
- **D.** AMLI Park Broadway - *245 W. Broadway*
- **E.** The Beacon - *1201-1235 Long Beach Blvd.*
- **F.** The Pacific - *230 W. 3RD St.*
- **G.** The Linden - *434 E. 4TH St.*

DEVELOPMENT PROJECTS UNDER CONSTRUCTION

- **H.** Pacific-Pine - *635 Pine Ave./636 Pacific Ave.*
- **I.** Broadway Block - *200-256 Long Beach Blvd.*
- **J.** Shoreline Gateway - *777 E. Ocean Blvd.*

APPROVED DEVELOPMENT PROJECTS

- **K.** West Gateway - *600 W. Broadway*
- **L.** Mixed-Use Project - *507 N. Pacific Ave.*
- **M.** Residential Project - *825 E. 7TH St.*
- **N.** 3rd + Pacific - *131 W. 3RD St.*

COMPLETED DEVELOPMENT PROJECTS

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

LONG BEACH CIVIC CENTER

The Community's Vision

411 W. OCEAN BLVD.
CITY HALL BUILDING

415 W. OCEAN BLVD.
PORT ADMINISTRATION BUILDING

The new Civic Center was completed in July 2019 and consists of an 11-story, 247,000-square-foot City Hall building and an 11-story, 238,300-square-foot Port Administration building. The project also features a 73,000-square-foot Civic Plaza with a subterranean parking structure. Additionally, the 15.87-acre, four-block development has been approved for a redeveloped Lincoln Park and private mixed-use, commercial, retail, and residential uses. This remarkable project reflects the community's vision for a revitalized city center, with no new tax burden on residents.

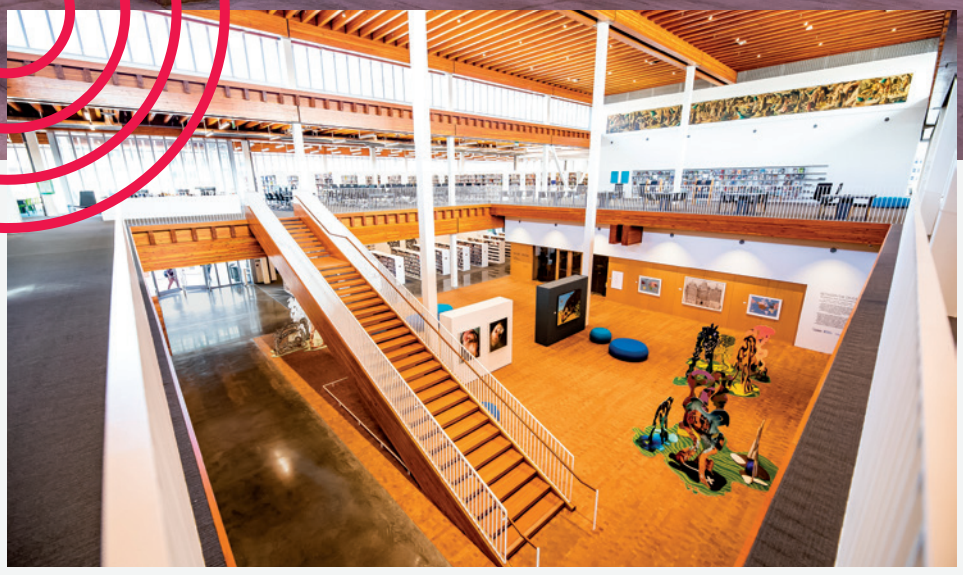
LONG BEACH CIVIC CENTER
200 W. BROADWAY

BILLIE JEAN KING MAIN LIBRARY

Where Education, Innovation, and Community Meet

The two-story, 93,627-square-foot new library opened its doors to the community in September 2019. Housing more than 300,000 books, it also features a family learning center, a resource center for veterans, group study rooms, and an extensive area designed for young children and students. There is no shortage of natural light with the library's large, centralized atrium. The library's exterior is just as innovative as its interior, featuring timber construction along rooftop photovoltaic cells that convert solar energy into electricity. The new library is named after American tennis great and equal rights activist Billie Jean King, who was born and raised in Long Beach.

GREATER LEARNING, READING, AND GATHERING OPPORTUNITIES



CONNECTIVITY AND CONVENIENCE MEET IN THE HEART OF THE CITY

245 W. BROADWAY

AMLI PARK BROADWAY

Half-Block Development With a Sleek and Modern Design

Completed in September 2019, the new, mixed-use development features a seven-story, 222-unit residential component, 8,500 square feet of retail space, and a three-level parking garage. With a sleek and modern design, the half-block development includes staggered building heights and a distinct tower feature at the corner of Pacific Avenue and West Broadway that enhances the building's presence. Resident amenities include a pool, clubhouse, fitness center, and entertainment and lounge areas.

1201-1235 LONG BEACH BLVD.

THE BEACON

Affordable Housing in the Downtown

This new affordable housing development consists of two buildings: Beacon Pointe and Beacon Place. Beacon Pointe is a seven-story, 121-unit building consisting of one- and two-bedroom apartment homes reserved for those formerly experiencing homelessness and low-income seniors. The five-story Beacon Place provides 39 units that consist of one and two bedrooms for low-income veterans with special needs and veterans experiencing homelessness or at risk of experiencing homelessness. Residents have access to a community room with a full kitchen, a supportive services room, a media room, a bike storage area, laundry rooms, computer rooms, and an on-site gym. The building's ground-floor includes approximately 7,000 square feet of commercial space for eateries, cafes, and offices.

Located directly across from the Metro Blue Line light rail and several bus lines, the transit-oriented development connects residents to vital services and workplaces throughout the city and beyond. The Long Beach Community Investment Company (LBCIC) provided more than $12 million in funding for the development.

The Long Beach COMMUNITY INVESTMENT Company

TRANSIT-ORIENTED DEVELOPMENT ALONG MAJOR CITY CORRIDOR

230 W. 3RD ST.

THE PACIFIC

More Affordable Housing Opportunities Come to Downtown

Located at the southwest corner of West 3rd Street and Pacific Avenue, this seven-story, multi-family residential development was completed in December 2019. The apartment complex features 163 units, including 17 affordable units. The unit mix consists of ground floor townhomes, studio, one-, and two-bedroom floor plans. Additionally, the project features a pool deck with a spa and cabanas, a fitness center, an outdoor kitchen, a rooftop deck and clubroom, community living rooms, a bicycle workshop, and two levels of underground parking.

PERFECTLY SITUATED IN THE EAST VILLAGE

434 E. 4TH ST.

THE LINDEN

Bold Colors and Designs Complement Neighboring Architecture

Located at the corner of 4TH Street and Linden Avenue, The Linden was completed in June 2019. The five-story project features 49 one- and two-bedroom units ranging in size between 700 square feet and 1,249 square feet. Tenant amenities include a pool and lounge deck, a rooftop community room, a fitness center, and a bike storage area. The project also includes a 2500-square-foot retail space. The building's bold color palette, consisting of hues of gray and golden yellow, complements surrounding buildings in the city's East Village Arts District.

DEVELOPMENT PROJECTS UNDER CONSTRUCTION

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

High-Quality Urban Housing for All Income Levels

This two-building, eight-story residential project with a contemporary design broke ground in June 2019. The larger of the two buildings, located at 635 Pine Ave., will consist of 77 units, a three-level subterranean parking garage, and 1,305 square feet of retail/commercial space. Located at 636 Pacific Ave., the adjacent building will include 194 units and a four-level parking garage. In addition, the development will feature an outdoor open space fitted with an open courtyard, a swimming pool, a barbecue area, and lounge seating amenities. The buildings will each provide several residential amenities and be connected by an open-air pedestrian walkway.

635 PINE AVE./636 PACIFIC AVE.

PACIFIC-PINE

200-256 LONG BEACH BLVD.

BROADWAY BLOCK

Historic and Modern Come Together for a New Inviting Space

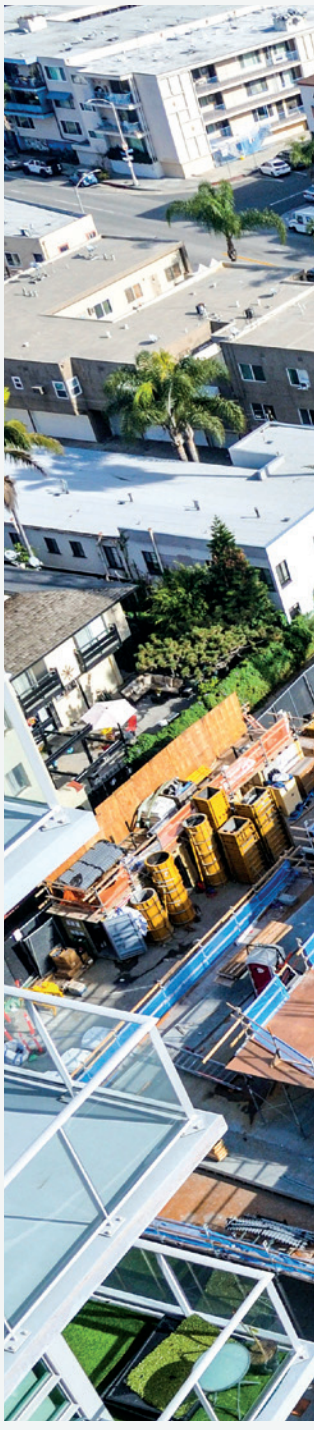
A mixed-use, two-building development featuring a 23-story tower and a seven-story, mid-rise building is currently under construction. The project will include 400 residential units, 15,785 square feet of retail space, and a ground-floor plaza with various pedestrian-friendly components. The development will also include restoration of the former Acres of Books site to provide new uses, including a food court and outdoor patio area. Upon completion, the Broadway Block project will reactivate a long-vacant site along the prominent Long Beach Boulevard corridor in the center of Downtown.

777 E. OCEAN BLVD.

SHORELINE GATEWAY

New High-Rise to Re-Imagine City's Skyline

Currently under construction as the second phase of the Shoreline Gateway development is a mixed-use, 35-story project that will consist of 315 apartment homes and approximately 6,700 square feet of retail/restaurant space on the ground level. The project will feature a 10,000-square-foot plaza with public art and pedestrian open space, as well as two community rooms, lounges, recreational facilities; a gym, community garden, pool, and spa. The project's contemporary style design will utilize high-quality materials, architectural elements, and massing, as per the guidelines and requirements of the Downtown Plan.



APPROVED DEVELOPMENT PROJECTS

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

600 W. BROADWAY

WEST GATEWAY

Iconic Design and New Height Transform Downtown Skyline

Approved in July 2019, this project comprises two phases including the development of a 21-story residential tower and a 40-story residential tower, for a total of 756 units. The development will also consist of 12,491 square feet of public commercial space and a 1,510-space parking structure. Residents will be able to enjoy ground-level courtyards and roof-level outdoor decks consisting of pools, sky lounges, and a mezzanine. In addition to outdoor space, other amenities include game rooms, bike stations, a pet wash room, and a wellness center. The project is expected to further activate Broadway and create a friendly pedestrian environment linking Broadway and the existing World Trade Center complex.

REACTIVATING THE WESTERN GATEWAY TO THE CITY

157 HOMES AND 9,000 SQUARE FEET OF COMMERCIAL SPACE

507 N. PACIFIC AVE.

MIXED-USE PROJECT

Residential and Commercial Space in the Heart of the City

The seven-story, mixed-use development consisting of 157 units was approved in January 2019. Beginning at the ground level, a portion of the building will be reserved for 9,000 square feet of commercial space and an integrated two-level, 209-stall parking garage. The second level will consist of a lounge space for residents, while a range of amenities can be enjoyed on the third floor. These amenities include a fitness room, a recreation room, and two courtyard areas with outdoor seating and landscaping.

Floors three to seven will consist of a mix of 44 one-bedroom units, 111 two-bedroom units, and two three-bedroom units. The average one-bedroom apartment home will measure 668 square feet in size, the two-bedroom will average 987 square feet in size, and the three-bedroom units will each comprise of 1,353 square feet. All units will feature a private patio or balcony.

825 E. 7TH ST.

RESIDENTIAL PROJECT

Sustainable Living in the City's Center

Located in a transit-rich area near the Museum of Latin American Art, this 33,338-square-foot, five-story development will consist of 27 residential units. The project will include a ground floor entrance lobby with one-bedroom apartment homes located on the floors above. The project will also feature a mechanized vehicle lift system for 34 parking spaces.

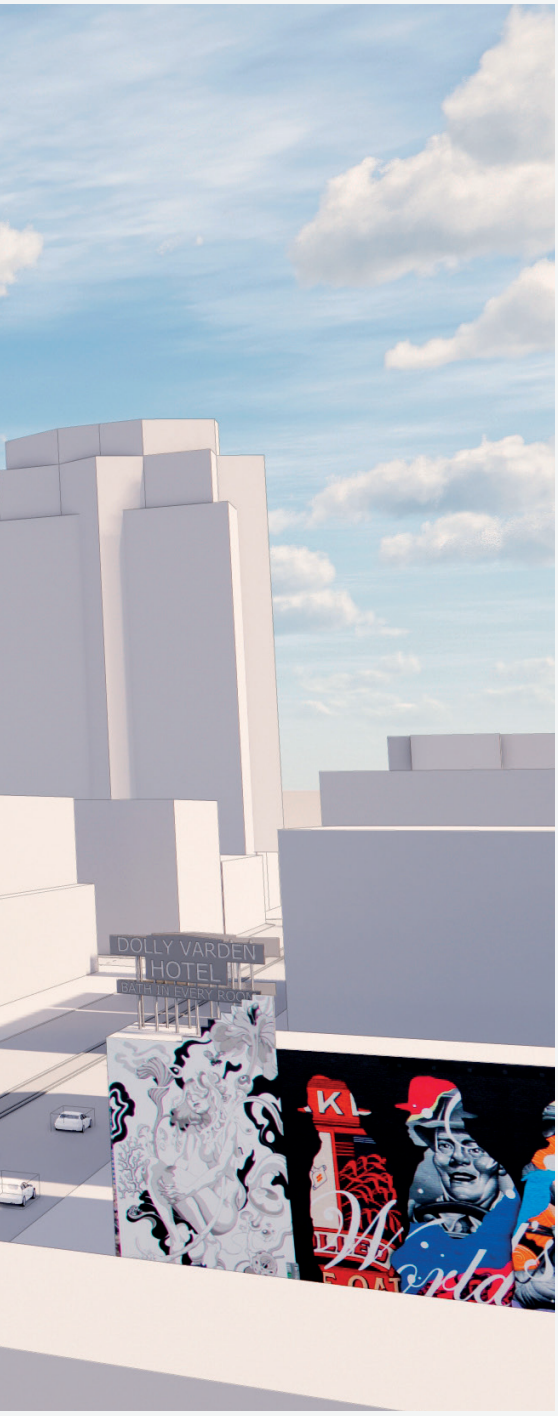
MULTI-FAMILY HOUSING WITH ON-SITE PARKING

BOLD PEDESTRIAN-FOCUSED DEVELOPMENT

131 W. 3RD ST.

3RD + PACIFIC

More Live and Play Possibilities in Downtown



Approved in September 2019, this mixed-use development will consist of two buildings, including a 23-story, high-rise building at the south end of the site and an eight-story, mid-rise building at the north end of the property. The bold architectural buildings will feature 345 residential units, 14,481 square feet of retail commercial space, and multiple levels of parking that comprise of 563 parking spaces and 128 bicycle spaces. The project is pedestrian-focused with plans for a public paseo, re-envisioning the existing alley and space between the two buildings.

Photography by:

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Visit us at longbeach.gov/lbds

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