

Building A Better Long Beach

With Mayor Robert Garcia

August 28, 2018

Presented By



Long Beach Business Journal



Welcome . . .

to today's Building A Better Long Beach Forum featuring Mayor Robert Garcia, who is providing an overview of projects underway or planned throughout the City of Long Beach. Earlier this month, Long Beach was ranked as the U.S. city with "the most nice days per year" by the Washington Post and climate scientist Brian Brettschneider – the latest in a series of recognitions the city or its agencies have attained in the past year, including: the "Best Green Seaport" in the world; one of the "Top 10" airports in the country; a "Top 10 Digital City;" "Best in the West 2017" award to the Long Beach Area Convention & Visitors Bureau; and among the "Top 10" most walkable cities in the U.S., to name a few. Add to those accomplishments the unprecedented residential, retail, office and industrial development stretching across the city, and Long Beach is certainly on a roll.

The Long Beach Business Journal, in coordination with the Long Beach Development Services Department overseen by Director Linda Tatum, has prepared the list of projects and a brief description of each as of August 13, 2018. Also included are projects related to California State University, Long Beach, the Long Beach Community College District and the Long Beach Unified School District.

Thank you for attending today's forum, and a special thank you to Becky Blair, president and principal of Coldwell Banker Commercial BLAIR WESTMAC, for sponsoring this publication.

George Economides, Founder and Publisher, Long Beach Business Journal

On The Cover: The new Long Beach Civic Center, including the Port of Long Beach headquarters, right (11 stories, 237,000 square feet), and Long Beach City Hall (11 stories, 254,000 square feet). The project's first phase – which includes a 92,500-square-foot Main Library and 73,000-square-foot Civic Plaza with subterranean parking – is on schedule, with port and city staff moving in during late spring 2019. A grand opening celebration is anticipated for early summer 2019. (Matt Fukushima Photography, August 14, 2018).

Downtown Long Beach

Under Construction

117 E. 8th St.

- A 6-story, 105-unit assisted living facility.
- Developer: Global Premier Regency Palms LLC
- Commercial space: 872 square feet
- Parking: 46 stalls
- Amenities: Two levels of medical offices, and a kitchen, living room and dining room on each floor
- Start/Completion: 2016/TBA

442 Residences – 442 W. Ocean Blvd. (#1)

- A 5-story, 94-unit residential development over a 3-story parking garage that include a 1,633-square-foot rooftop deck with an outdoor kitchen, first-floor lounge area, fitness center, a dog park and a 496-square-foot club room on the fifth floor
- Developer: Ensemble Real Estate Solutions & Investments
- Parking: 152 stalls
- Start/Completion: 2017/2019

The Alamitos – 101 Alamitos Ave. (#2)

- A mixed-use project consisting of a 7-story, 136-condominium development with 2,560 square feet of pedestrian-oriented retail and restaurant space in the East Village Arts District.
- Developer: Sares-Regis Group
- Parking: 174 stalls
- Amenities: A fitness Center, rooftop deck and club-room, bike kitchen and storage room.
- Start/Completion: 2017/TBA

AMLI Park Broadway – 245 W. Broadway (#3)

- A 7-story building with 222 residential units and 6,007 square

feet of retail space on the ground floor, including an art gallery, cafe, and "bike kitchen."

- Developer: AMLI Residential
- Parking: 320 stalls
- Amenities: A pool and pool deck areas, a podium-level clubhouse, ground floor fitness center and multi-purpose room areas.
- Start/Completion: 2016/TBA

Aquarium of the Pacific – 100 Aquarium Way (#4)

• A \$53 million expansion is underway at the Aquarium of the Pacific. The new Pacific Visions wing will be 29,000 square feet and feature live-animal exhibit space, art gallery space and a state-of-the-art, 300-seat interactive theater. The expansion is the first since the Aquarium opened in 1998 and is scheduled for completion later this year or in early 2019.

The Beacon – 1201-1235 Long Beach Blvd. (#5)

- A two-building development, including a 121-unit affordable housing development that will serve extremely low- to low-income seniors, and a 39-unit supportive housing building for extremely low-income veterans who are experiencing homelessness or are at risk of experiencing homelessness.
- Developer: Century Housing
- Building height: Beacon Place 7 stories, Beacon Pointe 5 stories
- Units: 160
- Commercial space: 6,184 square feet
- Parking: 200 stalls, 72 bike stalls
- Amenities: The two buildings will be connected at their third levels by a 23,735-square-foot courtyard. Within the courtyard area will stand a 1,311-square-foot community room. Other residential amenities include a 1,100-square-foot library, two media rooms (one per building), supportive services space, a 1,400-square-foot fitness center, and large building lobby areas.
- Start/Completion: 2017/2019



Gerald Desmond Bridge Replacement (#6)

The Port of Long Beach and Caltrans, and funding partners U.S. Department of Transportation and Metro, are replacing the aging, obsolete Gerald Desmond Bridge that spans the Port's Back Channel. The \$1.467 billion project will be higher to allow additional clearance for large ships, and will also be wider, with six lanes of traffic and safety shoulders all around, to ease the flow of cars and trucks that use the bridge. Long Beach's new bridge is scheduled to open in 2019. The bridge has two main towers that at 515 feet are the tallest structures in Long Beach. The new bridge will also feature a pedestrian and bicycle path with observation points.

Huxton – 227 Elm Ave. (#7)

A solar powered, all-electric, townhome condominium community in the East Village Arts District. The project will be one of the first single-family condominium housing developments to be built in Downtown Long Beach in almost a decade.

- Developer: City Ventures
- Building height: 3 stories
- Units: 40 townhomes
- Parking: 40 one-car garages, 10 guest stalls
- Amenities: A community room building, outdoor courtyards, bike storage and a bike repair room, and an integrated pedestrian paseo that will activate the streetscape and promote connectivity downtown.
- Start/Completion: 2017/summer 2018

The Linden – 434 E. 4th St. (#8)

A 6-story, mixed-use project with 49 apartment units over ground floor resident amenities, including a luxury fitness center, outdoor kitchen, multiple outdoor community living rooms, and a bike workshop and storage room.

- Developer: Sares-Regis Group
- Commercial space: 2,550 square feet
- Parking: 82 stalls
- Amenities: A fitness center, outdoor kitchen, multiple outdoor community spaces, and ground floor bicycle kitchen.
- Start/Completion: 2017/early 2019

Long Beach Civic Center – 411-415 W. Ocean Blvd.

Re-envisioned Civic Center project to include a new 11-story, 254,000-square-foot City Hall; an 11-story, 237,000-square-foot Port Building; a 92,500-square-foot Main Library; a 73,000-square-foot Civic Plaza with subterranean parking structure; and a renewed Lincoln Park.

- Developer: Plenary Edgemoor Civic Partners
- Start/Completion: 2016 /2019

Middle Harbor Terminal Redevelopment Program (#9)

The Middle Harbor Terminal Redevelopment Program is a 10-year, \$1.493 billion modernization of the shipping terminals on Piers D, E and F. The project is consolidating two outdated terminals into a single, modern, 311-acre container terminal — nearly all electric and zero emissions. The project is adding on-dock rail capacity, shore-side electrical power and deeper berths accommodate the newest container ships. Phase 1 construction was completed and the terminal "went live" in late 2016, allowing operator Long Beach Container Terminal to moving cargo at the new facility. Phase 2 was completed in October 2017. Construction of Phase 3 is scheduled to be completed by the end of 2020.

Oceanaire – 150 W. Ocean Blvd. (#10)

A 7-story, 216-unit development that will include a mix of one, two-, and three-bedroom units, and an integrated three-level parking garage.

- Developer: Lennar Multifamily Communities
- Commercial space: 1,500 square feet
- Parking: 406 stalls
- Amenities: Additional project components include improvement of the Victory Park stretch along Ocean Boulevard., and the development of a new city park at the Seaside Way grade.
- Start/Completion: 2016/February 2019

Ocean View Tower – 200 W. Ocean Blvd. (#11)

The adaptive reuse of the former Verizon Building, converting over 95,000 square feet into a mixed-use development consisting of a 12-story, 98-unit residential apartment complex with more than 4,500 square feet of retail space.

- Developer: MEIAO Investment
- Parking: 129 stalls
- Amenities: On the first level, a fire pit, pool, and barbeque lounge area would be located adjacent to a new 915-square-foot gym and 750-square-foot community room.
- Start/Completion: 2017/TBA

Pier B On-Dock Rail Support Facility

The Port of Long Beach is planning to reconfigure, expand and enhance the existing Pier B rail facility located southwest of Anaheim Street and the 710 Freeway to support more efficient use of "on-dock" rail at the Port's shipping terminals, which will in turn

ease roadway traffic congestion and improve air quality. The project will allow rail lines to assemble longer trains within the Port, moving cargo faster and reducing the need for trucks on local roads. The project's final EIR was approved by the Board of Harbor Commissioners in January 2018. The Port is expected to release a schedule and budget for the project in September 2018.

The Pacific – 230 W. 3rd St. (#12)

A 7-story, multi-family residential development, including 163 apartments with 17 affordable units, a fitness center, community rooms, and a bike workshop and storage room.

- Developer: Sares-Regis Group
- Parking: 244 stalls
- Amenities: A rooftop deck, club room with a kitchen, fitness center, outdoor kitchen, community living rooms, and bike workshop and storage room with 50 spots.
- Start/Completion: 2017/summer 2019

The Place – 495 The Promenade North (#13)

Developer: Long Beach Center, LLC
Building height: 4 stories
Units: 20

- Commercial space: 5,200 square feet
- Parking: TBA
- Amenities: TBA
- Start/Completion: 2018/2019

Queen Mary Renovations

The ship is currently undergoing millions of dollars in renovations, including deck remodeling, restaurant and bar transformation, and rust removal and repainting of the ship's interior and exterior. Leaseholder Urban Commons also has plans for a \$250 million retail, restaurant and entertainment development for the of land and water surrounding the ship.

Sonata Modern Flats – 207 Seaside Way (#14)

A modern 5-story, 113-unit residential development that will feature a mix of studio, one-, and two-bedroom units. Resident amenities consist of a 3,309-square-foot rooftop deck, fitness center, media room, parking structure, and 2,058-square-foot leisure area with landscaping

- Developer: Ensemble Real Estate Solutions & Investments
- Commercial space: 2,000 square feet
- Parking: 176 stalls
- Start/Completion: 2017/2019

Approved**Beach Concession Stand Improvements**

Utilizing Tidelands funds, several beachfront improvements are planned, including concessions at Alamitos, Junipero and Granada beaches. The Alamitos improvements are expected to begin this year and will feature a 2-story cafe, a new plaza and drop-off zone, new signage, game and play areas, and bike parking and bike share.

Broadway Block – 200-250 Long Beach Blvd. (#15)

A project consisting of 400 residential units, 23,207 square feet of commercial, flex, and university-programmed space at the ground floor and second level, plus the restoration and reuse of a designated Historic Landmark into a 9,600-square-foot restaurant and food hall. Proposed partnership with Cal State Long Beach for programming of commercial/public spaces, and a housing component for students.

- Developer: Ratkovich Properties
- Building height: 21-story tower, a 7-story mid-rise
- Units: 400, with 14 affordable units for professors and graduate students of California State University, Long Beach
- Parking: 582 stalls, 104 bike stalls

Magnolia and Broadway – 500 W. Broadway (#16)

A 7-story, 142-unit residential project in the downtown core consisting of studio, one-, two-, and three-bedroom units located above retail and restaurant options on the ground floor.

- Developer: Ensemble Real Estate Solutions & Investments
- Commercial space: 4,110 square feet
- Parking: 191 stalls, 21 electric vehicle stalls, 94 bike stalls
- Start/Completion: TBA

Residences at Linden – 135 Linden Ave. (#17)

A 7-story, mixed-use project featuring 82 units ranging in size from 600 square feet to 998 square feet; 4,091 square feet of ground level commercial space; an enclosed courtyard and outdoor roof terrace; and a 549-square-foot fitness center all situated above a four-level parking garage

- Developer: Residences at Linden LLC
- Units: 82 units
- Parking: 135 stalls, 20 bike stalls
- Start/Completion: TBA



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Downtown Long Beach

Approved (continued)

Residential Project – 320 Alamitos Ave. (#18)

- A new 7-story, 77-unit, transit-oriented development that will feature a combination of lofts, studios, one-, and two-bedroom rental units, and an integrated four-level parking garage.
- Developer: Urbana Development LLC
- Units: 105
- Parking: 105 stalls
- Start/Completion: TBA

Residential Development – 425 E. 5th St.

- Building Height: 5 stories
- Units: 15
- Start/Completion: TBA

Shoreline Gateway – 777 E. Ocean Blvd.

- Developers: AndersonPacific LLC; Ledcor Properties, Inc.; Qualico Developments Inc.; Landtower Residential
- Building height: 35 stories
- Units: 315
- Commercial space: 6,700 square feet
- Parking: 458 stalls
- Start/Completion: Summer 2018/2021

Pacific-Pine – 635 Pine Ave., 636 Pacific Ave. (#19)

- Developer: Holland Partner Group
- Building height: Two 8-story buildings
- Units: 271 (11 affordable units)
- Commercial space: 1,305 square-feet
- Parking: 341 stalls, 56 bike stalls
- Amenities: Pine Avenue building features active ground floor uses (one retail space, one main resident lobby, and one amenity room); Pacific Avenue building features a main resident lobby and ground floor residential uses along its two street frontages (Pacific Avenue and West 7th Street).
- Start/Completion: TBA

Pending

Adaptive Reuse Hotel Project – 110 Pine Ave. (#20)

- Developer: Pine Street Long Beach LLC
- Building height: 13 stories
- Units: 210 rooms
- Commercial space: 6,000 square feet
- Parking: TBA
- Amenities: 2,300 square-feet of recreation space, meeting rooms, and pool and lounge areas

Hotel Project – 100 E. Ocean Blvd. (#21)

- Developer: American Life, Inc.
- Building height: 30 stories
- Units: 419 hotel rooms, 12 apartments
- Parking: TBA
- Amenities: 15,000 square feet of restaurant space, 25,000 square feet of meeting/ballroom functions

Broadway & Promenade – 127-135 E. Broadway (#22)

- Developer: Raintree-Evergreen LLC
- Building height: 8 stories
- Units: 189 apartments
- Commercial space: 10,000 square feet
- Parking: 268 stalls, 40 bike stalls
- Amenities: A fitness room, club room, roof decks, and a swimming pool.
- Start/Completion: TBA

Fifth & Pacific – 507 N. Pacific Ave. (#23)

- Developer: Anastasi Development Company
- Building height: 7 stories
- Units: 158 condominiums, one-and two-bedroom units
- Commercial space: 9,900 square feet
- Parking: 210 stalls
- Amenities: Two proposed recreation decks and a rooftop deck
- Start/Completion: TBA

Locust Long Beach Apartments – 1112 Locust Ave. (#24)

- Developer: Locust Equities, LLC
- Building height: 7 stories
- Units: 97
- Parking: 122 stalls, 20 bike stalls
- Amenities: Proposed bicycle kitchen, approximately 2,000 square feet of fitness center recreational space, 2,588 square-foot courtyard, and 2,500 square feet of open space.
- Start/Completion: TBA

Mixed-Use Project – 125 Long Beach Blvd. (#25)

- Developer: Raintree-Evergreen LLC
- Building height: 7 stories
- Units: 218
- Commercial space: 7,195 square feet
- Parking: 328 stalls, 62 bike stalls
- Amenities: Proposed bicycle kitchen, fitness center, courtyard clubhouse, and an amenity space on the building's ground floor Long Beach Boulevard frontage. A 1,250-square-foot rooftop lounge on the seventh floor is also proposed.
- Start/Completion: TBA

Mixed-Use Project – 1105 Long Beach Blvd. (#26)

- Developer: Rockefeller Partners
- Building height: 8 stories
- Units: 120
- Commercial space: 6,000 square feet
- Parking: 150 stalls, 45 bike stalls
- Amenities: Pool deck
- Start/Completion: TBA

3rd+Pacific – 131 W. 3rd St. (#27)

- Developer: Ensemble Real Estate Solutions & Investments
- Building height: Two buildings – a 21-story high rise and a 7-story building.
- Units: 366
- Commercial space: 18,580 square-feet
- Parking: 483 stalls
- Amenities: 5,841 square-feet of club rooms, fitness, and amenity areas.
- Start/Completion: TBA

1-11 Golden Shore – Golden Shore (at Ocean Blvd.)

- Developer: Greenlaw Partners
- Building Height: 8 stories (Building 1 & 2), 7-8 Stories (Building 3)
- Units: 750 units
- Commercial Space: 11,000 square-feet
- Parking: 1,150-1,200 stalls
- Amenities: Entertainment Terrace, fireside terrace, garden room, game lawn, and resort pool and spa
- Start/Completion: TBA
- Status: Pending – in conceptual site plan review

Assisted Living Facility – 810 Pine Ave. (#28)

- Developer: Global Premier Development
- Building Height: 10 stories
- Units: 78 units
- Parking: 70 stalls
- Amenities: front porch, rooftop garden, and terrace
- Start/Completion: TBA

West Gateway/World Trade Center – 600 W. Broadway (#29)

- Developer: Trammel Crow
- Building Height: six buildings – 5 stories (2), 6 stories (2), 21 stories, 40 stories
- Units: 694 units
- Commercial Space: 3,200 square-feet
- Parking: 1,440 stalls
- Amenities: TBA
- Start/Completion: TBA
- Status: Pending – in conceptual site plan review

First Street Hotel – 123 W. 1st St.

- Developer: Pacific Property Partners
- Building Height: 38-stories
- Units: 280 rooms
- Parking: 252 stalls in an eight-level parking structure
- Amenities: Lounge, fitness room, terrace, restaurant space
- Start/Completion: TBA
- Status: Pending - in conceptual site plan review

CSULB Downtown Village

- Proposed student residences

Airport Area/ Northeast Long Beach

Completed

The Terminal – 3738 Bayer Ave.

- Developer: Urbana Development
- Building Height: 2 stories
- Units: 20 office condominiums
- Commercial Space: Unit sizes range from 2,167 to 2,659 square feet
- Parking: 368 stalls

- Amenities: Creative office environment combined with pedestrian-friendly outdoor work area.
- Start/Completion: 2016/Complete

Under Construction

Cherry Avenue & Spring Street

- A new strip mall is under construction on the northeast corner of Cherry Avenue and Spring Street. Formerly West Coast Firestone, the new project will consist of nearly 9,500 square feet of restaurant and retail space.

Long Beach Exchange – 3991 N. Lakewood Blvd. (#30)

- Developer: Burnham-Ward Properties
- Building Height: 1 story
- Commercial Space: 266,049 square feet of retail floor area
- Parking: 1,345 stalls
- Amenities: A 26-acre shopping center with 266,049 square feet of commercial floor area, a bike share area, and a 1.24-acre central plaza area.
- Start/Completion: 2017 / fall 2018

Approved/In Plan Check

Airport Phase II – 4100 Donald Douglas Dr.

- Developer: Long Beach Airport
- Building Height: 1 story (12-15 feet)
- Units: N/A
- Commercial Space: 2,000 square-feet of new concession space
- Parking: N/A
- Amenities: new ticketing facilities, airlines operations offices, outbound carousel, TSA baggage security, restrooms, concessions area, car rental counters, and ground transportation plaza.
- Start/Completion: TBA

Dorado – 3655 Norwalk Blvd. (#31)

- Developer: Pulte Home Company LLC
- Building Height: 2 stories
- Units: 40 single-family homes
- Parking: Two garage parking spaces per home
- Amenities: Private streets, two common open space areas, and open space paseos.
- Start/Completion: Fall 2018

Industrial Condominiums – 1333 Orizaba Ave.

- Developer: Burnham Development
- Building Height: 1 story
- Units: 10 industrial condominiums
- Commercial Space: 48,473 square-feet, 2,487 square-feet to 7,052 square-feet
- Parking: 55 stalls
- Amenities: Designed to accommodate restricted light industrial activities associated with innovative startup businesses and creative design offices in the arts, engineering, sciences, technology, media, education, information industries, and potentially breweries.
- Start/Completion: 2018

Pacific Edge – 2300 Redondo Ave. (#32)

- Developer: Pacific Edge Industrial
- Building Height: 1 story
- Units: Three light industrial buildings
- Parking: 638 stalls
- Amenities: Buildings will total 424,050 square feet with office space as architectural corner elements, and room for potential addition of future office space.
- Start/Completion: TBA

Pacific Pointe Northwest – 3855 Lakewood Blvd.

- Developer: Sares-Regis Group
- Building Height: 2 Stories
- Units: Four
- Commercial Space: Four buildings totaling 390,000 square feet, ranging from 75,000 square feet to 135,000 square feet
- Parking: 665 stalls
- Amenities: 2-story executive office space, 3 percent skylights, secure concrete truck courts, dock-high and grade-level loading, LED lighting on sensors and 30- and 32-foot clear heights.
- Start/Completion: Summer 2018/Late 2018
- Status: Approved

Staybridge Suites – 2460 N. Lakewood Blvd. (#33)

- Developer: YHB Hospitality
- Building Height: 6 stories
- Units: 125 guest rooms
- Parking: 385 stalls
- Amenities: 2,498 square feet of conference space and a fitness center, totaling 94,299 square feet of area. A new outdoor pool area, a two-level parking structure and surface parking lot, and landscape improvements.
- Start/Completion: TBA

East Long Beach

Under Construction

2nd & PCH – 6400 E. Pacific Coast Hwy. (#34)

- Developer: CenterCal Properties
- Commercial Space: 175,000 square feet of retail, 70,000 square feet of restaurant space
- Parking: 1,150 stalls
- Start/Completion: 2018/summer 2019

3rd Street & Redondo Shopping Center

A retail strip center on the northwest corner of Redondo Avenue and 3rd Street is currently undergoing extensive facade improvements.

AES Power Plant – 690 Studebaker Rd.

The upgraded power plant currently under construction by AES Southland LLC will cut natural gas use by 50 percent, cutting emissions in half, and would see the removal of the long-standing smoke stacks. The project is scheduled for completion in 2022, at which time demolition of old facilities will begin.

Approved/In Plan Check

Belmont Beach & Aquatics Center – 4000 E. Olympic Pl.

The proposed project would replace the former Belmont Pool facility and provide the city with a revitalized and modern pool complex. The project proposes the construction and operation of an approximately 125,500-square-foot pool complex that includes indoor and outdoor pool components and an approximately 1,500-square-foot cafe.

Silversands – 2010 E. Ocean Blvd.

- Developer: Silversands Properties USA
- Building Height: 4 stories
- Units: 40 hotel rooms and 56 condominium units
- Parking: 168 stalls
- Amenities: A series of patios, roof decks and roof gardens.
- Start/Completion: TBA

Pending

Anaheim and Walnut – 1500 E. Anaheim St.

- Developer: Bridge Housing Corporation
- Building Height: 5 stories
- Units: 88 affordable units
- Commercial Space: 22,700 square-feet
- Parking: 212 stalls
- Amenities: children’s medical clinic, offices, and wellness space
- Start/Completion: TBA

North Long Beach

Under Construction

Riverdale – 4747 Daisy Ave. (#35)

- Developer: Integral Communities
- Building Height: 2 and 3 stories
- Units: 131 single-family homes
- Parking: 371 spaces
- Amenities: Clubhouse
- Start/Completion: 2016/2018

Pending

Canvas – Atlantic Avenue, 56th to 60th streets

- Developer: LAB Holding, Inc.
- Building Height: 1 story
- Units: TBA
- Commercial Space: TBA
- Parking: TBA
- Amenities: Proposed interconnected, village-style mixed-use project.
- Start/Completion: TBA

City Ventures Townhomes – 4800 Long Beach Blvd.

- Developer: City Ventures
- Building Height: 3 stories
- Units: 16 townhomes
- Parking: 45 stalls
- Amenities: TBA
- Start/Completion: TBA

City Ventures Townhomes – 5100 Long Beach Blvd.

- Developer: City Ventures
- Units: 33 townhomes
- Parking: 86 stalls
- Amenities: TBA
- Start/Completion: TBA





NorthLong Beach

Pending (continued)

The Uptown – 6151-6191 Atlantic Ave.

- Developer: Westland Real Estate Group
- Building Height: 1 story
- Commercial Space: About 12,000 square feet
- Parking: 115 stalls
- Start/Completion: TBA

Uptown Commons –

6600-6630 Atlantic Ave. and 609-695 Artesia Blvd. (#36)

- Developer: Frontier Real Estate Investments
- Building Height: 1 story
- Units: Three buildings,
- Commercial Space: 12,578 square-feet
- Parking: 84 stalls
- Amenities: five restaurants, and one drive-thru
- Start/Completion: TBA

Midtown & West Long Beach

Pending

Clarke Estates – 1950-1960 Henderson Ave.

- Four single-family homes for low-income homebuyers developed by Habitat for Humanity

Under Construction

Long Beach Garden Condominiums –

1570-1598 Long Beach Blvd.

- Building Height: 4 stories
- Units: 36 condominiums
- Commercial Space: 10,000 square-feet of commercial space
- Parking: 87 stalls
- Amenities: A gym, private balconies, community garden, subterranean parking and bike parking.
- Start/Completion: 2016/TBA

Approved

101 E. Pacific Coast Hwy. & 1814 Pine Ave.

- A proposed retail and residential development with 26 residential units and over 5,000 square feet of commercial space.

1405 Lewis Ave./1000 New York St.

- Proposed adaptive reuse of vacant building into artist lofts with residences.
- 20 artist studios with accessory residences

CSULB Phase III – 1901 W. Pacific Coast Hwy.

- Construction of a 205,060-square-foot warehouse building with approximately 20,000 square feet of office space (including 10,000 square feet of mezzanine office space), and 185,060 square feet of warehouse space in the California State University Research and Technology Center/Villages at Cabrillo Long Beach Vets.

Las Ventanas (AMCAL Housing) –

1795 Long Beach Blvd. (#37)

- A 5-story, transit-oriented affordable housing development with 102 units, including one manager's unit and 3,938 square feet of ground floor retail space unit
- Serving families (83 units) and special needs households that lack stable housing (15 units).

Mental Health America Long Beach Boulevard Center –

1955-1965 Long Beach Blvd.

- The 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

The Spark at Midtown –

1900-1940 Long Beach Blvd. (#38)

- Developer: LINC Housing
- Building Height: 4 stories
- Units: 95 apartments
- Parking: TBA
- Start/Completion: 2018/TBA

Vistas Del Puerto –

1836-1852 Locust Ave. (Clifford Beers Housing)

- 5-story, 48-unit transit-oriented affordable housing for extremely-low and very low-income individuals.

Mixed-Use Residential – 1400 Long Beach Blvd.

- Developer: Long Beach Square Partners
- Building Height: 4 stories
- Units: 65 condominiums
- Commercial Space: 2,100 square feet
- Parking: 90 stalls
- Amenities: 3,450 square feet of open space
- Start/Completion: TBA

Pending

Habitat for Humanity – 116 W. 14th St.

- 10 condominium units
- Each 2-story building includes 1,100 square feet with tandem, two-vehicle garage.

Laserfiche –

3435-3459 Long Beach Blvd., 3464 Locust Ave.

- A 3-story, 100,000-square-foot creative office building and a 4-story parking garage with 120 parking stalls. The project also includes five residential townhomes.

Long Beach Citadel Corps Community Center –

3012 Long Beach Blvd.

- The project includes the demolition of the current 2-story Community Center and the construction of a 2-story gymnasium with a fitness center and activity room (approximately 20,000 square feet). Additionally, the project would include a soccer field with accessory structures and a new parking area.

Long Beach Climbing Gym – 205 E. Anaheim St.

- The adaptive reuse of a designated historic landmark building, the Packard Motors Building, into a rock climbing gym consisting of workout areas, cafe and yoga facilities.
- Former Successor Agency-owned property

Senior Living Facility – 2400 Long Beach Blvd.

- Developer: Richard Todd Family
- 5-story, 145-unit, transitional senior-living facility with 5,622 square feet of commercial retail space.

Axiom – 1401 Long Beach Blvd.

- Developer: Axiom Apartments LP
- Building Height: 7 stories
- Units: 142 units, including 69 market-rate and 73 affordable
- Commercial Space: 7,394 square-feet of retail space
- Parking: 131 stalls, including 72 bicycle spaces
- Amenities: outdoor courtyards, fitness space, and a roof courtyard
- Start/Completion: TBA

469 West Apartments – 469 W. Pacific Coast Hwy.

- Developer: LINC Housing
- Building Height: 3 stories
- Units: 55 affordable units
- Commercial Space: N/A
- Parking: TBA
- Amenities: recreational and community serving amenity space
- Start/Completion: TBA
- Status: Pending – in conceptual site plan review

201-245 W. Pacific Coast Highway

- A 6-story mixed-use building with 36,000 square feet of ground-floor commercial and 154 residential units; a combination of 267 on-grade and subterranean parking stalls.

California State University, Long Beach

Under Construction

College of Continuing and

Professional Education Classroom Project (#39)

- Architect: ZGF Architects • Contractor: MATT Construction
- Start/Completion: 2016/2018
- Building Type: The proposed facility will be a 34,000-square-foot, three-story steel structure with exterior materials consisting of brick, plaster and glazing. This will be a zero-net energy LEED platinum certified building.
- Project Use: The College of Continuing and Professional Education (CCPE) at Cal State Long Beach (CCPE) has evolved to an internationally recognized program, attracting students from as far as Dubai and Central China, as well as serving the educational needs of adult learners in the community and on the campus itself. Currently, CCPE holds classes in the University Foundation building and various facilities on and off campus. This new building would centralize and consolidate these teaching spaces.

Athletic Woman's Softball & Soccer Locker Room Project

- Architect: Cannon Design • Contractor: CW Driver
- Start/Completion: 2017/2018
- Building Type: A new 5,700-square-foot, prefabricated modular single-story steel structure.
- Project Use: The facility will provide permanent locker-room facilities to women's soccer and softball teams for the first time. This building will house locker and shower facilities, student athlete lounges, physical therapy rooms, coach's offices and more.

Future

Student Housing Phase 1

- Architect: TBD • Contractor: TBD • Start/Completion: 2018/2021
- Building Type: Concrete frame structure
- Project Use: 428-bed student housing facility along Atherton Street at the corner of Earl Warren Drive.
- Status: Feasibility Study/Programming Phase

Peterson Hall #1 Replacement Building Project

- Architect: TBD • Contractor: TBD • Start/Completion: 2019/2023
- Building Type: Type I concrete or steel frame structure
- Project Use: A replacement of a 1950s-era science building with a new 150,000-square-foot, state-of-the-art building for the College of Health and Human Services.
- Status: Feasibility Study/Programming Phase

**Long Beach City College
– Liberal Arts Campus**

Future

Building W – Aquatic Center

- Project involves construction of a new 50 meter x 25 yard pool and support building of approximately 12,000 square feet to provide showers, locker rooms, storage, pool equipment and office space. The new pool will be constructed along Carson Street.
- Estimated Cost (includes escalation): \$28,137,500
- Schedule: Winter 2019

Building M – Liberal Arts

- An 81,970-square-foot building to provide new classrooms, laboratory facilities, a modern technology center for the Computer Information Systems and Business Technology Departments, faculty offices, and support areas for general education instruction. Included will be meeting and conference areas, as well as some larger classrooms to support educational objectives. Project replaces the existing M & N Buildings which were constructed in 1935
- Estimated Cost (includes escalation): \$70,096,798
- Schedule: Fall 2024

Building G – Performing Arts

- A 42,857-square-foot facility that replaces the existing and outmoded Music (Building. G) and Theatre Arts (Building. H). Includes instructional classrooms, specialized labs, private music practice rooms, faculty and staff offices, storage and support spaces. It also provides for smaller scale performance areas and the campus radio station.
- Estimated Cost (includes escalation): \$49,495,629
- Schedule: Spring 2027

Building CDC – Child Development Center

- Project is a 12,000-square-foot replacement of Child Development Center built in 1971. It includes children's classrooms, food preparation and service, staff and children's restrooms, offices and support/storage spaces. In addition, construction will include a comprehensive outdoor area for exercise and creative play.
- Estimated Cost (includes escalation): \$21,022,354
- Schedule: 2037

**Long Beach City College
– Pacific Coast Campus**

Future

Building MM – Construction Trades (Phase 1)

- A major renovation of the existing 13,288-square-foot facility, which was constructed in 1957, as well as the construction of a new 4,531-square-foot addition to the building. Renovations include upgrades to electrical systems, data communication systems, ADA access compliance, HVAC system replacement, lighting, plumbing, and aesthetic improvements.
- Estimated Cost (includes escalation): \$17,665,877
- Schedule: Summer 2020

Building P2 – Parking Structure

- Construction of a multi-story parking structure to serve approximately 500-600 vehicles. This is the only viable alternative to meeting vehicular parking demands due to limited land availability.
- Estimated Cost (includes escalation): \$21,493,800
- Schedule: Spring 2022

Building OO – Classrooms

- Construction of a 150,000-square-foot instructional building that will include classroom facilities, lecture rooms, meeting areas, state-of-the-art computer labs, and faculty offices and support space.
- Estimated Cost (includes escalation): \$118,070,400
- Schedule: Spring 2022

**Long Beach
Unified School District**

Projects To Be Completed In 2018

Renaissance High School for the Arts:

Major Renovation

- Renovations include building improvements and removal of all portable classrooms on the campus in downtown Long Beach. The visual and performing arts magnet school was opened in 2004 on the site where the first high school in LA County outside the City of Los Angeles was built in 1898.
- The school was completely rebuilt twice after it was destroyed by fire in 1918 and again by the Long Beach earthquake of 1933.
- The district's Office of Media Services is also housed on the campus.
- Project Budget: \$40 million • Construction Began: Fall 2016
- Projected Opening: August 2018

Polytechnic HS All Weather Track/Field

- Removal of existing running track and sports field and addition of a new 400-meter synthetic running track and new all-weather sports field to meet CIF regulations. Project also includes installation of new long jump, triple jump, high jump and pole vault runways.
- Project Budget: \$6,382,400 • Construction Starts: December 2017 • Project Opening: August 2018

Under Construction/Future

Millikan High School, Building 1000

- New 49,600-square-foot building to replace existing Building 1000 and accommodate program needs.
- Relocation of existing softball field and soccer field.
- Project Budget: \$39.5 million
- Construction: Summer 2018 to Summer 2020

Sato Academy of Mathematics and Science, Science Building

- New science 25,000-square-foot building with 16 classrooms and labs for 11th and 12th grade experiments and studies in the small high school's biomedical and engineering academies.
- Existing buildings 200 and 300 will then be demolished, while 400 will be repurposed for storage. These changes will complete the conversion of the former middle school campus into a specialized small high school.
- Project Budget: \$20 million • Construction Starts: Summer 2018
- Projected Opening: Summer 2019 • Square Footage: 25,000

Jordan High School Renovations

- Phase IC 2017-2019 – Demolition of one building and portables, construction of Buildings M (1400) and N (1500).
- Phase ID 2017-2018 – Renovation of Band Building 700.
- Phase IIA Summer 2018-2019 – Project Budget: \$9.6 million • Square Footage: 21,000 • Renovation of Administration Building 100 and Library Building 400.
- Phase IIB 2019-2021 – Project Budget: \$36.8 million • Square Footage: 62,000 • Demolition of four buildings, construction of Buildings B (200) and C (300).
- Phase III 2019-2021 – Renovation of existing Science Building 1000
- Phase IV 2017-2019 – Project Budget: \$22 million • Square Footage: 41,000 • Seismic upgrades to auditorium, access compliance, fire/life safety improvements and renovation/repair of infrastructure.
- Phase V 2022-2024 – Project Budget: \$18.3 million • Construction of new bleachers/stadium and athletic fields.
- Phase VI 2021-2022 – Project Budget: \$14 million • Square Footage: 62,000 • Conversion of natatorium into gymnasium and construction of outdoor swimming pool.





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