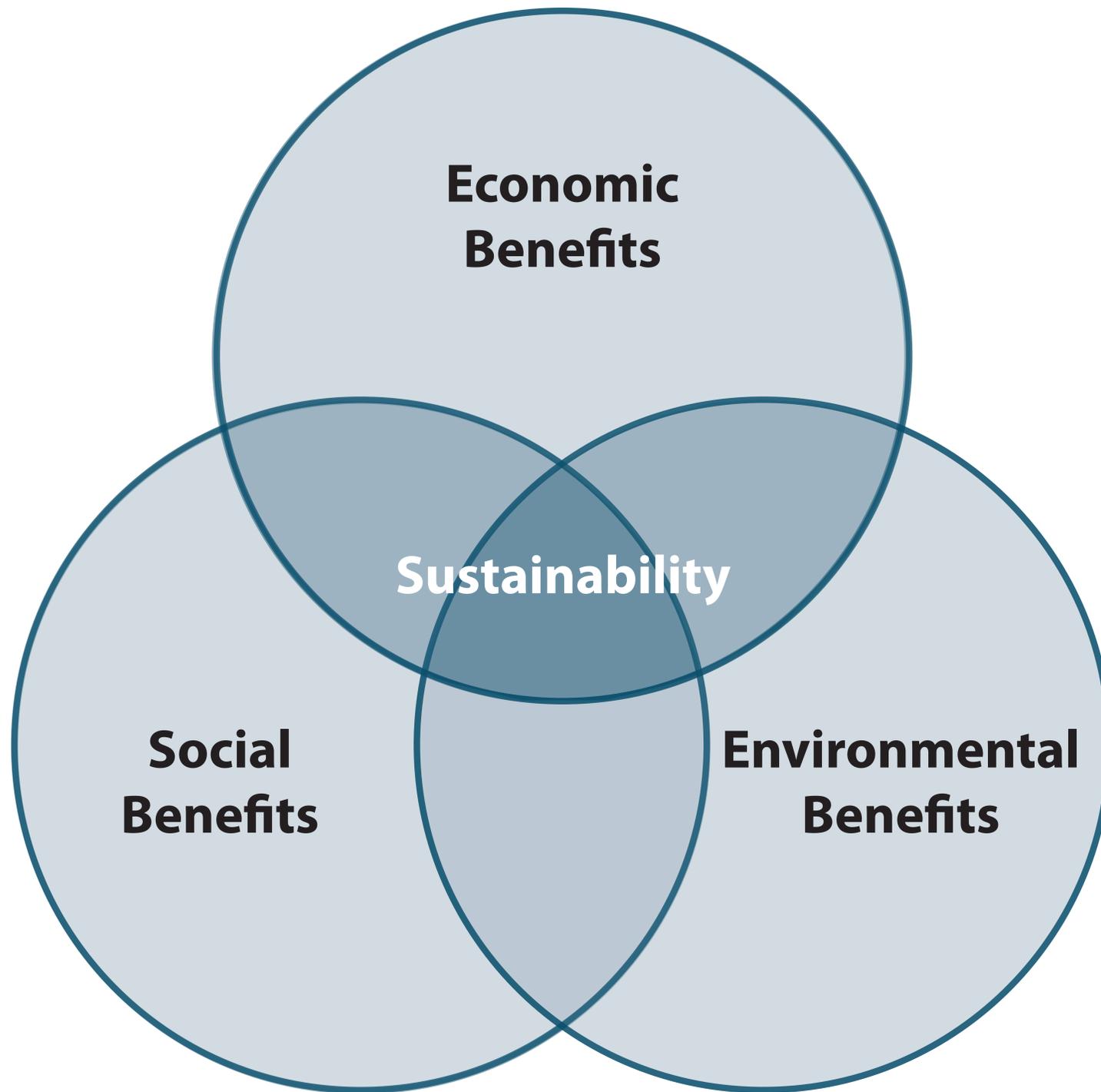


## THE THREE PILLARS OF SUSTAINABILITY



- **Mobility Considerations**
- **Environmental Considerations**
- **Design Considerations**
  - Development Feasibility
  - Analysis to understand whether new development can occur in current market conditions
  - Hotel, office, retail, residential
  - Mixing of uses, product types, density
  - Ways to fund new community amenities
  - Restoring/enhancing views to the water
- **All areas must be considered equally to generate an implementable plan**
- **Sets the foundation for the Proposed Land Use Plan and zoning provisions**

# SUSTAINABILITY

## Ask me about...

- ☑ How new bike and pedestrian facilities help improve air quality
- ☑ Conserving coastal habitat and resources
- ☑ How mixing of uses can reduce vehicular trips
- ☑ Native planting and gardens
- ☑ Energy efficient buildings
- ☑ Solar powered rooftops
- ☑ Charging for clean air vehicles

## LAND USE

- 80% of project area remains unchanged
- New mix of uses concentrated on sites with existing development that are under utilized
- New development will be required to be consistent with the SEASP Vision
- Mix of uses provides a variety of housing options
- New uses proposed allow for new hospitality, residential, and jobs generating uses
- A comprehensive land use approach for the entire project area

## DEVELOPMENT STANDARDS

- Three new designations - Mixed use Community Core, Mixed Use Marina and Coastal Habitat Wetlands and Recreation
- Mixed Use projects wanting to build at maximum height must include hotel uses and provide community amenities
- Creates new opportunities to shop, work and live

## MOBILITY

- Additional mobility choices to limit traffic delay
- Increased safety for peds and bikes
- No roadways proposed in wetland areas
- Shorter walkable blocks
- Wider sidewalks for pedestrians
- Separated bike paths for cyclists

## VISION: SOUTHEAST AREA SPECIFIC PLAN 2060

The following is a vision of Southeast Long Beach as described 50 years from now:

Southeast Long Beach is a livable, thriving, ecologically diverse and sustainable coastal gateway and destination in the City and Southern California region.

Southeast Long Beach is an attractive, active, and important gateway and destination in the City of Long Beach and Southern California region. People enjoy living, working and visiting here because of the diversity of uses in close proximity to one another. Our established residential neighborhoods continue to anchor the area and are complemented by businesses, restaurants, hospitality uses and recreational amenities that are frequent destinations for locals and visitors. We have developed connections to our local medical facilities and educational institutions; both provide significant resources to our area that positively contribute to our sense of community. The energy providers operating in the area have upgraded their facilities and seek to use the most current technologies available.

Our wetlands and local coastal habitat are thriving due to the ongoing efforts of the community and City to restore, maintain and preserve our natural resources. Combined, the wetlands, San Gabriel River, marina and access to the ocean contribute considerably to the livability and character of the area. We have protected and encouraged views to these areas and the mountains in the distance; creating a landscape that cannot be found anywhere else.

Southeast Long Beach is clearly defined by attractive streetscapes that create an immediate impression that you have arrived someplace special. Bike lanes and pedestrian walkways are carefully integrated in our safe and efficient network of roadways, and along with our transit system, provide attractive alternatives to the car in this active area of town.

Buildings are designed at a scale and with a form that allows for variety in the appearance of the streetscape, encourages the pedestrian environment and creates central gathering areas to generate lively spaces. Great care has also been taken to implement thoughtful and carefully designed transitions between urbanized areas and natural areas and waterways so they are complementary of one another.

## WETLANDS

- Areas designated as coastal habitat, wetlands and recreation resources
- Protecting coastal habitat and access to coastal resources
- Increased amount of coastal habitat areas that can be available for permanent dedication over time
- Creates buffers, transitions, and edge treatments that are respectful of water and wetland uses

## DESIGN STANDARDS & GUIDELINES

- Promotes views, and shoreline/water/wetlands access
- Enhanced gateways and corridors creates improved appearance of major roadways and entries
- Number of new trees planted along streetscapes and within new mixed use projects will increase
- Restore and enhance water to wetlands views
- Create new gathering spaces, plazas and activity centers
- Standards for bird-safe building treatments are sensitive to adjacent natural areas

