



# **LONG BEACH ARMORY (854 E. 7<sup>th</sup> Street)**

Long Beach City Council

February 2, 2021

March 17, 2020

CITY OF  
**LONG BEACH**

# Amory Overview

- Property: City-owned at 854 East 7<sup>th</sup> Street.
- History: property developed and occupied in 1930 by the California Army National Guard and decommissioned in 2018.
- Size: Approximately 1-acre with 3-story building (26,530 SF), including kitchen, offices, drill hall, and 12,000 SF parking lot (40 cars).
- Location: situated in emerging cultural and arts-centric East Village Neighborhood including:
  - St. Anthony High School,
  - Museum of Latin American Art (MOLAA)
  - Pacific Island Ethnic Art Museum (PIEAM), and
  - Gumbiner Park



# RFP No. ED20-041

- Status: property is currently vacant and requires significant repair.
- RFP No. ED20-041: long-term leasing and development released May 8, 2020.
- Outreach: 371 potential proposers notified and 35 downloaded RFP documents.
- Response: (1) proposal received by deadline of July 29, 2020.
- Respondent Team: includes Gundry Partners, LP, doing business as Howard CDM of Long Beach, CA, Pacific Six, St. Anthony High School and Studio One Eleven.



# Proposal – Armory Arts Collective

Adaptive Reuse: restoration of the historic Armory Building, including:

- 11,400 square feet of offices, meeting rooms, and studios;
- 7,043-square-foot performing arts center and gallery space; and
- 8,258-square-foot performing arts garden.

Housing: 86 units of workforce market-rate housing (40 units of which would be at 60 percent of area median income (AMI)).



# Exclusive Negotiating Agreement

Exclusive Negotiation Agreement: allows respondent to work with staff, conduct due diligence, and determine if proposal can be made viable.

Term: 90-day negotiation period, staff will either bring forward a long-term lease for City Council consideration or provide an update as to next steps.



# Recommendation

- Adopt specifications RFP No. ED20-041; and
- Authorize staff to proceed with a 90-day Exclusive Negotiation Agreement (ENA) with Gundry Partners, LP, doing business as Howard CDM of Long Beach, CA.