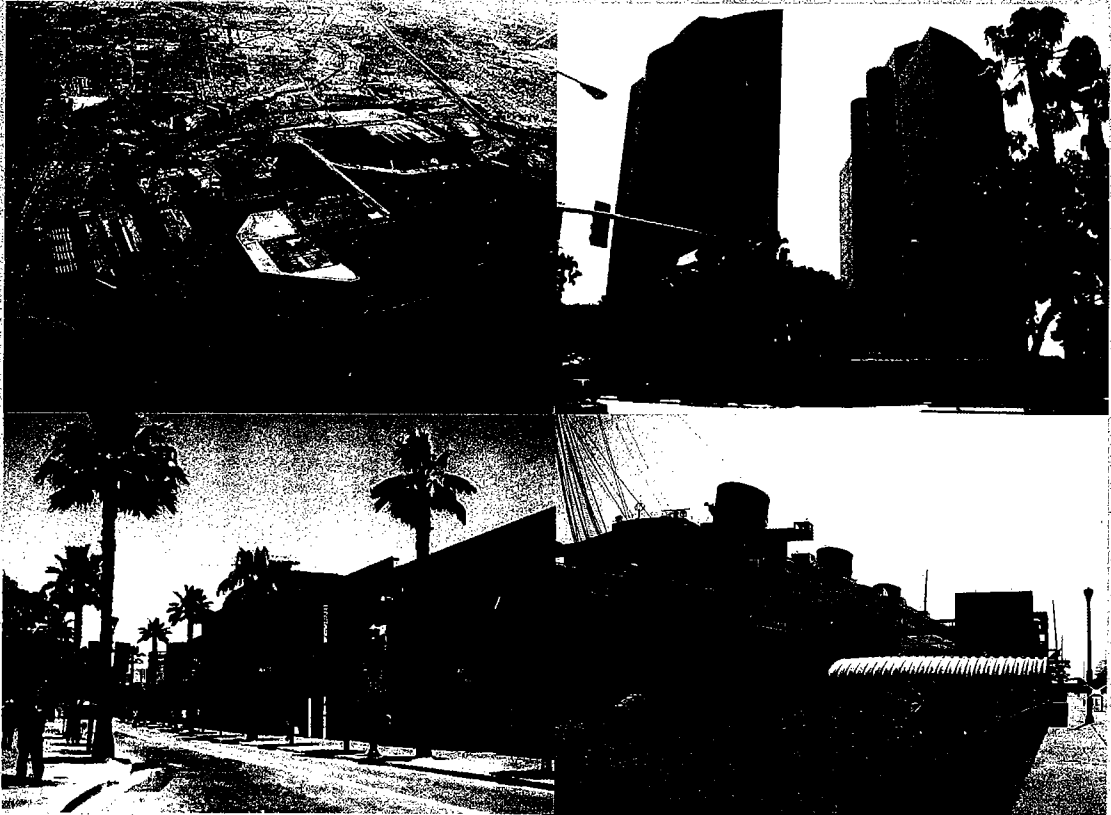




# THE CITY OF LONG BEACH REDEVELOPMENT AGENCY

333 W. Ocean Blvd.  
Long Beach, CA 90802  
Tel: (562) 570-6615  
Fax: (560) 570-6215

## PROJECT ACTIVITY SUMMARY REPORT FY 2006



**City of Long Beach Redevelopment Agency  
Estimated Project Expenditures  
FY 2006**

|                                    | City of Long Beach Redevelopment Project Areas |                       |                               |                        | Project/Program<br>Total |
|------------------------------------|--|-----------------------|-------------------------------|------------------------|--------------------------|
|                                    | Central  | Downtown              | West Long Beach<br>Industrial | North                  |                          |
| Neighborhood Revitalization        | \$16,074,000.00                                | \$2,908,000.00        |                               | \$877,000.00           | \$19,859,000.00          |
| Corridor Revitalization            | \$2,339,000.00                                 |                       |                               | \$25,764,000.00        | \$28,103,000.00          |
| Open Space                         | \$5,991,000.00                                 | \$1,113,000.00        |                               | \$11,169,000.00        | \$18,273,000.00          |
| Infrastructure/Public Improvements | \$10,000.00                                    |                       | \$272,000.00                  | \$7,030,000.00         | \$7,312,000.00           |
| <b>Project Area Total</b>          | <b>\$24,414,000.00</b>                         | <b>\$4,021,000.00</b> | <b>\$272,000.00</b>           | <b>\$44,840,000.00</b> | <b>\$73,547,000.00</b>   |

\*The Redevelopment Agency also provides 20 percent of its gross tax increment revenue to the Long Beach Housing Development Company for the provision of low- and moderate-income housing.

## **Downtown Long Beach Redevelopment Project Area**

### **➤ Neighborhood Revitalization Projects**

- Genesis Realty Residential Project (Aqua)
- CityPlace Lofts
- Hotel Esterel (Formerly D'Orsay)
- Insurance Exchange Residential Lofts
- Broadway Block Development
- MTA Block
- 3rd Street & Pacific Avenue
- Promenade Residential Development – Lyon Realty Advisors
- Promenade Residential Development – The Olson Company
- Promenade Residential Development – Lennar South Coast Homebuilding
- West Gateway Residential Development – Site 4
- Cedar Court Project

### **➤ Open Space Development Projects**

- Promenade Master Plan
- WPA Mosaic Open Space Development

### **➤ Infrastructure/Public Improvements Projects**

- Long Beach Transit / Visitor Information Center

## **West Long Beach Industrial Redevelopment Project Area**

### **➤ Neighborhood/Commercial Revitalization Projects**

- General Engine Power, Inc.
- Dream Space Productions
- Hugh Roberts Construction
- J.C.D.S. Properties – Sudduth Tire
- Long Beach Iron Works
- Marinus Scientific
- PAC Design
- Parker Diving Service
- Redbarn Pet Products
- Smith-Co Construction

### **➤ Infrastructure/Public Improvements Projects**

- Snug Top Water Tower
- Westside Storm Drain Improvement Project

## **Others**

- **Communication and Public Outreach Program**

# Neighborhood Revitalization Projects

- Genesis Realty Residential Project (Aqua)
- CityPlace Lofts
- Hotel Esterel (Formerly D'Orsay)
- Insurance Exchange Residential Lofts
- Broadway Block Development
- MTA Block
- 3rd Street & Pacific Avenue
- Promenade Residential Development – Lyon Realty Advisors
- Promenade Residential Development – The Olson Company
- Promenade Residential Development – Lennar South Coast Homebuilding
- West Gateway Residential Development – Site 4
- Cedar Court Project

# CityPlace Lofts

## Project Description:

Development of 72 condominium/loft units.

## Location:

Generally bounded by 4th Street, Elm Avenue, and the Albertsons site

## Project Budget:

\$ 35 million

## Project Team:

|             |                       |
|-------------|-----------------------|
| Developer:  | West Millennium Homes |
| Architect:  | Paul Essick           |
| Contractor: | Salter Co.            |
| Owner:      | West Millennium Homes |

## Dates:

|                     |             |
|---------------------|-------------|
| Start Construction: | Winter 2004 |
| Completion:         | Fall 2006   |

## Status:

Construction is nearly complete.

AFTER



# Insurance Exchange Residential Lofts

**Project Description:**

Fourteen for-sale loft condominiums plus 11,500 square feet of commercial space.

**Location:**

The Promenade at Broadway

**Proposed Budget:**

\$10 million

**Project Team:**

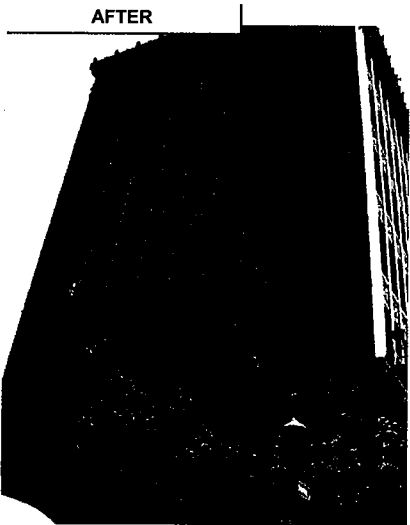
Developer: Insurance Exchange Loft Development  
Architect: Roger Peter Porter  
Contractor: Dan Peterson  
Owner: Insurance Exchange Loft Development

**Dates:**

Start Construction: Under Construction  
Completion: January 2007

**Status:**

Residential construction is complete and a Certificate of Occupancy for the residential units was issued in September 2005. Construction on the first floor restaurant, "Quenton's", and the basement tavern, "The Cellar", began Summer 2006. Completion of the restaurant space is anticipated by January 2007.





# MTA Block

## Project Description:

Two towers – 22 stories and 14 stories – with 454 residential units, 21,000 square feet of retail and 36,000 square feet of open space. In addition to the code required parking, the project will include 350 parking spaces for MTA Park and Ride.

## Location:

Generally bounded by Long Beach Boulevard, First Street, Waite Court, and Broadway

## Proposed Budget:

TBD

## Project Team:

|             |  |
|-------------|--|
| Developer:  | Urban Growth Long Beach / The Related Companies      |
| Architect:  | Ankrom Moisan  |
| Contractor: | TBD  |
| Owner:      | The Redevelopment Agency and Urban Growth Long Beach |

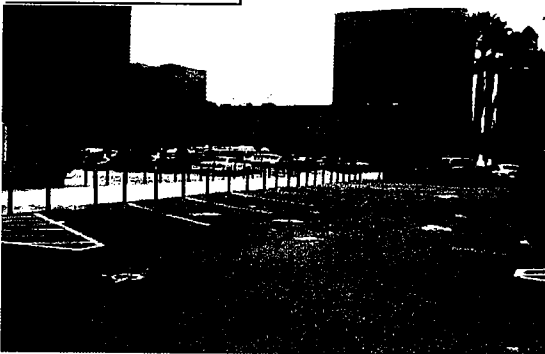
## Dates:

|                     |         |
|---------------------|---------|
| Start Construction: | Unknown |
| Completion:         | Unknown |

## Status:

The Redevelopment Agency Board approved entering into an Agreement to Negotiate Exclusively with Urban Growth Long Beach/The Related Companies on July 24, 2006, for development of the MTA Block. The Agreement has been drafted for signature by the development team and the Agency. Pre-development negotiations began in September 2006.

EXISTING CONDITIONS



PROPOSED CONCEPT



# Promenade Residential Development – Lyon Realty Advisors

## **Project Description:**

The development of 104 rental homes with 11,200 square feet of first-floor retail space on two parcels of land.

## **Location:**

North portion of the block bounded by The Promenade, 3rd Street and Long Beach Boulevard

## **Proposed Budget:**

\$28 million

## **Project Team:**

Developer: Lyon Realty Advisors  
Architect: KTG Y Group, Inc.  
Contractor: TBD  
Owner: The Redevelopment Agency

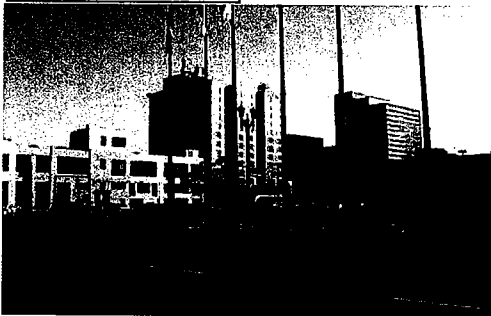
## **Dates:**

Start Construction: January 2007  
Completion: March 2008

## **Status:**

The project received Stage III design review approval and the Disposition and Development Agreement has been approved by both parties. Construction is scheduled to start in January 2007.

**EXISTING CONDITIONS**



**PROPOSED CONCEPT**



# Promenade Residential Development – Lennar South Coast Homebuilding

## Project Description:

The construction of 62 units and 4,331 square feet of first-floor retail space.

## Location:

Bounded by The Promenade, Broadway, Waite Court, and Alta Way

## Proposed Budget:

\$18 million

## Project Team:

Developer: Lennar South Coast Homebuilding  
Architect: Withee Malcolm  
Contractor: SL Residential  
Owner: Lennar Long Beach Promenade Partners, LLC

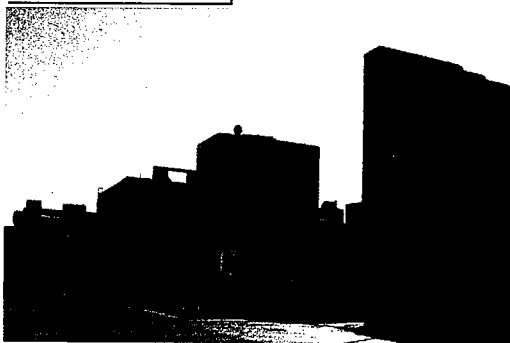
## Dates:

Start Construction: April 2006  
Completion: January 2008

## Status:

Construction is underway.

WORK IN PROGRESS



PROPOSED CONCEPT



# Cedar Court Project

## Project Description:

Development of parking for the former State Office Building and residential units.

## Location:

3rd Street between Pacific Avenue and Cedar Avenue

## Proposed Budget:

Approximately \$17 million

## Project Team:

|             |                                      |
|-------------|--------------------------------------|
| Developer:  | 245 West Broadway LLC                |
| Architect:  | Humphreys and Partners Architects LP |
| Contractor: | TBD                                  |
| Owner:      | City of Long Beach                   |

## Dates:

|                     |      |
|---------------------|------|
| Start Construction: | 2007 |
| Completion:         | 2008 |

## Status:

The developer received Stage III design approval for construction of a parking structure incorporating residential units for the parcel, currently improved with a surface parking lot. There will be approximately 94 units in the building. He has also received the City's Zoning changes and entitlements needed for the project. Construction drawings are now underway.

EXISTING CONDITIONS |



PROPOSED CONCEPT |



# Promenade Master Plan

## Project Description:

The Promenade spans several blocks and serves as a pedestrian linkage from Shoreline Drive, south of the Convention Center, to the northern terminus at 5th Street. The Promenade Master Plan currently underway consists of the three blocks between Ocean Boulevard and 3rd Street. The Master Plan encompasses the gateways, hardscape, landscape, furniture, lighting, and public art plazas along the three blocks as well as renovation of the amphitheater.

## Location:

The Promenade between Ocean Boulevard and 3rd Street

## Proposed Budget:

|              |                                |
|--------------|--------------------------------|
| TBD          | Total Project Cost             |
| \$ 1,100,000 | Public Art on all three blocks |

## Project Team:

|             |   |
|-------------|---|
| Developer:  | The Redevelopment Agency                            |
| Architect:  | TBD   |
| Contractor: | John David Cicchetti/Landscape Architects           |
| Owner:      | The Redevelopment Agency and the City of Long Beach |

## Dates:

|                     |           |
|---------------------|-----------|
| Start Construction: | June 2007 |
| Completion:         | June 2009 |

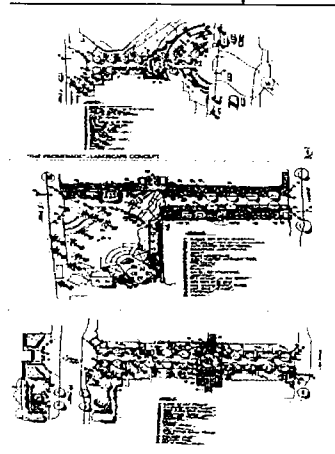
## Status:

Plans are being developed and artists are preparing conceptual designs.

EXISTING CONDITIONS



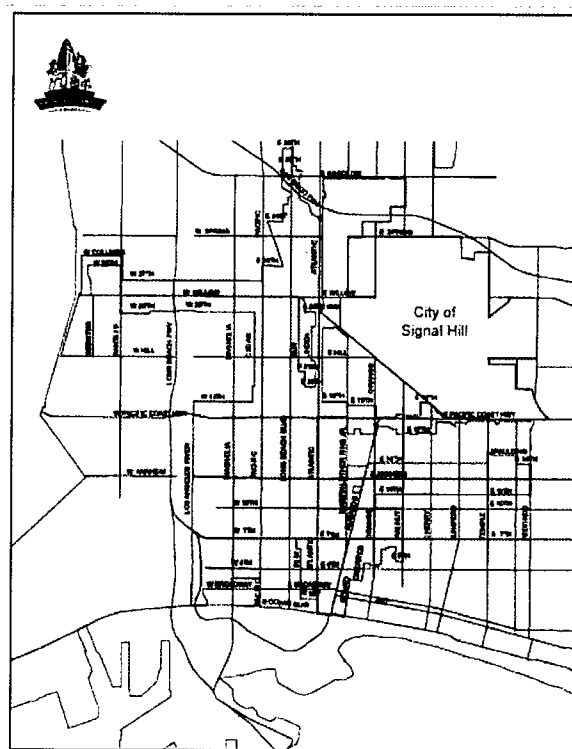
PROPOSED CONCEPT



# **Infrastructure/Public Improvement Projects**

- Long Beach Transit / Visitor Information Center

# CENTRAL LONG BEACH REDEVELOPMENT PROJECT AREA



# Shoreline Gateway

## Project Description:

Acquisition of 2.2 acres for the development of 358 for-sale condominium units and 20,000 square feet of retail space.

## Location:

Northwest corner of Ocean Boulevard at Alamitos Avenue

## Proposed Budget:

\$180 million

## Project Team:

Developer: Anderson Pacific, LLC  
Architect: Altoon and Porter Architects  
Contractor: TBD  
Owner: The City of Long Beach and various land owners

## Dates:

Start Construction: Unknown  
Completion: Unknown

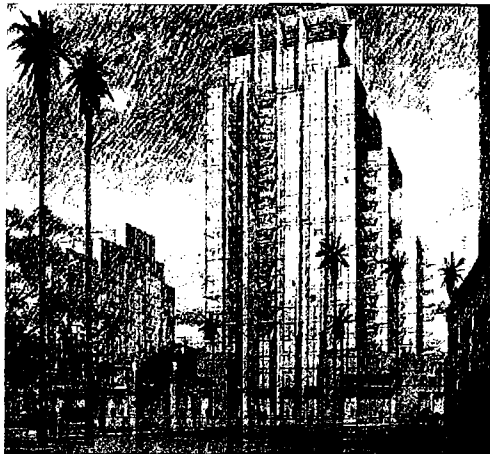
## Status:

The Environmental Impact Report (EIR) for the project was certified on September 18, 2006. The Owner Participation Agreement is scheduled to be considered by the Agency Board in December 2006.

EXISTING CONDITIONS



PROPOSED CONCEPT





# West Gateway Residential Development Lennar Site

## Project Description:

Acquisition of 2.8 acres for the development of 185 for-sale condominium units.

## Location:

Between Broadway and 3rd Street and Daisy and Magnolia Avenues

## Proposed Budget:

\$60 million

## Project Team:

Developer: Lennar South Coast Homebuilding  
Architect: Withee Malcom Architects  
Contractor: TBD  
Owner: The Redevelopment Agency (land)

## Dates:

Start Construction: Spring 2007  
Completion: Spring 2009

## Status:

Acquisition is being completed on this block and the site is being cleared for development. Construction is expected to begin in 2007. The Environmental Impact Report was certified by the Redevelopment Agency in July 2005, and the project is in Stage III of design review.

EXISTING CONDITIONS



PROPOSED CONCEPT



# Menorah Senior Housing

## Project Description:

Development of a 66-unit affordable senior housing project.

## Location:

Northwest corner of Atlantic Avenue and Vernon Street

## Proposed Budget:

Approximately \$13,000,000

## Project Team:

Developer: Menorah Housing Foundation  
Architect: Vantilburg, Banvard & Soderbergh Architects  
Contractor: TBD  
Owners: Menorah Housing Foundation

## Dates:

Start Construction: Summer 2007  
Completion: Summer 2008

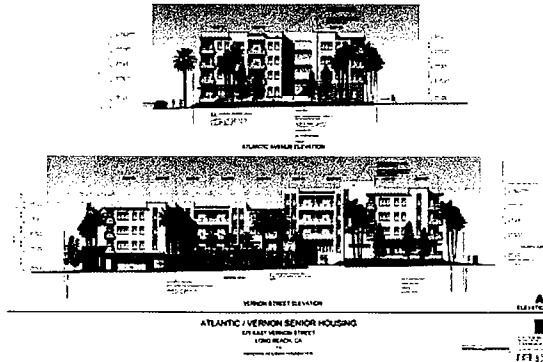
## Status:

The project is scheduled for City Council consideration on November 14, 2006, for the approval of the zone change. Construction drawings are being drafted and construction is scheduled to begin in the summer of 2007.

EXISTING CONDITIONS



PROPOSED CONCEPT



# Atlantic Avenue and Willow Street Phase III

## Project Description:

Acquisition of property for the new construction of a mixed-use development and the expansion of public open space.

## Location:

Southwest corner of Willow Street and Atlantic Avenue

## Proposed Budget:

\$3,000,000 (acquisition only)

## Project Team:

|             |     |
|-------------|-----|
| Developer:  | TBD |
| Architect:  | TBD |
| Contractor: | TBD |
| Owner:      | TBD |

## Dates:

|                     |     |
|---------------------|-----|
| Start Construction: | TBD |
| Completion:         | TBD |

## Status:

The Redevelopment Agency currently owns the property at 530 East Willow Street and is in discussions with the owners of 552-558 East Willow Street regarding the potential for new development.



# Corridor Revitalization Projects

- Wrigley Village Streetscape Enhancement Master Plan
- Mark Twain Library
- Faith Chapel Expansion
- Atlantic Avenue and Anaheim Street
- Renaissance Square – 2nd Floor Tenant Improvement
- Atlantic Avenue Commercial Façade Improvement Project
- Willow Street and Caspian Way – Commercial Center Improvements (Big Saver Center)
- Pine Avenue and Pacific Coast Highway Land Acquisition
- Artist Loan Program – Koo's Art Center

# New Mark Twain Library

**Project Description:**

Demolish the existing improvements and construct an approximately 16,000 square foot state-of-the-art library facility.

**Location:**

Northeast corner of Anaheim Street and Gundry Avenue

**Proposed Budget:**

Approximately \$8,200,000

**Project Team:**

Developer: City of Long Beach Library Services  
Architect: Charles Walton & Associates  
Contractor: Swinerton Builders  
Owner: City of Long Beach Library Services

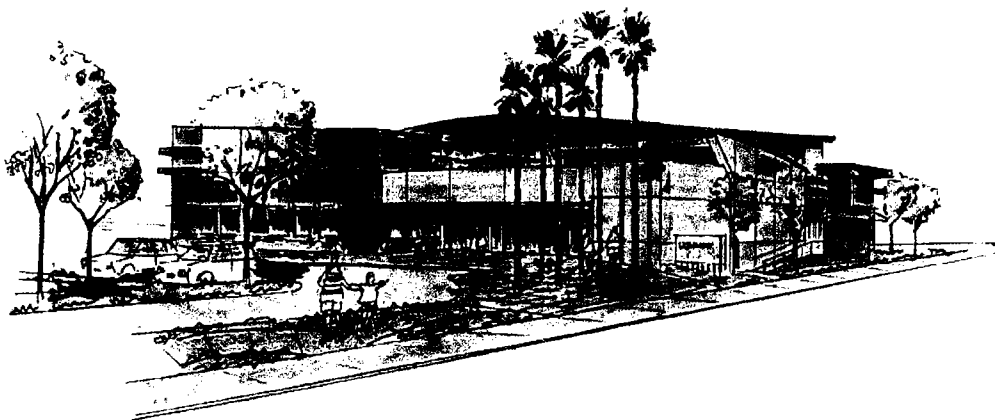
**Dates:**

Start Construction: May 2006  
Completion: Summer 2007

**Status:**

Construction is scheduled to be completed by the summer of 2007. The Redevelopment Agency is contributing \$50,000 toward the creation of on-site public art.

**PROPOSED CONCEPT**



# Atlantic Avenue and Anaheim Street

## Project Description:

The adaptive reuse of a vacant Art Deco building and the addition of a vibrant commercial use on an existing vacant site.

## Location:

Southeast corner of Atlantic Avenue and Anaheim Street:

- 602 East Anaheim Street
- 628 East Anaheim Street
- 1235 Lime Avenue

## Proposed Budget:

\$1,300,000 (acquisition only)

## Project Team:

Developer: TBD  
 Architect: TBD  
 Contractor: TBD  
 Owner: The Redevelopment Agency and the Contos Family

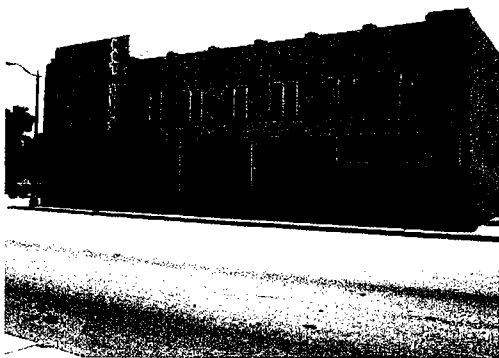
## Dates:

Start Construction: 2007  
 Completion: TBD

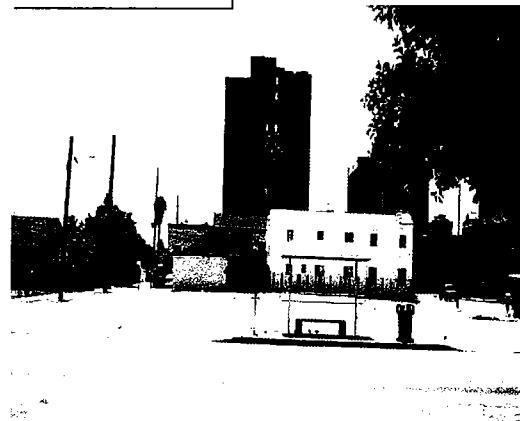
## Status:

A master plan has been developed to determine how the Agency-owned property and the privately owned property will be developed in a coordinated and cohesive manner. The Agency and property owner have finalized the terms of a development agreement and is scheduled to be considered by the Agency Board on November 6, 2006. The project being considered consists of a community restaurant/retail and for-sale residential units.

EXISTING CONDITIONS



EXISTING CONDITIONS



# Atlantic Avenue Commercial Façade Improvement Project

## Project Description:

Exterior improvements to key commercial properties along Atlantic Avenue.

## Location:

Corner of Atlantic Avenue and East 20th Street:

- 1984-94 & ½ Atlantic Avenue
- 1993-99 & 1985 Atlantic Avenue
- 1941 Atlantic Avenue

## Proposed Budget:

\$380,000

## Project Team:

Developer: The Redevelopment Agency and the City of Long Beach  
Neighborhood Services Bureau  
Architect: Studio 111  
Contractor: Procon Development and Engineers  
Owner: Various

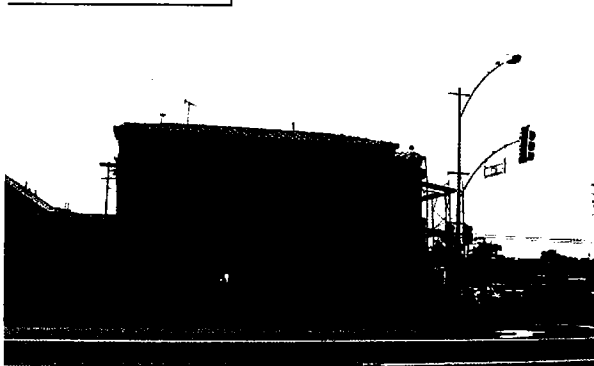
## Dates:

Start Date: August 2006  
Completion: December 2006

## Status:

The Redevelopment Agency Board awarded a contract to Procon Development & Engineers. Construction started in August 2006 and the project is expected to be completed in December 2006.

WORK IN PROGRESS



WORK IN PROGRESS



# Pine Avenue and Pacific Coast Highway Land Acquisition

**Project Description:**

The acquisition of blighted properties to allow for a new commercial development.

**Location:**

Northeast corner of Pine Avenue and Pacific Coast Highway

**Proposed Budget:**

\$ 2,200,000 (acquisition only)

**Project Team:**

Developer: TBD  
Architect: TBD  
Contractor: TBD  
Owner: Various

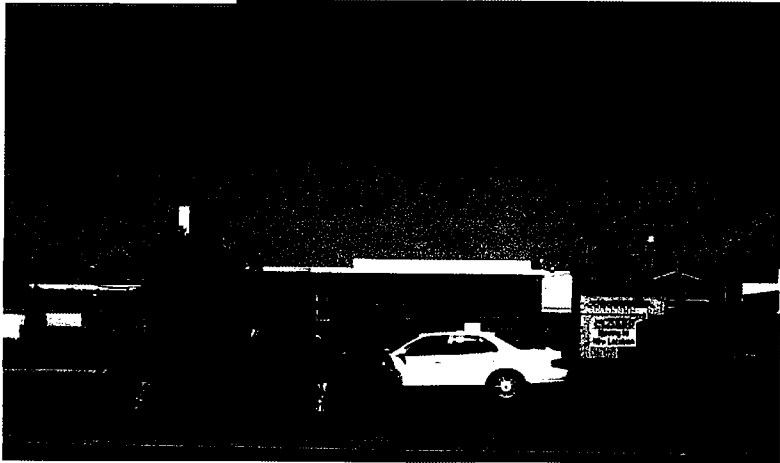
**Dates:**

Completion: Unknown

**Status:**

The Redevelopment Agency has acquired the property located at 1814 Pine Avenue and adopted a Resolution of Necessity for the acquisition of 101 East Pacific Coast Highway. The Agency plans to take possession of the property on November 10, 2006. A Request for Proposals will be released for the disposition of the property.

EXISTING CONDITIONS





# Open Space Development Projects

- Officer Daryle Black Park Expansion/Holy Innocents Relocation
- Orizaba Park Expansion
- Drake/Chavez Park Expansion
- Pacific Right of Way Bike Trail Development
- 15th Street and Alamitos Avenue Open Space Development and Intersection Improvements
- California Recreation Senior Center

# Orizaba Park Expansion Project

## Project Description:

The acquisition of three targeted properties to allow for the one-acre expansion of the park.

## Location:

Orizaba Avenue and 14<sup>th</sup> Street

## Proposed Budget:

\$ 3,700,000 (acquisition only)

## Project Team:

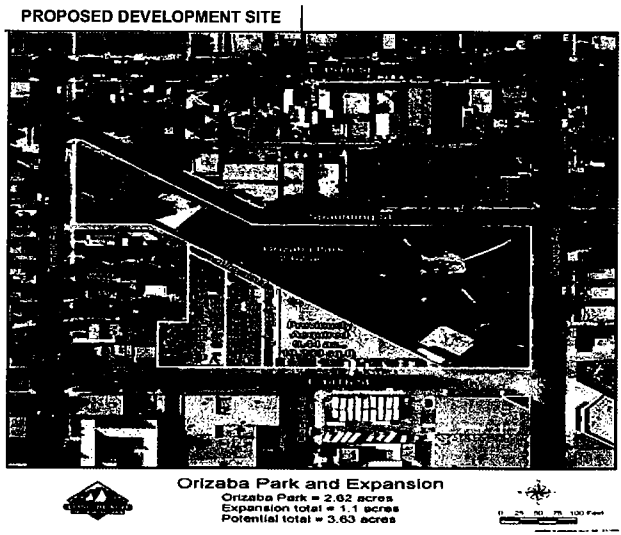
Developer: The Redevelopment Agency and the Department of Parks, Recreation and Marine  
Architect: TBD  
Contractor: TBD  
Owner: The City of Long Beach

## Dates:

Completion: December 2006 (site acquisition only)

## Status:

Staff has acquired two of the three targeted properties, and is in negotiations to acquire the third property. Staff intends to complete site acquisition by December 2006. Once acquired, the Redevelopment Agency will convey the properties to the City to allow of the expansion of the park.



# Pacific Right-of-Way Bike Trail Development

## Project Description:

Acquisition of the undeveloped portions of the former Pacific Electric Railroad Right-of-Way is planned for the development of the proposed Pacific Electric Railroad Right-of-Way Bike Trail Project.

## Location:

Martin Luther King Jr. Avenue to Walnut Avenue

## Proposed Budget:

\$1,800,000

## Project Team:

Developer: The Redevelopment Agency, the Department of Parks, Recreation and Marine and the Department of Public Works  
Architect: TBD  
Contractor: TBD  
Owner: City of Long Beach

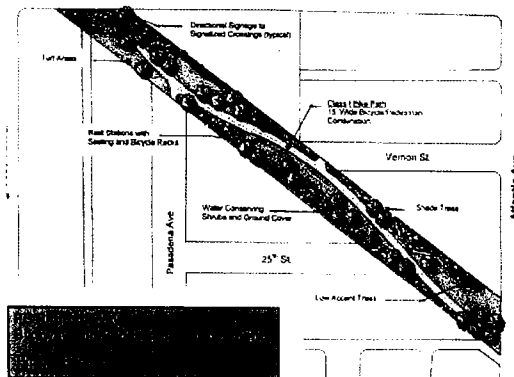
## Dates:

Start Construction: TBD  
Completion: TBD

## Status:

The entire project would provide new open space along the right-of-way from Martin Luther King Jr. Avenue to Walnut Avenue. Sixty percent of the site has been acquired to date. Staff is in negotiations for the final element.

### PROPOSED CONCEPT



# California Recreation Senior Center

**Project Description:**

Acquisition of property to allow for the expansion of the park and development of a senior center.

**Location:**

1044 East 16th Street

**Proposed Budget:**

\$1,000,000 (acquisition only)

**Project Team:**

Developer: The Redevelopment Agency, the Department of Parks, Recreation and Marine and the Department of Public Works  
Architect: TBD  
Contractor: TBD  
Owner: City of Long Beach

**Dates:**

Start Construction: TBD  
Completion: TBD

**Status:**

The acquisition of the property to allow for the expansion of the park has been completed. The Redevelopment Agency will convey the properties to the City for the development of the park.

EXISTING CONDITIONS



# Magnolia Industrial District Street Enhancement Program

**Project Description:**

To improve the infrastructure deficiencies in the Magnolia Industrial District.

**Location:**

Pacific Coast Highway, Anaheim Street, Magnolia and San Francisco Avenues

**Proposed Budget:**

\$500,000

**Project Team:**

Developer: The Redevelopment Agency  
Contractor: TBD

**Dates:**

Groundbreaking: TBD  
Completion: TBD

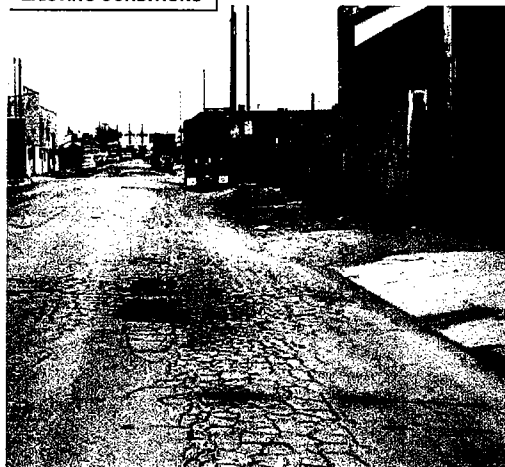
**Status:**

Staff, in conjunction with the Department of Public Works, has facilitated an initial field survey and infrastructure assessment. The Redevelopment Agency will use project area funds to support improvements of the sidewalks, curbs and gutters. The project is scheduled to start in the Winter of 2006.

EXISTING CONDITIONS



EXISTING CONDITIONS



# Santa Fe Median Island

## Project Description:

Complete refurbishment and replanting of existing medians.

## Location:

Santa Fe Avenue, between Pacific Coast Highway and Wardlow Road

## Proposed Budget:

|             |   |
|-------------|---|
| \$1,800,000 | Total Project Budget                                |
| \$600,000   | North Long Beach Redevelopment Project Area Funds   |
| \$600,000   | Community Development Block Grant                   |
| \$600,000   | Central Long Beach Redevelopment Project Area Funds |

## Project Team:

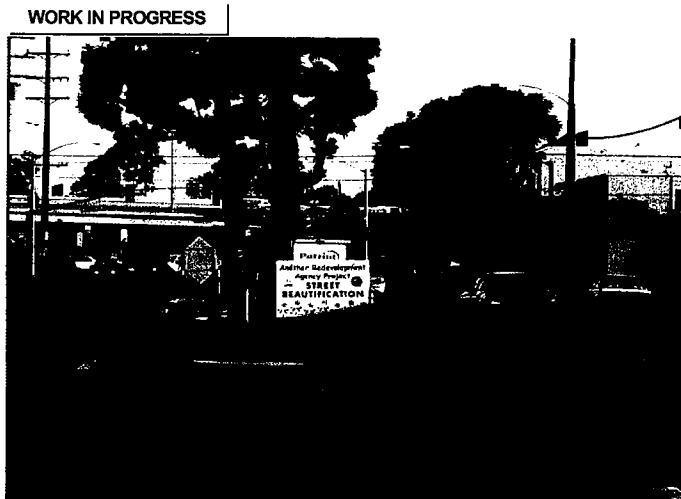
|                      |   |
|----------------------|---|
| Developer:           | The Redevelopment Agency and the Department of Parks, Recreation and Marine |
| Contractor:          | Sulley Miller   |
| Landscape Architect: | Pat Smith   |
| Owner:               | The City of Long Beach  |

## Dates:

|             |               |
|-------------|---------------|
| Start Date: | Winter 2006   |
| Completion: | December 2006 |

## Status:

Construction is underway and targeted for completion by December 2006.





# General Engine Power, Inc.

**Project Description:**

Development of an off-street parking lot for adjacent businesses.

**Location:**

2025 West 17th Street

**Proposed Budget:**

\$46,138

**Project Team:**

Developer: General Engine Power Inc.  
Architect: TBD  
Owner: The City of Long Beach

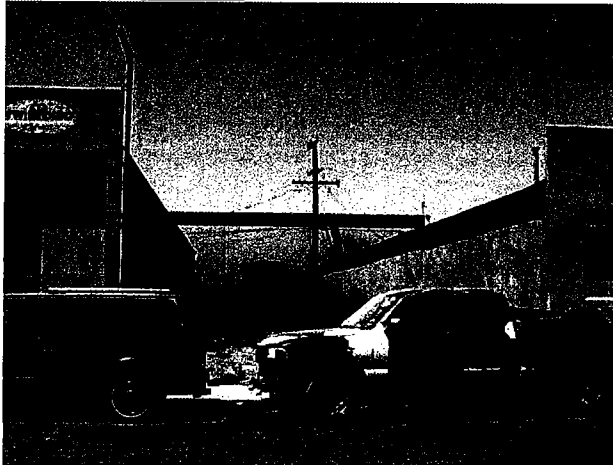
**Dates:**

Start Date: Winter 2006  
Completion: Winter 2007

**Status:**

On February 16, 2006, the Agency issued a Request for Proposals to solicit the sale of Agency-owned property at 2025 West 17th Street. General Engine Power, Inc., was the sole proposal received for the site. The Agency Board approved an ENA on August 14, 2006, and staff is working with the developer regarding the DDA.

EXISTING CONDITIONS





# Hugh Roberts Construction

**Project Description:**

Development of a storage facility for an existing Westside construction company.

**Location:**

2115 W. 16th Street

**Proposed Budget:**

\$45,313

**Project Team:**

Developer: Hugh Roberts Construction, Inc.  
Owner: Hugh Roberts Construction, Inc.

**Dates:**

Start Date: Winter 2006  
Completion: Spring 2007

**Status:**

Construction is anticipated to be completed by Spring 2007.

EXISTING CONDITIONS



# Long Beach Iron Works

## Project Description:

Development of office, shop and service yard for local business.

## Location:

2000-2030 West 14th Street

## Proposed Budget:

\$825,000

## Project Team:

Developer: Long Beach Iron Works  
Architect: HPA, Inc.  
Owner: Long Beach Iron Works

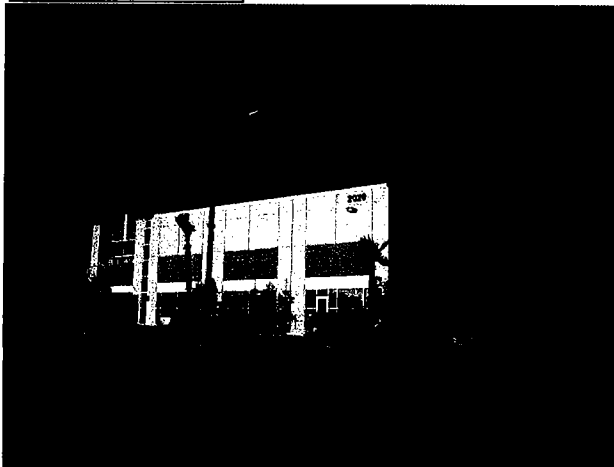
## Dates:

Start Date: Summer 2003  
Completion: Summer 2006

## Status:

Construction is complete.

AFTER



# PAC Design

## Project Description:

Development of a two-story office and warehouse for the expansion of an existing Westside architectural business.

## Location:

1881 and 1891 W. 16th Street

## Proposed Budget:

\$56,817

## Project Team:

Developer: PAC Design  
Architect: PAC Design  
Owner: The City of Long Beach

## Dates:

Start Date: Fall 2005  
Completion: Fall 2007

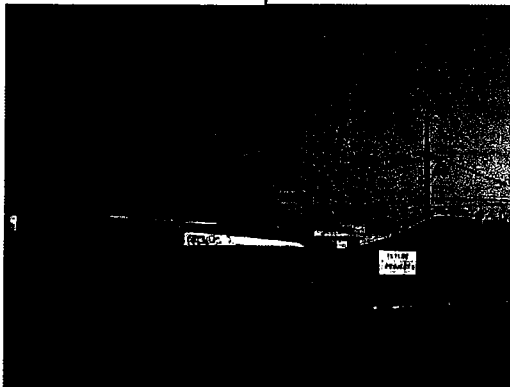
## Status:

The Redevelopment Agency Board and the City Council approved the Disposition and Development Agreement in March 2006. The developer is currently refining site plans and securing financing to initiate escrow. Escrow is proposed to close in Winter 2007.

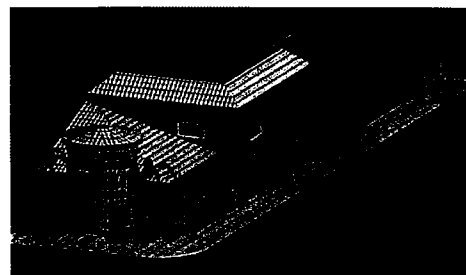
PROJECT FACT SHEET

LONG BEACH REDEVELOPMENT AGENCY

EXISTING CONDITIONS



PROPOSED CONCEPT



PAC DESIGN OFFICE  
1000 SEASIDE AVENUE  
LONG BEACH, CA 90802



# Redbarn Pet Products

**Project Description:**

Development of office and warehouse for existing Westside business for the manufacture and distribution of pet food products.

**Location:**

2110 West Cowles Street

**Proposed Budget:**

\$3 million

**Project Team:**

Developer: Redbarn Pet Products and CAL CAN, LLC  
Architect: HMR, AIA  
Owner: The City of Long Beach

**Dates:**

Start Date: Summer 2005  
Completion: Winter 2008

**Status:**

On August 8, 2005, the Agency entered into an Exclusive Negotiation Agreement with Redbarn Pet Products. Due to the length of the time the property has remained vacant, the Agency requested an updated Phase 1 Environmental Assessment and Title Reports for the property. Recent changes in the ownership of underground lease rights required that a Phase II Environmental Report be conducted to identify existing oil rights and easements on the site. The developer will continue to modify their proposed site plan to determine an appropriate footprint that respects the access requirements of all leaseholders. Staff and the developer are reviewing a draft Disposition and Development Agreement.

EXISTING CONDITIONS

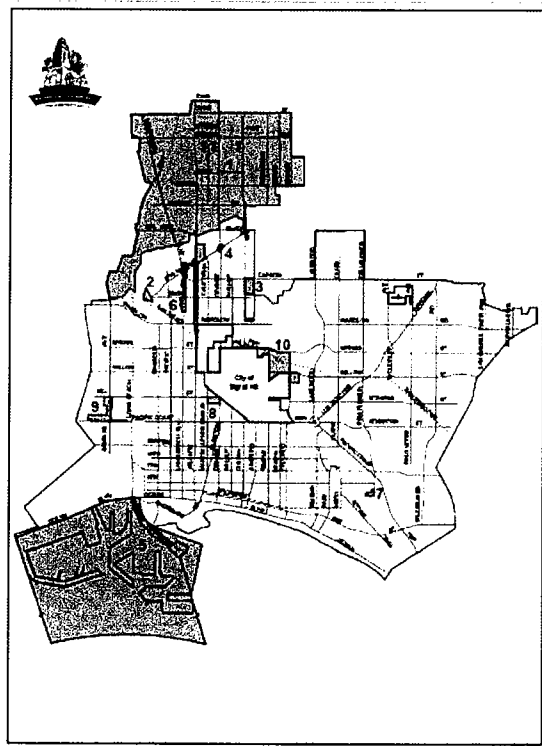


# **Infrastructure/Public Improvements Projects**

- Snug Top Water Tower
- Westside Storm Drain Improvement Project



# NORTH LONG BEACH REDEVELOPMENT PROJECT AREA



# Neighborhood Enhancement Area Program

**Project Description:**

Residential property improvement program offering small rebates to property owners.

**Location:**

North of Del Amo Boulevard

**Proposed Budget:**

\$750,000 (per year)

**Project Team:**

Developer: Neighborhood Services Bureau

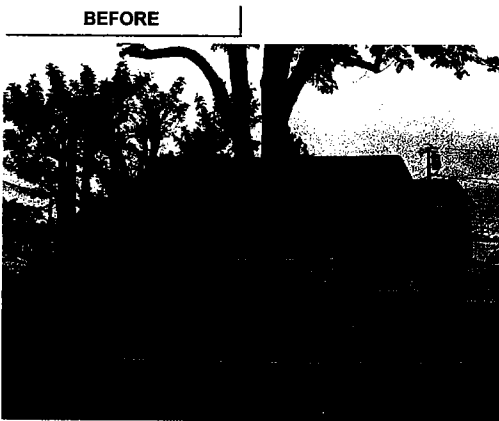
**Dates:**

Start Date: Ongoing

Completion: Ongoing

**Status:**

The current active neighborhoods are the Bret Harte Neighborhood, which opened on March 1, 2006, and Deforest Park Neighborhood, which opened on July 1, 2006. Residents of active neighborhoods have a one-year period to apply for grant certificates and another 12 months to redeem the certificates. To date, over 2,190 certificates have been paid totaling more than \$2.96 million.





# Corridor Revitalization Projects

- Additional Public Parking for North Village Center
- North Village Center Revitalization Program
- North Village Center Targeted Commercial Façade Improvement Project
- Northeast Corner of Atlantic Avenue and Artesia Boulevard
- Virginia Village Targeted Commercial Façade Improvement Program
- North Long Beach Commercial Façade Improvement Program
- Waite Motel Block Site Acquisition
- Proactive Code Enforcement Program

# North Village Center Revitalization Program

**Project Description:**

Revitalization of a four-square block, neighborhood-serving commercial corridor incorporating new facades, streetscape enhancements, and new public parking lots. Two northern blocks will undergo complete redevelopment.

**Location:**

Atlantic Avenue between 56<sup>th</sup> and 59<sup>th</sup> Streets

**Proposed Budget:**

\$30 million

**Project Team:**

Contractor: TBD  
Owner: The Redevelopment Agency

**Dates:**

Start Date: Southern Block – Fall 2005  
Northern Block – Fall 2007  
Completion: Fall 2008

**Status:**

Construction of commercial façade improvements are anticipated to start in fall 2006. New public parking will be added to this four-square block, neighborhood-serving retail corridor. Three new public parking locations are planned. The project is scheduled for construction bid in Spring 2007. Construction is expected to commence shortly thereafter. Streetscape enhancements are also planned for the area. This will include replanting of the existing median, addition of decorative street pavers on the corners of Atlantic Avenue and 56<sup>th</sup> Street, South and 59<sup>th</sup> Streets, and the addition of attractive streetlights and sidewalk benches making pedestrian activity more inviting. The project is underway and estimated for completion by fall of 2006. Redevelopment Agency staff also continues to acquire properties through voluntary sale to facilitate the assembly of property for future development.

EXISTING CONDITIONS



# Northeast Corner of Atlantic Avenue and Artesia Boulevard

**Project Description:**  
Commercial Center Development.

**Location:**  
Northeast corner of Atlantic Avenue and Artesia Boulevard

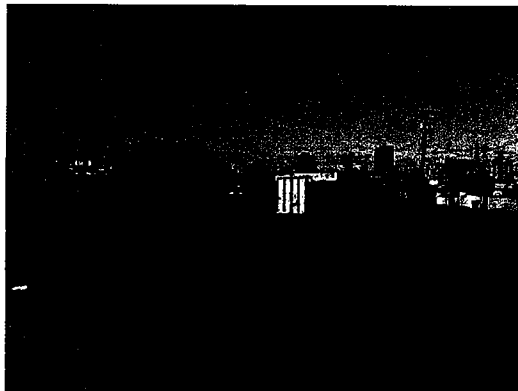
**Proposed Budget:**  
\$5,000,000 million

**Project Team:**  
Developer: TBD  
Contractor: TBD  
Owner: Various

**Dates:**  
Start Date: Spring 2005  
Completion: 2009

**Status:**  
No proposals were received in response to Owner Participation letters. Site acquisition is underway. Appraisals were received and offer letters sent to all three current property owners. Resolutions of Necessity to authorize eminent domain were approved by the Redevelopment Agency Board on January 23, 2006. The Agency negotiated the purchase of one of the three properties. Special Counsel has begun the one-year eminent domain process on the remaining two.

EXISTING CONDITIONS



# North Long Beach Commercial Façade Improvement Program

## Project Description:

This project assists in the revitalization of commercial building facades through matching grants to commercial property owners or tenants of approved sites.

## Location:

Various

## Proposed Budget:

\$750,000 (per year)

## Project Team:

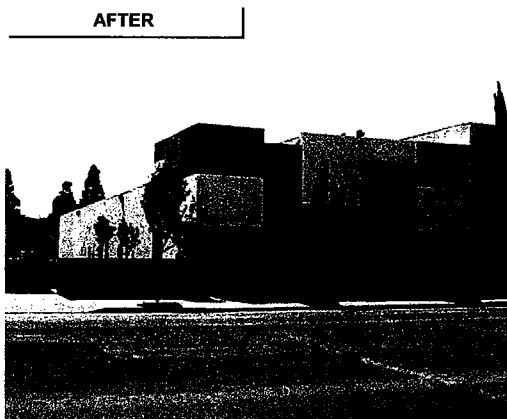
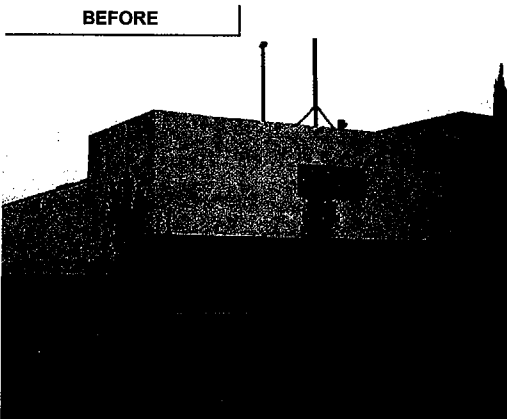
Developer: Various  
Contractor: Various  
Architect: Various  
Owner: Various

## Dates:

Start Date: Ongoing  
Completion: Ongoing

## Status:

Work is ongoing.



# Operation Clean Streets

**Project Description:**

One day special event bringing together resources of several City departments to substantially clean up the neighborhoods in North Long Beach.

**Location:**

Miscellaneous neighborhoods in North Long Beach

**Proposed Budget:**

N/A

**Project Team:**

Developer: The Long Beach Police Department and the Departments of Community Development and Parks, Recreation and Marine

**Dates:**

Start Date: November 1, 2006  
Completion: November 1, 2006

**Status:**

Work is complete.



# Admiral Kidd Park Expansion Site Aquisition

PROJECT FACT SHEET

**Project Description:**

Acquisition and development of industrial property for future park expansion.

**Location:**

Northwest corner of Santa Fe Avenue and Willard Street

**Project Budget:**

\$6,000,000

**Project Team:**

Developer: Department of Parks, Recreation and Marine  
Contractor: TBD  
Architect: David Voltz  
Owner: The Redevelopment Agency

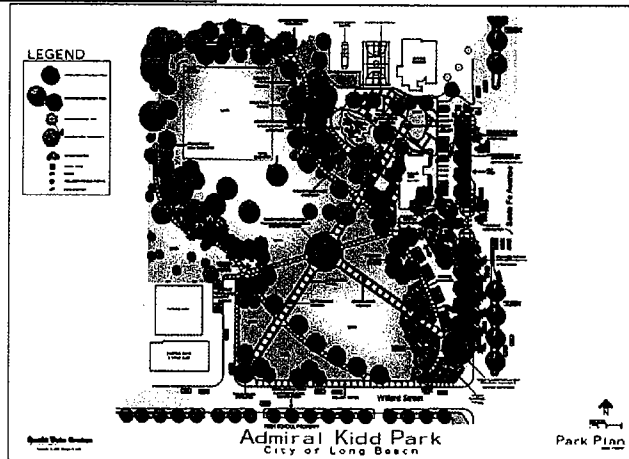
**Dates:**

Start Date: Spring 2007  
Completion: Summer 2007

**Status:**

The site has been acquired and cleared. Parks, Recreation and Marine staff are working on the design of the new park.

PROPOSED CONCEPT



LONG BEACH REDEVELOPMENT AGENCY

# Pops Davenport Park Expansion Site Acquisition

**PROJECT FACT SHEET**

**Project Description:**

Existing warehouse and industrial site will be converted to additional park space.

**Location:**

5500-5550 Paramount Boulevard

**Proposed Budget:**

\$3,500,000

**Project Team:**

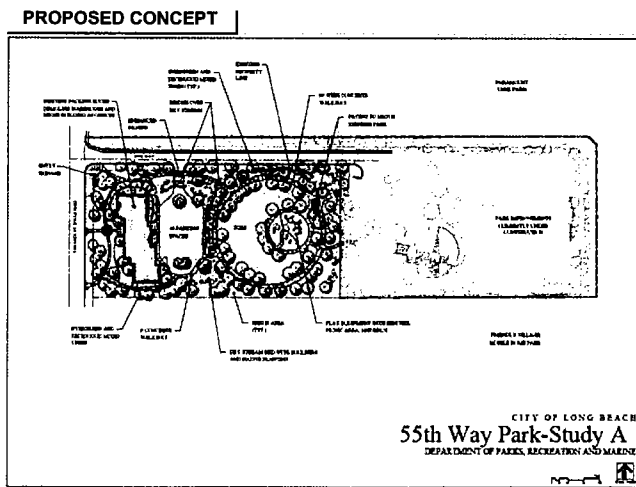
Developer: Department of Parks, Recreation and Marine  
 Contractor: TBD  
 Owner: The Redevelopment Agency

**Dates:**

Start Date: Summer 2007  
 Completion: Summer 2008

**Status:**

Escrow has closed. A design for the development of the site is underway by Parks, Recreation and Marine.



**LONG BEACH REDEVELOPMENT AGENCY**

# Grace Park Development

## Project Description:

Acquisition of site for proposed new pocket park on a vacant lot encompassing approximately 48,750 square feet.

## Location:

Northwest corner of Plymouth Street and Elm Avenue

## Proposed Budget:

|             |  |
|-------------|--|
| \$1,970,000 | Total Project Budget                       |
| \$1,626,000 | The Redevelopment Agency                   |
| \$844,000   | Department of Parks, Recreation and Marine |

## Project Team:

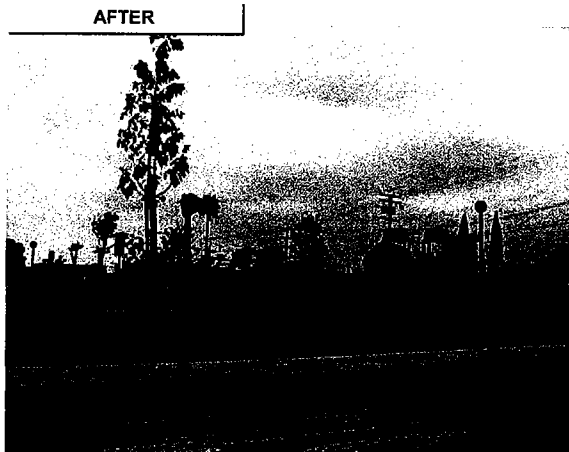
|             |  |
|-------------|--|
| Developer:  | Department of Parks, Recreation and Marine |
| Contractor: | Athena Engineering                         |
| Architect:  | M.I.G. (Perkiss-Rose, LSA)                 |
| Owner:      |  |

## Dates:

|             |                |
|-------------|----------------|
| Start Date: | November 2001  |
| Completion: | April 28, 2006 |

## Status:

The Parks and Recreation Commission and the Planning Commission reviewed plans for a new park at Plymouth Street and Elm Avenue. Plans include a playground, walking path, picnic tables and barbecue, turf, and trees. A small community garden is planned across from Elm Avenue, on a separate lot from the rest of the park. Plans allow for the addition of a small recreation center building at a future time. Construction began on September 12, 2005. The grand opening was in May 2006.





# North Long Beach Street Enhancement Master Plan Implementation

**Project Description:**  
Street Enhancement Master Plan.

**Location:**  
North Long Beach, generally north of Del Amo Boulevard

**Project Budget:**  
\$25 million

**Project Team:**  
Developer: The Redevelopment Agency and Public Works  
Contractor: Various  
Landscape Architect: Various  
Owner: The City of Long Beach

**Dates:**  
Start Date: Summer 2002  
Completion: Summer 2007

**Status:**  
City and Redevelopment staff have been working on the implementation of the Three-Year Specific Action Plan. Design works have been completed for most streetscapes and all paving projects. All alley work has been completed. New gateway medians on Atlantic and Cherry Avenues, and Paramount Boulevard have been completed. Replanting of existing gateway medians on Artesia and Del Amo Boulevards have also been completed. Long Beach Boulevard repaving from Wardlow Road to the northern city boundary is underway.



# Long Beach Boulevard Overlay and New Median Islands

## Project Description:

Complete repaving and overlay along Long Beach Boulevard between Wardlow Road and Del Amo Boulevard with the addition of new landscaped medians between San Antonio Drive and Del Amo Boulevard.

## Location:

Long Beach Boulevard between Wardlow Road and Del Amo Boulevard

## Project Budget:

\$2,500,000

## Project Team:

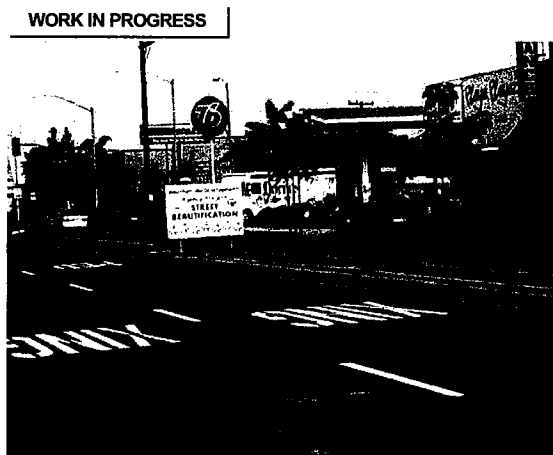
Developer: The Redevelopment Agency  
Owner: The City of Long Beach

## Dates:

Start Date: Fall 2006  
Completion: Summer 2007

## Status:

Segment between Wardlow Road and San Antonio Drive involves overlay only and is nearing completion. Segment between San Antonio Drive and Del Amo Boulevard will involve overlay and new medians. This segment should start construction in February 2007.



# Communications and Public Outreach Program

## Project Description:

The Redevelopment Agency is dedicated to communicating effectively with the public and to providing opportunities for residents to provide input and guidance on decisions made by the Redevelopment Agency Board and staff.

## Accomplishments:

- Town Hall meeting (June 19, 2006).
- Project Tracking system.
- Video Archive of the Redevelopment Agency's meetings on the City website.
- Spotlight on Redevelopment, monthly online newsletter of the Redevelopment Agency
- Revitalizing North Long Beach: 10 Years of Success, monthly publication commemorating 10 year anniversary of the North Long Beach Project Area Committee.
- Parking News Downtown Gazette monthly parking column by Luis Maldonado, Redevelopment Agency Parking Administration Officer.
- Additional communication and public outreach tools including Long Beach Business Journal column, Redevelopment Agency website, Town Hall meetings, community events, public meetings and additional ongoing activities.

### Spotlight on Redevelopment, November 2006

**Veteran's Mural Unveiled in North Long Beach**  
Redevelopment Agency-Supported Public Art Making Impact Across City

A new mural celebrating local veterans was unveiled in North Long Beach on November 11th following the annual Long Beach Veteran's Day Parade. The mural was developed by the Veteran's Day Parade Committee and the Department of Parks, Recreation and Marine and funded by the City of Long Beach Redevelopment Agency.

The mural, painted by renowned local artist Art Mortimer, honors past and present Long Beach veterans and is located at the southeast corner of Harding and Atlantic Avenue in North Long Beach. The project is part of the Department of Parks, Recreation and Marine's Mural and Cultural Arts Program, which involves neighborhood residents, local schools and city staff in the design process of public art projects. Art Mortimer has painted a number of murals in Long Beach.

"The Redevelopment Agency and our partners are honored to support this beautiful and moving tribute to Long Beach veterans," said Patrick West, Director of the Community Development. *Continued on page 2*

**Redevelopment Agency Board**  
International Municipal Association  
1000 West Ocean Boulevard  
Long Beach, CA 90802  
City Council Chamber Room 3001 City Hall  
3001 Ocean Boulevard  
Long Beach, CA 90802  
Agendas for meetings are available at:  
<http://www.longbeach.org/rd/>  
<http://www.longbeach.org/rd/>

First Annual Redevelopment Agency Town Hall, June 2006

