



Date: November 8, 2017

To: Chair and Members of the Planning Commission

From: Amy J. Bodek, Director of Development Services
Linda F. Tatum, Planning Bureau Manager

Subject: Planning Commission Study Session on the Broadway Block project (Application No. 1708-10)

Attached are plans and renderings for a proposed project at 200–250 Long Beach Boulevard. The project is informally known as “Broadway Block,” and includes:

- A new 21-story residential high-rise, containing 187 dwelling units;
- A 7-story residential mid-rise, containing 205 dwelling units;
- Reconstruction of the Acres of Books building, a designated historic landmark, based on its period of historical significance as an auto dealership showroom in the mid-1930s; and adaptive reuse as a restaurant/food hall.
- A series of architecturally-themed interior courtyards and patios that connect the project components;
- A through-block east-west pedestrian paseo from Alamo Court (a mid-block north-south alley) to Long Beach Boulevard;
- Shared/flexible format spaces for California State University Long Beach programs, Art-X, and a bicycle “velo lounge;”
- A total of 32,807 square feet of commercial/flex/university space, located at ground and second levels;
- Two levels of subterranean parking providing 508 parking spaces;
- Two levels of at-grade and mezzanine parking, providing 74 parking spaces and a valet service; and
- Improvements to adjacent public rights-of-way and alley.

The Planning Commission study session allows early input to staff and the applicant during the project review phase. The project is subject to a public hearing for the following entitlements:

- Site Plan Review
- Tentative Tract Map
- General Plan Conformity Finding for Alley Abandonment
- Certificate of Appropriateness (Cultural Heritage Commission hearing)

Please contact Linda Tatum, Planning Bureau Manager, at (562) 570-6261 with any questions on this project.

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