

LONG BEACH ARMORY (854 E. 7th Street)

Long Beach City Council February 2, 2021



Amory Overview

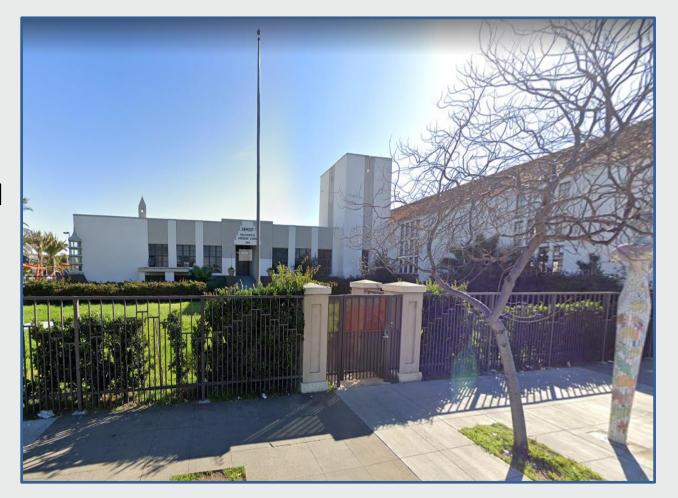
- Property: City-owned at 854 East 7th Street.
- History: property developed and occupied in 1930 by the California Army National Guard and decommissioned in 2018.
- <u>Size</u>: Approximately 1-acre with 3-story building (26,530 SF), including kitchen, offices, drill hall, and 12,000 SF parking lot (40 cars).
- <u>Location</u>: situated in emerging cultural and artscentric 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

- <u>Status</u>: 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

<u>Adaptive Reuse</u>: 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 marketrate 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.

<u>Term</u>: 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.

