

October 2, 2015

To:

City of Long Beach
Development Services, Planning Bureau
333 W Ocean Blvd #3
Long Beach, CA 90802

From:

Abigale Wool
112 West Arbor Street
Long Beach, CA 90805

Re: Riverwalk Development

I would like to add my voice to the public discussion of the Riverwalk development. I live in the Dominguez Gap neighborhood where the development is proposed.

The development as proposed seems to me to be over-scaled and over-priced for the area. Dominguez Gap is a working class neighborhood where homes are valued at no more than \$450,000. The area is bracketed by a trailer park on the west and a housing project on the north. Hardly the draw for potential buyers of \$600,000 homes..

What would make the project more palatable to community would be if the developer agreed to make significant improvements to the surrounding neighborhood - sidewalks, streets, landscaping, infrastructure.

In the meetings I have attended, this does not seem to be something that the developer is considering, or that the City of Long Beach is mandating.

Besides all the many issues the community has voiced – traffic, parking, environmental concerns, school populations – I have one larger concern. And that is that Long Beach (as well as Los Angeles County, as well as Southern California) needs more affordable housing.

A rough calculation of mortgage payments on \$600K home is about \$3000/month. According to census data, the median income in Long Beach is \$4400. You see where I'm going with this?

The only way I can envision this development succeeding is if it was part of a larger plan. Perhaps to use Eminent Domain to eliminate the trailer park and enlarge the scope of Riverwalk?

Besides the issue of affordability, the other obvious reason to stop this development before it begins is drought. Even if all the units were equipped with water-conserving appliances and fixtures, 131 home, probably housing at least 300 people, is going to put more demand on our dwindling supplies. And it should be factored in that data shows that more affluent people (like those that can afford \$600K home) use more water.

Because I live on Arbor Street, I think my home is far enough away from the development that construction, traffic and parking issues would not affect me. My objection to the project is one of principle and practicality. I really don't want to live on a feudal-inspired plantation where the affluent live in a gated idyll while the rest of us slog along with our crumbling infrastructure, overcrowded/under-funded schools and diminishing resources.

Please reject the Riverwalk development and preserve the Dominguez Gap neighborhood.

The Boycott

The barren tracts of land located on 4747 Daisy Avenue and Oregon Avenue cannot qualify to be converted into a residential area. It might turn into a ghost residential project. In addition, many other empty land lots across the USA cannot qualify for a civil engineering project. The city of Stockton, California in the United States filed bankruptcy because of failed real estate deals. The Stockton mayor signed legal paperwork to build a marina. However, the newly built marina is not useful to the local boatswain. The marina and residential projects are similar. They are both futile civil engineering projects. Thus, the local residents oppose the residential project's environmental jeopardy, high costs and impracticality.

The future construction of one hundred thirty-one new houses is detrimental to the environment. The harmful soot and toxic chemicals will accumulate in a nearby house. The residents will inhale and exhale polluted air. Some residents will be sick. The negative effects in the environment will debilitate many members of the community.

The 4747 Daisy Avenue residential project that includes parking spaces and the mini park is expensive. The planned project might be paid by the members of the community. One hundred thirty-one new single-family houses will have to accommodate at least four inhabitants each house. The basic unit of society is the nuclear family. The nuclear family typically consists of a father, mother, son and daughter. Five hundred twenty-four new residents have to move in the new proposed housing project to settle permanently. The cost of the new real estate project and supplies are immense.

The planned river walk residential development project is impractical. There is no strong evidence that the new project will generate positive economic growth. Previously built, in good condition, houses constructed in 1939 near the 4747 Daisy Avenue area have lost tremendous value during the 2008 US financial crisis.

The rusty steel frame surrounds the Union Pacific train tracks. Its adjacent infrastructures are being vandalized.

There are many related civil lawsuits in the planned real estate project. Civil lawsuits can arise when human life is endangered. Moreover, there can be a breach of contract if the project is not completed properly. On the other hand, important city maintenance projects should be prioritized first rather than the building of new houses.

Many areas in the city of Long Beach need repairs. There are many fissures on the road as a result of seismic activity. The roads have minor cracks because they are heavily traversed by normal automobiles. If bigger trucks travel over the roads, the roads will be more burdened by the weight and traffic of these huge trucks. Many sewage pipes had burst even before the project's commencement. Plastic pipes installed underground in front of 4957 Pacific Avenue seem to be destroyed by a tree's root. The tree is adjacent to the public sidewalk provided by the city of Long Beach. Hence, the privatization of the old public Boy Scout camp domiciled at 4747 Daisy Avenue is not appropriate for residential construction.

Sincerely,

Daniilo Bernarbo Galweg II

of 4960 Daisy Avenue Long Beach, California 90805 USA

or 4957 Pacific Avenue Long Beach, California 90805 USA