



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

THE CITY OF LONG BEACH REDEVELOPMENT AGENCY

PROJECT ACTIVITY SUMMARY REPORT



3RD QUARTER 2007

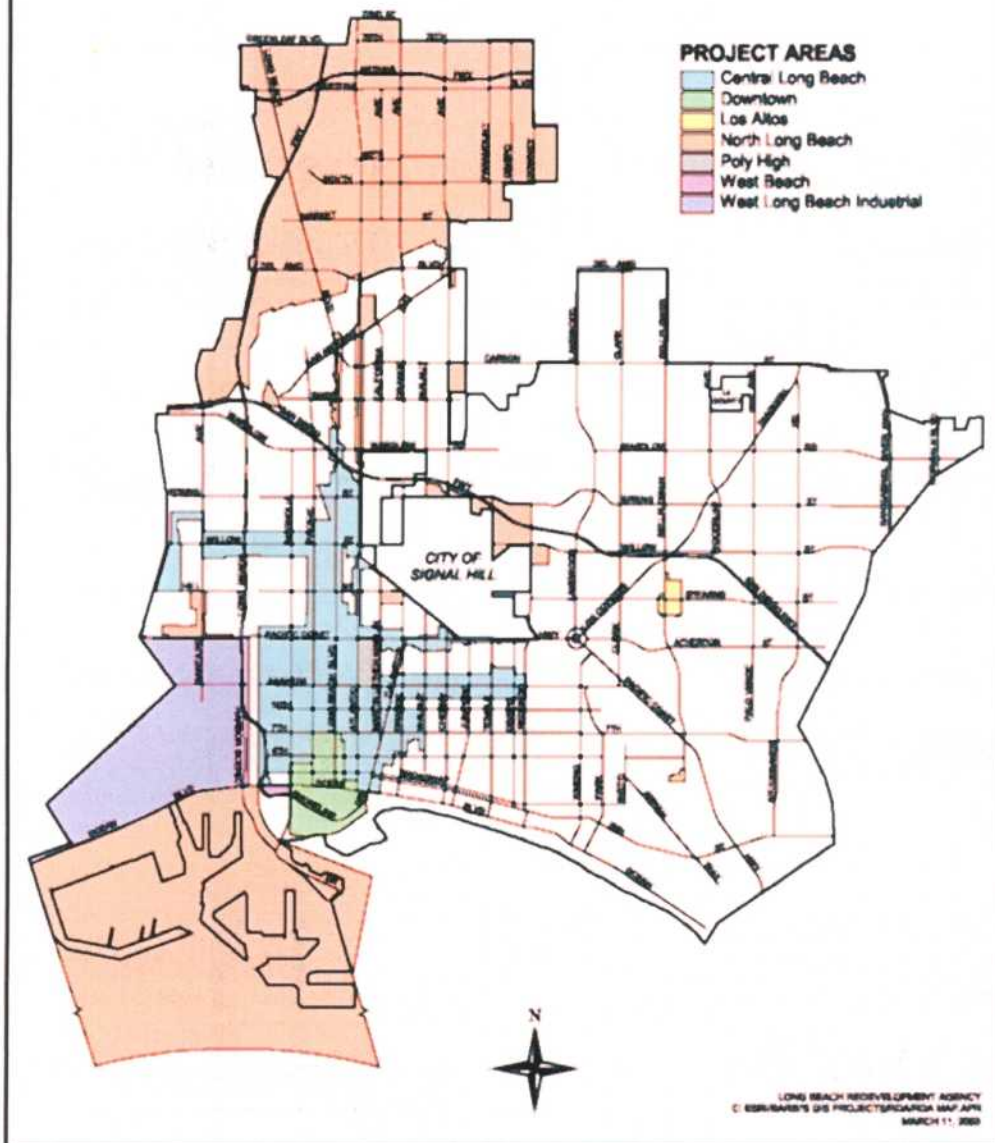
TABLE OF CONTENTS

Overview	
Map of Redevelopment Project Areas	3
Project Expenditures	4
Summary of Redevelopment Projects by Area	6
Central Long Beach Redevelopment Project Area	11
Neighborhood Revitalization Projects	12
Corridor Revitalization Projects	19
Open Space Development Projects	26
Infrastructure/Public Improvement Projects	33
Downtown Long Beach Redevelopment Project Area	37
Neighborhood Revitalization Projects	38
Open Space Development Projects	48
Infrastructure/Public Improvement Projects	51
North Long Beach Redevelopment Project Area	53
Neighborhood Revitalization Projects	54
Corridor Revitalization Projects	57
Open Space Development Projects	65
Infrastructure/Public Improvement Projects	68
West Long Beach Industrial Redevelopment Project Area	71
Neighborhood/Commercial Revitalization Projects	72
Infrastructure/Public Improvement Projects	81

THIS PAGE INTENTIONALLY LEFT BLANK



CITY OF LONG BEACH REDEVELOPMENT AREAS



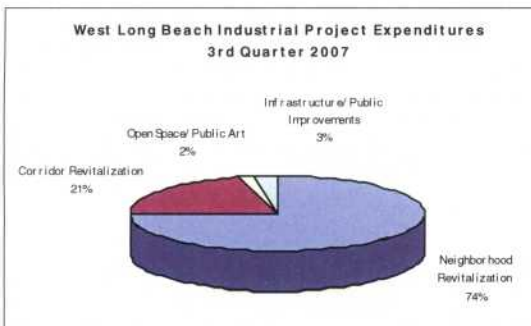
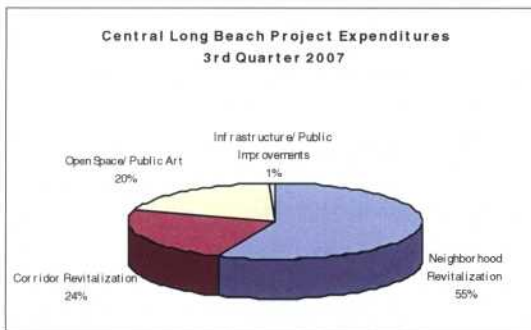
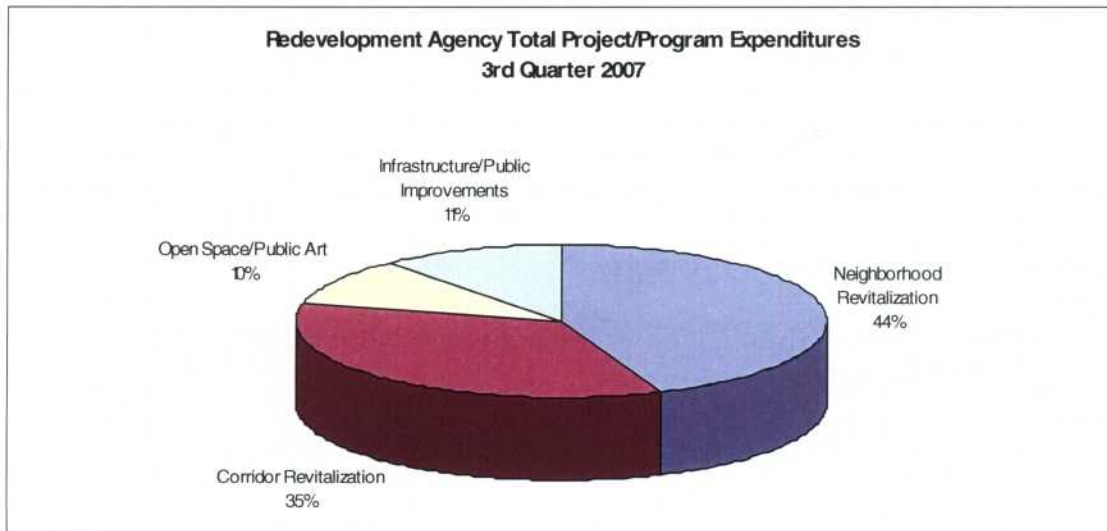
**City of Long Beach Redevelopment Agency
Project Expenditures**

**3rd Quarter 2007
(October — June)**

	CENTRAL	DOWNTOWN	NORTH	WEST INDUSTRIAL	Program Total
Neighborhood Revitalization	\$10,271,000	\$5,021,000	\$1,126,000	\$2,120,000	\$18,538,000
Corridor Revitalization	4,338,000	0	9,693,000	600,000	14,631,000
Open Space/Public Art	3,612,000	215,000	540,000	50,000	4,417,000
Infrastructure/Public Improvements	116,000	25,000	4,449,000	75,000	4,665,000
Project Area Total	\$18,337,000	\$5,261,000	\$15,808,000	\$2,845,000	\$42,251,000

City of Long Beach Redevelopment Agency Project Expenditures

3rd Quarter 2007 (October — June)



Central Long Beach Redevelopment Project Area

➤ Neighborhood Revitalization Projects

- Shoreline Gateway
- West Gateway Residential Development: Olson Site
- Willmore Historic Home Relocation
- Long Beach Senior Housing
- Atlantic Avenue and Willow Street Phase II
- Atlantic Avenue and Willow Street Phase III

➤ Corridor Revitalization Projects

- Wrigley Village Streetscape Enhancement Master Plan
- Mark Twain Library
- Atlantic Avenue and Anaheim Street
- Willow Street and Caspian Way – Commercial Center Improvements (Big Saver Center)
- Pine Avenue and Pacific Coast Highway Land Acquisition
- SPIN

➤ Open Space Development Projects

- 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
- Pacific Coast Highway and Martin Luther King Jr. – Open Space Project

➤ Infrastructure/Public Improvement Projects

- Magnolia Industrial District Streetscape Enhancement Program
- Martin Luther King Jr. Avenue Median Island
- Santa Fe Median Island

Downtown Long Beach Redevelopment Project Area

➤ Neighborhood Revitalization Projects

- CityPlace Lofts
- Hotel Esterel (Formerly D'Orsay)
- Insurance Exchange Residential Lofts
- Broadway Block Development
- 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 – Lyon Site

➤ Open Space Development Projects

- Promenade Master Plan
- WPA Mosaic Open Space Development

➤ Infrastructure/Public Improvement Projects

- Long Beach Transit / Visitor Information Center

North Long Beach Redevelopment Project Area

➤ Neighborhood Revitalization Projects

- Neighborhood Enhancement Area Program
- Proactive Code Enforcement

➤ Corridor Revitalization Projects

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

➤ Open Space Development Projects

- Admiral Kidd Park Expansion Site
- Pops Davenport Park Expansion Site Acquisition

➤ Infrastructure/Public Improvement Projects

- North Long Beach Street Enhancement Master Plan Implementation of Three Year Action Plan
- Long Beach Boulevard Overlay and New Median Islands

West Long Beach Industrial Redevelopment Project Area

➤ Neighborhood/Commercial Revitalization Projects

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

➤ Infrastructure/Public Improvement Projects

- Water Tower Restoration Project
- Westside Storm Drain Improvement Project
- Pacific Coast Highway Streetscape Improvement Project

THIS PAGE INTENTIONALLY LEFT BLANK

Neighborhood Revitalization Projects

- Shoreline Gateway
- West Gateway Residential Development: Olson Site
- Willmore Site Acquisition and Historic Home Relocation
- Long Beach Senior Housing
- Atlantic Avenue and Willow Street Phase II
- Atlantic Avenue and Willow Street Phase III

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:	Studioneleven
Contractor:	TBD
Owners:	The City of Long Beach and various land owners

Dates:

Start Construction:	Unknown
Completion:	Unknown

Status:

The development team has completed and submitted the Stage II Design to staff. A Board Study Session was conducted on May 21, 2007. Two subsequent presentations were made to the Planning Commission and Central Project Area Committee (CPAC) on July 3 and July 19, respectively. A community meeting was also conducted on July 30, 2007.

The Environmental Impact Report (EIR) that has been certified for the project is being amended to accommodate project revisions that have occurred since the Stage I submittal. The Notice of Availability was recorded on July 23, 2007 for a 45-day public review. The supplemental EIR will be considered at a public hearing in October 2007.



333 West Ocean Boulevard, Third Floor • Long Beach, Ca 90802 • (562) 570-6615 • FAX (562)570-6215

West Gateway Residential Development Olson Site

Project Description:

Acquisition of 2.6 acres for the development of 195 for-sale condominium units.

Location:

Between Broadway and 3rd Street and Maine and Daisy Avenues

Proposed Budget:

\$60 million

Project Team:

- Developer: The Olson Company
- Architect: KTG Y Group Architects
- Contractor: TBD
- Owner: The Redevelopment Agency (land)

Dates:

- Start Construction: TBD
- Completion: TBD

Status:

Acquisition is completed on this block and the site is being cleared for development. The Environmental Impact Report was certified by the Redevelopment Agency in July 2005. On December 18, 2006, the Redevelopment Agency approved a three-month extension (with an option for an additional three months) to the agreement to negotiate exclusively with the Olson Company.



Willmore Historic Home Relocation

Project Description:

Acquisition of vacant and under-utilized parcels for the relocation and rehabilitation of vintage residences.

Location:

Three vacant parcels in the Willmore District:

- 226 W. 10th Street
- 734 Maine Avenue
- 539 Daisy Avenue

Proposed Budget:

\$1,000,000 (land and moving costs)

Project Team:

Developer: TBD
Architect: TBD
Contractor: TBD
Owner: The Redevelopment Agency

Dates:

Move Houses: Spring 2007
Restoration: Summer 2007

Status:

The three vintage homes currently located in the West Gateway Development Site were relocated to their respective sites in May 2007. Once the relocation is complete, a Request for Proposals will be distributed to prospective owners to purchase and rehabilitate the homes. The anticipated timeline for release is late Summer 2007.

EXISTING CONDITIONS



Long Beach 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 U.S. Department of Housing and Urban Development (HUD) is reviewing final paperwork in anticipation of closing escrow and providing the \$8.2 million HUD grant for the construction of the project. Construction is scheduled to begin in Summer 2007.



Atlantic Avenue and Willow Street Phase II

Project Description:

Acquisition of property for the new construction of a mixed-use or residential development.

Location:

South side of Vernon Street west of Atlantic Avenue

Proposed Budget:

\$3,300,000 (acquisition only)

Project Team:

Developer:	RMHCSC
Architect:	Studioneleven
Contractor:	TBD
Owner:	TBD

Dates:

Start Construction:	TBD
Completion:	TBD

Status:

Site acquisition is complete and the site has been cleared of all structures. Ronald McDonald House Charities of Southern California (RMHCSC) has created a local board to oversee the fundraising activities that will support the construction of the project. Studioneleven has prepared the conceptual design of the building pro bono.

PROPOSED DEVELOPMENT SITE



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 which has been demolished. The Agency Board approved the acquisition of 552-558 East Willow Street on July 2, 2007. Once assembled, the properties will be disposed and developed through a Request for Proposals process.

EXISTING CONDITIONS



Corridor Revitalization Projects

- Wrigley Village Streetscape Enhancement Master Plan
- Mark Twain Library
- Atlantic Avenue and Anaheim Street
- Willow Street and Caspian Way – Commercial Center Improvements (Big Saver Center)
- Pine Avenue and Pacific Coast Highway Land Acquisition
- SPIN

Wrigley Village Streetscape Enhancement Master Plan

Project Description:

The development of a streetscape master plan for Wrigley Village which examines streetscape improvements such as landscaping, pedestrian street lighting, median landscaping, and façade improvements.

Location:

Pacific Avenue between Pacific Coast Highway and Willow Street

Project Budget:

\$500,000 (design and improvements)

Project Team:

Developer: The Redevelopment Agency
Consultant: TBD

Dates:

Project Initiation: Spring 2007
Completion: TBD

Status:

On February 5, 2007, the Redevelopment Agency approved entering into a contract with Katherine Spitz and Associates for the development of the Wrigley Village Street Enhancement Program. On April 19, 2007, the consulting team conducted a needs assessment with the community to create a baseline for potential improvements. The project kick-off meeting was conducted on June 21, 2007. Key residential and business stakeholders were invited to participate in the visioning session. The presentations of the conceptual design options are scheduled for late August.

EXISTING CONDITIONS



EXISTING CONDITIONS



New Mark Twain Library

Project Description:

Demolish the existing structures 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:

The Grand Opening is scheduled for August 11, 2007. The Redevelopment Agency contributed \$50,000 toward the creation of on-site public art, in addition to land assembly to allow for the new library.



333 West Ocean Boulevard, Third Floor • Long Beach, Ca 90802 • (562) 570-6615 • FAX (562)570-6215

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
- 1225 Lime Avenue

Proposed Budget:

\$1,300,000 (acquisition only)

Project Team:

628 East Anaheim Street and 1225 & 1235 Lime Avenue

Developer: TBD
 Architect: TBD
 Contractor: TBD
 Owner: The Redevelopment Agency

602 East Anaheim Street

Developer: Contos Family
 Architect: John De Franza
 Contractor: Hanna Construction
 Owner: Contos Family

Dates:

Start Construction: Winter 2007
 Completion: TBD

Status:

The Planning Bureau and Agency approved the Site Plan Review for a contemporary commercial building at 602 E. Anaheim. The Agency closed escrow for 1225 Lime Avenue on May 24, 2007. This property, along with 628 E. Anaheim and 1235 Lime Avenue, will be disposed and developed through a Request for Proposals process.

EXISTING CONDITIONS



EXISTING CONDITIONS



Willow Street and Caspian Avenue – Commercial Center Improvements (The Willow)

Project Description:

Exterior and on-site improvements to the retail center.

Location:

1500 West Willow Street

Proposed Budget:

\$880,000	Total Project Budget
\$830,000	Redevelopment Agency
\$50,000	Willow Landmark, LLC

Project Team:

Developer:	Willow Landmark, LLC and the Redevelopment Agency
Architect:	Fernald Design
Contractor:	Procon Developers and Engineers, Inc.
Owner:	Willow Landmark, LLC

Dates:

Start Construction:	Summer 2007
Completion:	Winter 2007

Status:

The building permit has been obtained and construction started on July 16, 2007.



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 and demolished the properties located at 1814 Pine Avenue and 101 East Pacific Coast Highway. A Request for Proposals will be released for the disposition of the property when tenant relocation and soil remediation is complete in late Summer 2007.



SPIN

Project Description:

A temporary public art project, which celebrates the world of cycling in conjunction with the AMGEN Tour of California.

Location:

Terrace Theater, Bluff Park and Ocean Boulevard and Alamitos Avenue during the 2007 AMGEN Tour of California

Proposed Budget:

\$80,000

Project Team:

Artists:

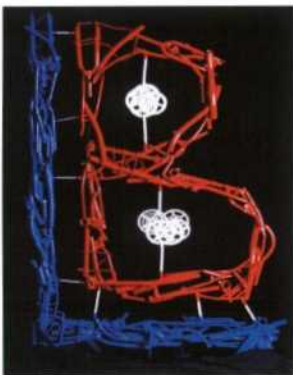
- Erin Arthofer
- Lisa Bedford
- Michael Cote
- Gina Cutuli
- Megan Ellisor
- Rick Frausto
- Karena Messengill
- Margie Darrow
- Trace Fukuhara
- Greg S. Gilday
- Nicole Green
- Anthony Hedayat
- Tammy Kramer
- Nina Madjid
- LT Mustardseed
- Kimberly Lee Garrison
- Steve Radosevich
- Patrick Vogel
- Tom Walker
- Dolores William

Dates:

Start Date: October 2006
Completion: March 2007

Status:

The majority of the sculptures have been conveyed to the Arts Council for Long Beach which has prepared an auction to sell the sculptures. The remainder of the sculptures will be donated to the Department of Parks and Recreation and Marine for display within the community.



Open Space Development Projects

- Orizaba Park Expansion
- Drake/Chavez Park Expansion
- Pacific Right of Way Bike Trail Development
- 15th Street and Alamos Avenue Open Space Development and Intersection Improvements
- California Recreation Senior Center
- Pacific Coast Highway and Martin Luther King Jr. — Open Space Project

Orizaba Park Expansion Project / KABOOM

Project Description:

The acquisition of three targeted properties to allow for the one-acre expansion of the park and the building of new playground equipment.

Location:

Orizaba Avenue and 14th Street

Proposed Budget:

\$ 3,700,000 (acquisition only)
\$25,000 (play ground equipment – KABOOM)

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:

Acquisition of the subject properties is completed and the properties are being prepared for demolition. The KABOOM project is complete, and below are photos of the finished project.

PROPOSED DEVELOPMENT SITE



KABOOM



Drake/Chavez Park Expansion

Project Description:

Strategy to develop new or expand existing open space opportunities in the Project Area.

Location:

14 acres of land along the lower Los Angeles River

Proposed Budget:

\$10,500,000	Total project budget
\$2,500,000	Redevelopment Agency
\$8,000,000	Grant Funds

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:

City Council approval was received on August 8, 2006 for the purchase of the MTA portion (5.05 Acres) of the 14 acres of land. The MTA purchase and sale agreement is being executed and escrow is expected to close in April 2007. Acquisition of the remaining portion, owned by Union Pacific Railroad, should be completed by December 2007.



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. Redevelopment Agency staff is in negotiations for the final element.



15th Street and Alamitos Avenue Open Space Development and Intersection Improvements

Project Description:

The acquisition of property for the development of open space and intersection improvements.

Location:

Northeast corner of 15th Street and Alamitos Avenue

Proposed Budget:

\$500,000 (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:

Site Acquisition:	Complete
Development:	TBD

Status:

The property has been acquired and the billboard has been demolished and removed from the site. The Departments of Parks, Recreation and Marine and the Department of Public Works are working on development plans for intersection improvements and open space components, respectively.

EXISTING CONDITIONS



PROPOSED DEVELOPMENT SITE



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



WORK IN PROGRESS



Pacific Coast Highway and Martin Luther King Jr. – Open Space Project

Project Description:

The removal of a blighted commercial property and development of passive open space.

Location:

Southwest corner of Pacific Coast Highway and Martin Luther King Jr. Avenue

Proposed Budget:

\$25,000 Design
\$75,000 Construction

Project Team:

Developer: The Redevelopment Agency
Architect: Melendrez
Contractor: TBD
Owner: The Redevelopment Agency

Dates:

Start Construction: August 2007
Completion: Spring 2008

Status:

The project architect has been contracted and the preliminary information gathering is underway. Schematic plans are scheduled for completion in late Summer 2007.

EXISTING CONDITIONS



EXISTING CONDITIONS



Infrastructure/Public Improvement Projects

- Magnolia Industrial District Streetscape Enhancement Program
- Martin Luther King Jr. Avenue Median Island
- Santa Fe Median Island

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:

\$3,000,000

Project Team:

Developer: The Redevelopment Agency
Contractor: TBD

Dates:

Groundbreaking: Fall 2007
Completion: TBD

Status:

Redevelopment Agency 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 streets, sidewalks, curbs and gutters. Design documents for Daisy and Oregon Avenues are 60% complete. Construction will begin on Daisy Avenue in the fall of 2007.

EXISTING CONDITIONS



EXISTING CONDITIONS



Martin Luther King Jr. Avenue Median Island Project

Project Description:

Development of a landscaped median island along Martin Luther King Jr. Avenue.

Location:

Martin Luther King Jr. Avenue between Pacific Coast Highway and 20th Street

Project Budget:

\$800,000

Project Team:

Developer: The Redevelopment Agency and the City of Long Beach
Architect: Wildan Engineering
Contractor: SHE Engineering
Owner: The City of Long Beach

Dates:

Groundbreaking: Spring 2007
Completion: Fall 2007

Status:

Preparation of the design and engineering documents are completed and in plan check. On February 5, 2007, the Redevelopment Agency approved a contract with SHE Engineering to construct the Martin Luther King Jr. Avenue Median Island Project. Construction is underway and scheduled for completion by the end of Summer 2007.



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:

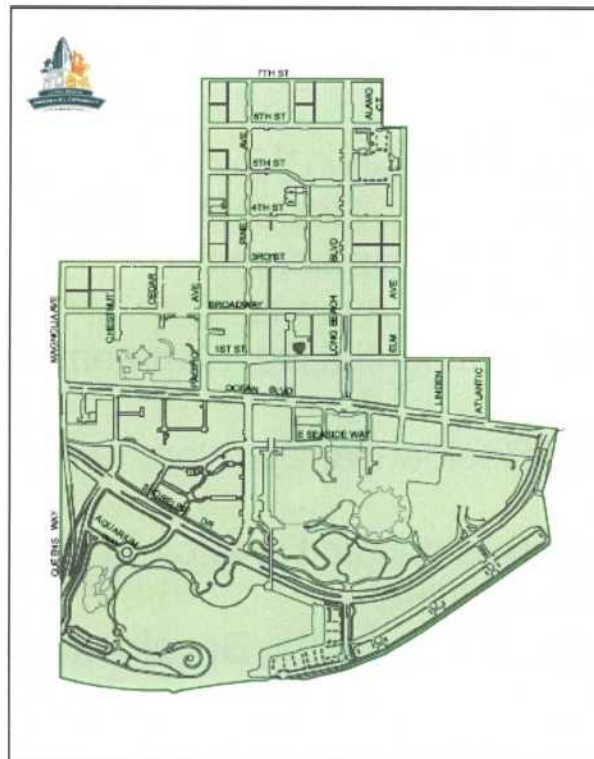
Start Date:	Winter 2006
Completion:	February 2007

Status:

Construction and landscaping of the central portion of the median islands is complete. Public art is being designed and fabricated for installation in the new medians.



DOWNTOWN LONG BEACH REDEVELOPMENT PROJECT AREA



Neighborhood Revitalization Projects

- CityPlace Lofts
- Hotel Esterel (Formerly D'Orsay)
- Insurance Exchange Residential Lofts
- Broadway Block Development
- 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 – Lyon Site

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:	Summer 2007

Status:

Construction is complete and a Certificate of Occupancy has been issued for Phase I – South Building. The North Building – Phase II – is scheduled to be completed by September 2007. For sales information or open house hours, call (310) 848-5153.



Hotel Esterel (Formerly D'Orsay)

Project Description:

The development of a 165-room, 7-story hotel with 8,875 square feet of retail and restaurant space, and 3,000 square feet of meeting space.

Location:

201 Promenade (Broadway and Promenade)

Proposed Budget:

\$48 million

Project Team:

Developer: Long Beach Plaza Associates
 Architect: Studio 123
 Contractor: McCormick Construction Company
 Owners: The Redevelopment Agency and Long Beach Plaza Associates

Dates:

Start Construction: Summer 2007
 Completion: Spring 2009

Status:

The developer has retained the project as a boutique hotel. Planning entitlements are being processed and construction drawings are in the final approval stage. Construction is expected to begin in Summer 2007.

EXISTING CONDITIONS



PROPOSED CONCEPT



Insurance Exchange Residential Lofts

Project Description:

Twelve 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: Fall 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 in the fall 2006. Completion of the restaurant space is anticipated by Fall 2007.

AFTER



Broadway Block Development

Project Description:

Williams, Dame & Atkins Development, Inc. proposes to build a mixed-use project with an art center, residential units and commercial space on the block bounded by Broadway, Long Beach Blvd., 3rd Street, and Elm Avenue.

Location:

200 Long Beach Boulevard

Proposed Budget:

TBD

Project Team:

Developer: Williams, Dame & Atkins Development, Inc.
 Architect: Ankrom Moisan Associates Architects
 Contractor: TBD
 Owners: The Redevelopment Agency, the City of Long Beach, and various land owners

Dates:

Start Construction: Unknown
 Completion: Unknown

Status:

The Redevelopment Agency and the City of Long Beach have entered into a Memorandum of Understanding (MOU) with the developer for development of this block. Conceptual plans are being refined as part of the negotiations with the developer.

EXISTING CONDITIONS



PROPOSED CONCEPT



3rd Street & Pacific Avenue

Project Description:

The current proposal by Williams, Dame & Atkins Development envisions two 6-story buildings along Pacific Avenue with a combined 177 residential units (Phase I) and a 12-story building with 198 residential units along Pine Avenue (Phase II). The proposal also contemplates approximately 26,000 square feet of retail space.

Location:

Generally bounded by Pacific Avenue, 3rd Street, Pine Avenue, and 4th Street (does not include Gold's Gym site)

Proposed Budget:

TBD

Project Team:

Developer: Williams, Dame & Atkins Development, Inc.
 Architect: Ankrom Moisan Associates Architects
 Contractor: TBD
 Owners: The Redevelopment Agency, Long Beach Pine Land, LLC and various land owners

Dates:

Start Construction: Unknown
 Completion: Unknown

Status:

The Redevelopment Agency entered into an Agreement to Negotiate Exclusively with the developer team for development of the site on December 7, 2006. Conceptual plans are being refined as part of the negotiations with the developer.

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:	KTGY Group, Inc.
Contractor:	Hill Contracting Group
Owner:	Lyon Promenade, LLC

Dates:

Start Construction:	Summer 2007
Completion:	Spring 2009

Status:

The project received Stage III design review approval and the Disposition and Development Agreement has been approved by both parties. Construction started in June of 2007.

EXISTING CONDITIONS



PROPOSED CONCEPT



Promenade Residential Development – The Olson Company

Project Description:

The construction of 97 condominiums, including shopkeeper units, and 12,870 square feet of retail space.

Location:

Bounded by The Promenade, 1st Street, Tribune Court, and Broadway

Proposed Budget:

\$35 million

Project Team:

Developer:	The Olson Company
Architect:	Nestor + Gaffney Architecture LLP
Contractor:	The Olson Company
Owner:	Olson 737-Long Beach 2, LLC

Dates:

Start Construction:	April 2005
Completion:	February 2007 (Phase I); Summer 2007 (Phase II)

Status:

Construction of this project is nearing completion. A Temporary Certificate of Occupancy was granted in January 2007 for the South Building – Phase I, and residents began moving in February 2007. A Temporary Certificate of Occupancy was issued in June 2007 for the North Building – Phase II. The retail space is expected to be complete in Summer 2007. For sales information, call (562) 437-7788 or visit the sales office located at 405 Pine Avenue.

WORK IN PROGRESS



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: Fall 2007

Status:

Construction is underway with completion estimated in the Fall of 2007. The developer has opened a sales office at 218 The Promenade North. For sales information call (949) 349-8200.

WORK IN PROGRESS



PROPOSED CONCEPT



West Gateway Residential Development Lyon Site

Project Description:

The development of 291 market-rate rental apartments and 15,000 square feet of commercial space on Magnolia Avenue.

Location:

Between Broadway and 3rd Street and Magnolia and Chestnut Avenues

Proposed Budget:

\$55 million

Project Team:

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

Dates:

Start Construction: January 2008
Completion: Late 2009

Status:

Acquisition is completed on this block and the site is being cleared for development. The Environmental Impact Report was certified by the Redevelopment Agency in July 2005. The Disposition and Development Agreement for this property was approved by the Agency on July 2, 2007 and by the City Council on July 10, 2007. The developer is in the process of obtaining entitlements for the project.



Open Space Development Projects

- Promenade Master Plan
- WPA Mosaic Open Space Development

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:

\$5,000,000	Promenade construction and development
\$1,100,000	Public art on all three blocks

Project Team:

Developer:	The Redevelopment Agency
Architect:	Jon David Cicchetti/Landscape Architects
Contractor:	ValleyCrest Landscape Development
Owners:	The Redevelopment Agency and the City of Long Beach

Dates:

Start Construction:	Phased Construction starts with Middle block – September 2007
Completion:	Middle block – Early 2008; South – 2009; North – 2010

Status:

Plans are being developed and artists are moving forward with design development. Construction of the blocks will be phased to coincide with development of adjacent properties. The plan was approved by the Agency on April 16, 2007 and by the Planning Commission on May 3, 2007. Construction drawings are underway for the middle block.



PROPOSED CONCEPT



WPA Mosaic Open Space Development

Project Description:

WPA Mosaic site acquisition and open space development.

Location:

Northwest corner of 3rd Street and The Promenade

Proposed Budget:

\$1,000,000 (acquisition only)

Project Team:

Developer: TBD
Architect: TBD
Contractor: TBD
Owner: The Redevelopment Agency

Dates:

Start Construction: 2009
Completion: TBD

Status:

Land has been acquired. Development of this parcel will coincide with the development of the North Block of the Promenade Master Plan and is expected to start in 2009.

EXISTING CONDITIONS



Infrastructure/Public Improvement Projects

- Long Beach Transit / Visitor Information Center

Long Beach Transit / Visitor Information Center

Project Description:

A 1,900 square foot transit customer service center and visitor information center.

Location:

Southeast corner of Pine Avenue and First Street

Proposed Budget:

\$1,000,000

Project Team:

Developer: Long Beach Transportation Company
Architect: Miralles Associates
Contractor: TBD
Owner: Long Beach Transportation Company

Dates:

Start Construction: 3rd Quarter 2007
Completion: 2nd Quarter 2008

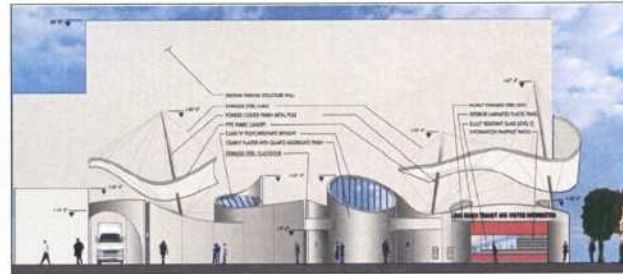
Status:

The Redevelopment Agency and City Council approved a Disposition and Development Agreement for the project in May 2005. The project received Agency Stage III Design Review approval on September 4, 2006 and Planning Commission approval on September 18, 2006. The developer's architect is preparing final construction drawings.

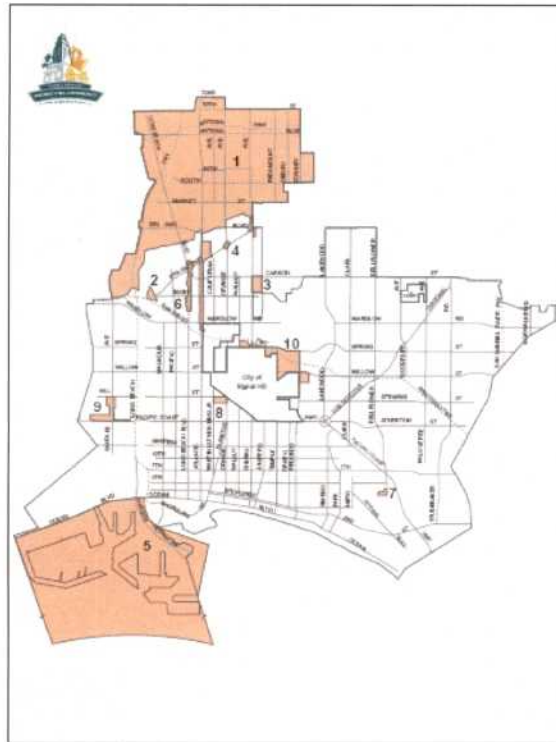
EXISTING CONDITIONS



PROPOSED CONCEPT



NORTH LONG BEACH REDEVELOPMENT PROJECT AREA



Neighborhood Revitalization Projects

- Neighborhood Enhancement Area Program
- Proactive Code Enforcement

Neighborhood Enhancement Area Program

Project Description:

Residential property improvement program offering small rebates to property owners.

Location:

North of Del Amo Boulevard

Annual Budget:

\$750,000 (per year)

Project Team:

Neighborhood Services Bureau Staff

Dates:

Start Date: Ongoing

Completion: Ongoing

Status:

The active neighborhoods during 2007 will be the Deforest Park neighborhood, which opened on July 1, 2006; Cal-Cherry neighborhood, which opened on January 1, 2007; McKinley neighborhood, which opened on February 1, 2007; and Ramona, which opened in June 2007. Residents of active neighborhoods have a one-year period to apply for grant certificates and another 12 months to redeem the certificates. As of June 2007, over 2,600 certificates have been paid totaling more than \$3.6 million.

BEFORE



AFTER



Proactive Code Enforcement

Project Description:

Proactive code enforcement in commercial corridors on Long Beach Boulevard, Del Amo Boulevard, Atlantic Avenue, Artesia Boulevard, South Street, Market Street, and residential areas to eliminate blighting influences.

Location:

North Long Beach

Annual Budget:

\$250,000 (per year)

Project Team:

Neighborhood Services – Code Enforcement Team

Dates:

Start Date: April 2004
Completion: Ongoing

Status:

Neighborhood Services staff work with block captains in four active community code enforcement areas. In the commercial areas, businesses are cited that have excessive or inappropriate signage, trash, and graffiti. In residential areas, citations are given for violations such as deteriorated paint and roofs, weeds, and trash. Work is ongoing.

EXISTING CONDITIONS



Corridor Revitalization Projects

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

Additional Public Parking for North Village Center

Project Description:

New public parking will be added to the four square block, neighborhood-serving retail corridor. Three new public parking locations are planned, with the first two to be located at 5644-48 Atlantic Avenue and 5722-5741 Linden Avenue.

Location:

Atlantic Avenue between 56th and 59th Streets

Project Budget:

\$2,000,000

Project Team:

Developer:	The Redevelopment Agency
Contractor:	TBD
Architect:	Pat Smith, LSA
Owner:	The Redevelopment Agency

Dates:

Start Date:	Fall 2005
Completion:	Summer 2008

Status:

Redevelopment Agency staff is working with Public Works to assess, design, and prepare projects for construction. The project is scheduled for construction in Fall 2007.

EXISTING CONDITIONS



PROPOSED CONCEPT



North Village Center Revitalization Program

Project Description:

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

Location:

Atlantic Avenue between 56th and 59th Streets

Project Budget:

\$30 million

Project Team:

Developer: Amcal
Contractor: TBD
Architect: Studio 111
Owner: The Redevelopment Agency

Dates:

Start Date: Southern Blocks – Fall 2006
Northern Blocks – Fall 2007
Completion: Fall 2009

Status:

Staff is currently working with the developer to identify opportunities and address challenges. Next step is to seek public input on conceptual design. Construction of commercial façade improvements started in the fall of 2006. New public parking will be added to this four-square block, neighborhood-serving retail corridor. Two new public parking locations are planned. The project is scheduled for bid in Fall 2007. Construction is expected to commence shortly thereafter. Streetscape enhancements were completed in 2006. Redevelopment Agency staff also continues to acquire properties through voluntary sale to facilitate the assembly of property for future development.



North Village Center Commercial Façade Improvement Project

Project Description:

Façade improvements to 19 commercial properties in a two-square block area on the east and west side of Atlantic Avenue, south of South Street.

Location:

Long Beach Boulevard between 56th Streets and South Street

Proposed Budget:

\$1,500,000

Project Team:

Developer: The Redevelopment Agency
Contractor: Seashore Construction, Inc.
Architect: Kluger and Associates
Owner: Various

Dates:

Start Date: Fall 2006
Completion: Fall 2007

Status:

Completed

BEFORE



AFTER



333 West Ocean Boulevard, Third Floor • Long Beach, Ca 90802 • (562) 570-6615 • FAX (562)570-6215

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

Project Team:

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

Dates:

Start Date:	Spring 2005
Completion:	TBD

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 has negotiated the purchase of two of the three properties. Special Counsel has begun the one-year eminent domain process on the remaining parcel. Final acquisitions of the site should be completed in 2007.

EXISTING CONDITIONS



Virginia Village Center Commercial Façade Improvement Project

Project Description:

Façade improvements to commercial properties in a seven block area on the east and west side of Long Beach Boulevard.

Location:

Long Beach Boulevard between 53rd and 55th Streets

Project Budget:

\$750,000

Project Team:

Developer: The Redevelopment Agency
Contractor: TBD
Architect: Urban Arena
Owner: Various

Dates:

Start Date: Fall 2006
Completion: Fall 2008

Status:

Staff continues to market the program to property owners and business tenants. To date four property owners on two blocks have agreed to proceed with improvements to their buildings. The bid packages are being finalized and will be issued during August 2007. Construction is expected to begin during fall of 2007. In addition, architectural design has been completed for another block. The property owners of the major portion of this block have agreed to proceed with improvements; staff is currently meeting with their business tenants. Once staff obtains participation from these tenants, bid packages will be prepared. Construction is expected to begin Spring 2008.

EXISTING CONDITIONS



North Long Beach Targeted Commercial Façade Improvement Program

Project Description:

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

Location:

Various

Annual Budget:

\$750,000 (per year)

Project Team:

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

Dates:

Start Date: Ongoing
Completion: Ongoing

Status:

On hold pending filling of staff vacancies.



333 West Ocean Boulevard, Third Floor • Long Beach, Ca 90802 • (562) 570-6615 • FAX (562)570-6215

Waite Motel Block Site Acquisition

Project Description:

Market-rate housing or mixed-use development.

Location:

Long Beach Boulevard (east side) between Home and Sunset Streets

Project Budget:

\$5,000,000

Project Team:

Developer: TBD
Owner: The Redevelopment Agency

Dates:

Start Date: 2007
Completion: 2009

Status:

Complete. A Request for Qualifications (RFQ) will be released in 2007.

BEFORE



AFTER



333 West Ocean Boulevard, Third Floor • Long Beach, Ca 90802 • (562) 570-6615 • FAX (562)570-6215

Open Space Development Projects

- Admiral Kidd Park Expansion Site
- Pops Davenport Park Expansion Site Acquisition

Admiral Kidd Park Expansion Site

Project Description:

Acquisition and development of industrial property for a 120,000 sq. ft. future park expansion.

Location:

Northwest corner of Santa Fe Avenue and Willard Street

Project Budget:

\$6,000,000

Project Team:

Developer:	The City of Long Beach
Contractor:	TBD
Architect:	David Voltz
Owner:	The City of Long Beach

Dates:

Start Date:	Spring 2006
Completion:	Summer 2009

Status:

The site has been acquired and cleared. Parks, Recreation and Marine staff are working on the design of the new park and will be working with the Department of Public Works to construct it.

BEFORE



PROPOSED CONCEPT



Pops Davenport Park Expansion Site Acquisition

Project Description:

Existing warehouse and industrial site will be converted to an additional 240,000 sq. ft. park space, thereby doubling the size of this new park.

Location:

5550 Paramount Boulevard

Project Budget:

\$3,500,000

Project Team:

Developer: The City of Long Beach
 Contractor: TBD
 Owner: The City of Long Beach

Dates:

Start Date: Summer 2006
 Completion: Fall 2010

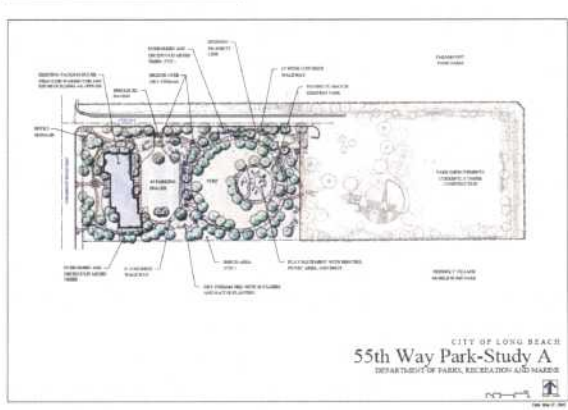
Status:

Escrow has closed. A design for the development of the site is underway by Parks, Recreation and Marine. Funding for development has not been identified but is expected to come from the Department of Parks, Recreation and Marine resources.

BEFORE



PROPOSED CONCEPT



Infrastructure/Public Improvement Projects

- North Long Beach Street Enhancement Master Plan
Implementation of Three Year Action Plan
- Long Beach Boulevard Overlay and New Median Islands

North Long Beach Street Enhancement Master Plan Implementation of Three Year Action Plan

Project Description:

Street enhancement.

Location:

North Long Beach, generally north of Del Amo Boulevard

Project Budget:

\$25,000,000

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: Fall 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 been completed. Long Beach Boulevard repaving from Wardlow Road to the northern City boundary is underway. New medians are planned for the section of Long Beach Boulevard between San Antonio Drive and Del Amo Boulevard.

EXISTING CONDITIONS



Long Beach Boulevard Overlay and New Median Islands

Project Description:

Complete repaving and overlay along Long Beach Boulevard between Wardlow Road and the Los Angeles River with the addition of new landscaped medians between San Antonio Drive and Artesia Boulevard.

Location:

Long Beach Boulevard between Wardlow Road and Artesia Boulevard

Project Budget:

\$2,500,000

Project Team:

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

Dates:

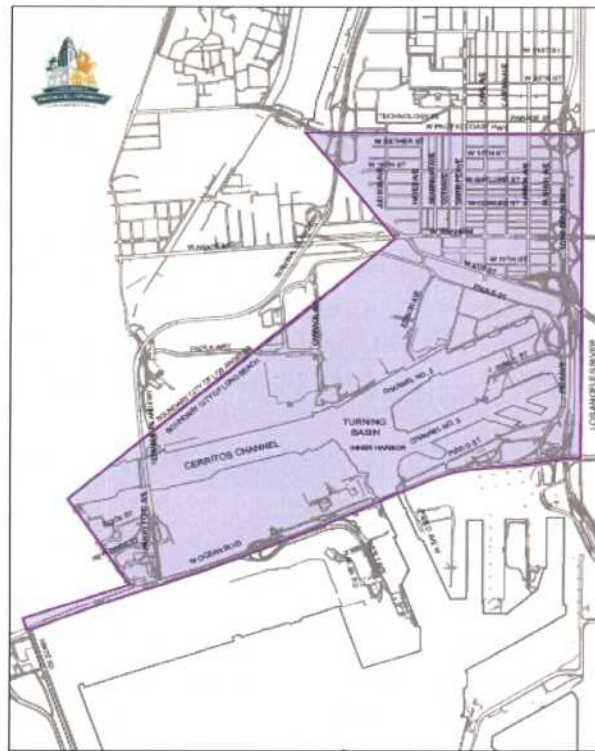
Start Date: Fall 2006
Completion: Summer 2008

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 involves overlay and new medians. This segment is under construction and will be complete in Fall 2007. Engineering and design has begun for the segment between Del Amo Boulevard and the Los Angeles River.



WEST LONG BEACH INDUSTRIAL REDEVELOPMENT PROJECT AREA



Neighborhood/Commercial Revitalization Projects

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

General Engine Power, Inc.

Project Description:

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

Location:

2025 West 17th Street

Proposed Budget:

\$200,000

Project Team:

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

Dates:

Start Date: Winter 2006
Completion: Winter 2007

Status:

General Engine Power, Inc., currently owns the building on both sides of this future development. They have executed an Exclusive Negotiating Agreement with the Redevelopment Agency, and plan to develop a parking lot on the site, which will serve their properties and business tenants. Staff is working with the developer regarding the Development Disposition Agreement.

EXISTING CONDITIONS



PROPOSED CONCEPT



Dream Space Productions

Project Description:

Development of a three-story, 133,800 square feet movie production studio.

Location:

1709 Santa Fe Avenue

Proposed Budget:

\$23 million

Project Team:

Developer: Dream Space Productions
Architect: Leo A. Daly
Owner: The City of Long Beach

Dates:

Start Date: Fall 2006
Completion: Summer 2009

Status:

Dream Space Productions has executed an Exclusive Negotiation Agreement with the Redevelopment Agency. They are currently preparing a response to comments from the City of Long Beach Technical Advisory Committee and identifying project financing. The developer is striving to resolve partnership and funding challenges.

EXISTING CONDITIONS



PROPOSED CONCEPT



Hugh Roberts Construction, Inc.

Project Description:

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

Location:

2115 W. 16th Street

Proposed Budget:

\$71,000

Project Team:

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

Dates:

Start Date: Winter 2006
Completion: Spring 2007

Status:

The developer has completed plan check and will start construction soon. Construction is anticipated to be completed by Summer 2007.

EXISTING CONDITIONS



J.C.D.S. Properties – Sudduth Tire

Project Description:

Development of a two-story office and shop area, with a storage facility for a local business.

Location:

2001 West Anaheim Street

Proposed Budget:

\$1,344,000

Project Team:

Developer: J.C.D.S. Properties
Architect: PAC Design
Owner: J.C.D.S. Properties

Dates:

Start Date: Fall 2005
Completion: Summer 2007

Status:

Major construction components complete. Anticipated building occupancy by end of Summer 2007.

BEFORE



AFTER



333 West Ocean Boulevard, Third Floor • Long Beach, Ca 90802 • (562) 570-6615 • FAX (562)570-6215

Marinus Scientific

Project Description:

Development of a one-story biomedical research facility.

Location:

1662-1666 Seabright Avenue

Proposed Budget:

\$1,000,000

Project Team:

Developer: Marinus Scientific
Architect: PAC Design
Owner: Marinus Scientific

Dates:

Start Date: Fall 2005
Completion: Spring 2008

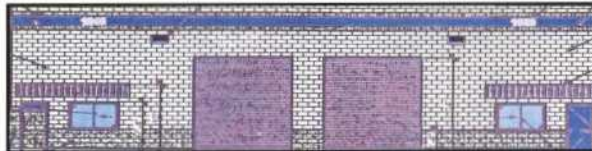
Status:

The developer is currently working with builder to plan construction of the site. Construction is planned to start in Summer 2007.

EXISTING CONDITIONS



PROPOSED CONCEPT



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:

\$1,750,000

Project Team:

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

Dates:

Start Date: Fall 2005
Completion: Summer 2008

Status:

The developer is in escrow and responding to inquiries from the City's plan check process. Escrow is scheduled to close in Fall 2007, with construction commencing shortly thereafter.

EXISTING CONDITIONS



PROPOSED CONCEPT



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, Architects
Owner: The City of Long Beach

Dates:

Start Date: Summer 2005
Completion: Winter 2008

Status:

Due to current oil operations on the site, and recent changes in the ownership of underground lease rights, a Phase II Environmental Report was conducted, in addition to site analysis to identify existing oil rights and easements on the site. The developer has initiated the conceptual design review process with the City and will modify their proposed site plan pursuant to feedback from the City. An executed DDA is anticipated for Fall 2007.

EXISTING CONDITIONS



Smith-Co Construction

Project Description:

Develop Redevelopment Agency-owned property to construct a two-story, 6,100 square feet office and warehouse facility to be used and occupied by a local construction company.

Location:

2001 W. 14th Street

Proposed Budget:

\$1,003,805

Project Team:

Developer: Manana, LLC
Architect: PAC Design
Owner: The City of Long Beach

Dates:

Start Date: Summer 2005
Completion: Winter 2008

Status:

Escrow is proposed to close in Summer 2007. The developer is currently revising their site plan, pursuant to requirements made by the Planning and Building Department.

EXISTING CONDITIONS



PROPOSED CONCEPT



Infrastructure/Public Improvement Projects

- Water Tower Restoration Project
- Westside Storm Drain Improvement Project
- Pacific Coast Highway Streetscape Improvement Project

Water Tower Restoration Project

Project Description:
Restoration of a water tower.

Location:
1711 Harbor Avenue

Proposed Budget:
\$266,000

Project Team:
Developer: J.B.D. Partnership
Contractor: Utility Service Co.
Owner: J.B.D. Partnership

Dates:
Start Date: Spring 1992
Completion: Fall 2007

Status:
Restoration of the water tower is underway and on schedule. It is anticipated that work will be completed in Fall 2007.

EXISTING CONDITIONS



PROPOSED CONCEPT



Westside Storm Drain Improvement Project

Project Description:

Storm drain improvements to remedy street flooding in the West Long Beach Industrial Redevelopment Project Area.

Location:

West Long Beach Industrial Redevelopment Project Area

Proposed Budget:

\$6 million

Project Team:

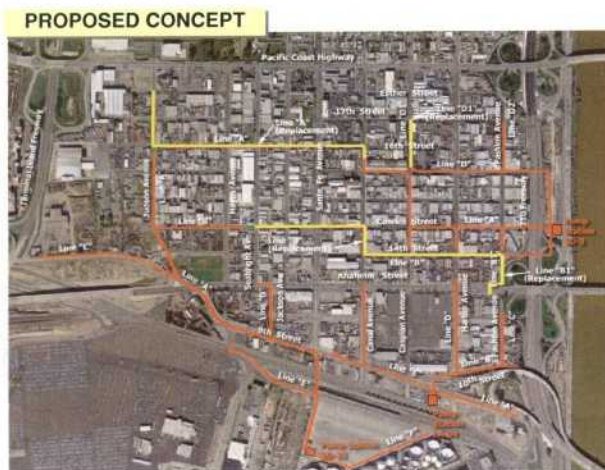
Developer: DMJM Harris / AECOM
Architect: TBD
Owner: The City of Long Beach

Dates:

Start Date: January 2006
Completion: TBD

Status:

A draft Hydrology and Hydraulics Report was completed and reviewed by the City's Public Works Department and the Port of Long Beach. The report was also forwarded to the County of Los Angeles for their review. The County of Los Angeles has approved project alternatives. The Agency's consultant (DMJM Harris) is currently redesigning the scope of work. It is anticipated the new scope of work will be ready for review in August 2007.



Pacific Coast Highway Streetscape Improvement Project

Project Description:

Public infrastructure improvements along major Westside corridor. Design and construct new street medians, sidewalk landscaping, public art and refurbish the existing bus shelters.

Location:

Pacific Coast Highway between the 710 freeway and the western city limits

Proposed Budget:

\$1,500,000

Project Team:

Developer: The Redevelopment Agency
Design Firm: WILLDAN

Dates:

Start Date: Summer 2007
Completion: Fall 2008

Status:

Public Works and Redevelopment Agency staff are working with WILLDAN Consultants to design the improvements. WILLDAN is researching easement, drainage and property ownership data for the corridor. Streetscape improvement design is anticipated to start in August 2007.

EXISTING CONDITIONS



PROPOSED CONCEPT





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