

June 14, 2016

Dear City Council Representative Lena Gonzalez,

All of us living in the historic Walker Building either as loft owners or as renters are here because we love the FUN and challenges of “urban downtown Long Beach living”. We appreciate your leadership and are ready to work with you.

We know that downtown Long Beach is continuing to change and develop.

We wish to inform the City Council that ***we as downtown residents want to PARTICIPATE in planning and decisions about our neighborhood*** as you and we recognize is our right and responsibility.

Right now there are several proposed residential and retail developments happening in the immediate vicinity of our Walker Building. These development projects will each take several years from design to construction to completion. We want to participate in the specific redevelopment property City process so that our ideas and concerns can contribute to the continued enjoyment of our lofts and neighborhood! We suggest that tenants in the Pacific Court Building and Sofi Building as well as the West Gateway and North Pine Neighborhood Alliance NPNA also be actively involved in the process.

On June 7th the Walker Building HOA was part of an important meeting with Long Beach City staff and with the probable developer for the **property at 3rd Street-4th Street at Pacific (currently two parking lots divided by an alley)**. The meeting was also attended by a representative from Councilwoman Gonzalez’s office. **Everyone recognizes that Walker Building residents are an important part of the entire development process.** Many of the Walker Building residents have professional and practical skills and experience to contribute as well.

So far, Walker Building residents have expressed the following specific concerns and questions about the 3rd Street-4th Street at Pacific proposed residential and retail development:

Noise, dust, vibration, construction traffic during all phases of construction, especially on single-pane, historic-windowed units

Garage access during construction

Increased noise, traffic impact on 4th Street, Pacific and nearby streets as result of increased residential, retail units

Increased Walker Bldg maintenance needs and costs during construction (windows, HVAC units, etc.)

Increased parking crunch as result of increased residential, retail units

Light and air space access limitation for Walker Bldg residents

Decreased profile for an historic downtown LB building

Impact on bicycle lanes on Pacific, 3rd Street, etc. during construction and after occupancy

Impact on traffic patterns on all nearby streets and intersections during construction and after occupancy

Fire Dept and LBPD access during construction and after occupancy

Environmental Impact Report including soil (dust) content, etc.

Current proposed design projects parking levels at Walker Bldg window-level, so what are air, visual, etc. pollution and other impacts

Creation of public space within development

Coordination with LB downtown Plan pedestrian, bicycle, traffic, parking, disabled, dogs accessibility plan

Size of proposed apartments, retail and projected costs (affordability)

Self-contained plan for parking for new development residents and retail employees

Vetting and accountability of residential and retail management

Of course, this is not a complete list.

Overall the Walker Bldg message to the City and developer is “too much density for too small a space!”

We know together we can make downtown Long Beach a great place for us all and look forward to playing an active role through our Walker Building HOA.

Leanna Noble

