

## MEMORANDUM



The  
**Long Beach  
Housing  
Development  
Company**

**DATE:** November 17, 2010  
**TO:** Board of Directors  
The Long Beach Housing Development Company  
**FROM:** Projects Committee  
**PREPARED BY:** Meggan Sorensen, Development Project Manager  
**SUBJECT:** **Approval of Stages II and III Design Review for  
the Senior Artists Colony and the 39-unit  
Affordable Building (CD1)**

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### RECOMMENDATION

Approve Stages II and III of the Design Review Process for the Senior Artists Colony and the 39-unit affordable housing development projects as submitted by Meta Housing Corporation.

### BACKGROUND

On February 17, 2010, the Long Beach Housing Development Company (LBHDC) approved a phasing plan and gap financing of up to \$13,145,000 to Meta Housing Corporation (Meta) for Phase I of the mixed-use, mixed-income transit oriented development proposed for the southwest corner of Long Beach Boulevard and Anaheim Street. On September 15, 2010, the LBHDC approved a reallocation of \$13,145,000 in construction financing and an increase in the permanent financing commitment to \$10,143,000 for Phase I. Further, the LBHDC approved an increase in the total number of Phase I units from 186 to 200 and a change in affordability for the Senior Artists Colony (SAC) from 80% market-rate and 20% affordable to 100% affordable. Successful completion of design review is a condition of funding from the LBHDC.

### DESIGN REVIEW PROCESS

In 1998, the LBHDC Board adopted a design review process to evaluate the architectural design of the projects it assists. The process consists of five stages of review with a milestone approval at the end of each stage. The stages correspond to phases of architectural and artistic design practice, from first concepts to final construction. Comparing the stages to architectural design practice, the first milestone (**Stage I Conceptual Review**) is at the end of Conceptual Design, which can be considered midway through the Schematic Design phase. The LBHDC approved Stage I of the Design Review Process on January 21, 2009. The second milestone (**Stage II Preliminary Review**) is at the end of the Schematic

**MAKING  
AFFORDABLE  
HOUSING  
HAPPEN**

AGENDA ITEM NO. 4

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Design phase. The third **(Stage III Final Review)** is at the completion of the Design Development phase, the point at which all major design and cost decisions should have been made for a project. The milestone for the fourth stage **(Stage IV Design Check)** is at the end of Construction Documents, prior to the City of Long Beach's issuance of a Building Permit. The fifth milestone **(Stage V Construction Check)** is at the end of construction, prior to the City's issuance of the Certificate of Final Completion and Occupancy. The Board reviews and approves Stages I, II, and III of the Design Review Process. Stages IV and V are reviewed by staff.

## **PROJECT DESIGN**

The Phase I senior rental buildings will be located at the western side of the overall project site, fronting Anaheim Street, Locust Avenue and Regal Way. Due to the scale of the entire development, the goal was to design each building with varying character. The building heights are maximized on Long Beach Boulevard and Anaheim Street, two significant transit corridors, to define positive urban edges on these wide streets, but the massing is stepped down on Locust Avenue and Regal Way, areas that are adjacent to existing residential neighborhoods.

The SAC and the 39-unit affordable residential complex is a contemporary design fitting within the context of the urban corridor and downtown. The modern aesthetic is balanced with warm colors, materials and sensitive massing to create a comfortable residential feel. This allows the project to relate to the surrounding historic environment while looking forward to a bright future. Construction of the buildings will conform to Long Beach's Green Building Policy, equivalent to the Leadership in Energy and Environmental Design (LEED) "certified" rating.

Expansive balconies and lushly landscaped courtyards create seamless connections between the indoor and outdoor spaces for residents. The SAC building forms a south-facing courtyard providing solar access while collecting cool ocean breezes. Within the courtyard is a freestanding community building, the focal point of the complex. A second courtyard, accessible to residents in both development phases, will have a dog park, expansive lawn and community garden. Additional amenities shared by residents of the SAC and the 39-unit affordable building include a 99-seat theater, art studios, audio/visual studio, billiards room, residential library, computer lab, barbeque areas, spa, laundry facilities, and on-site management offices.

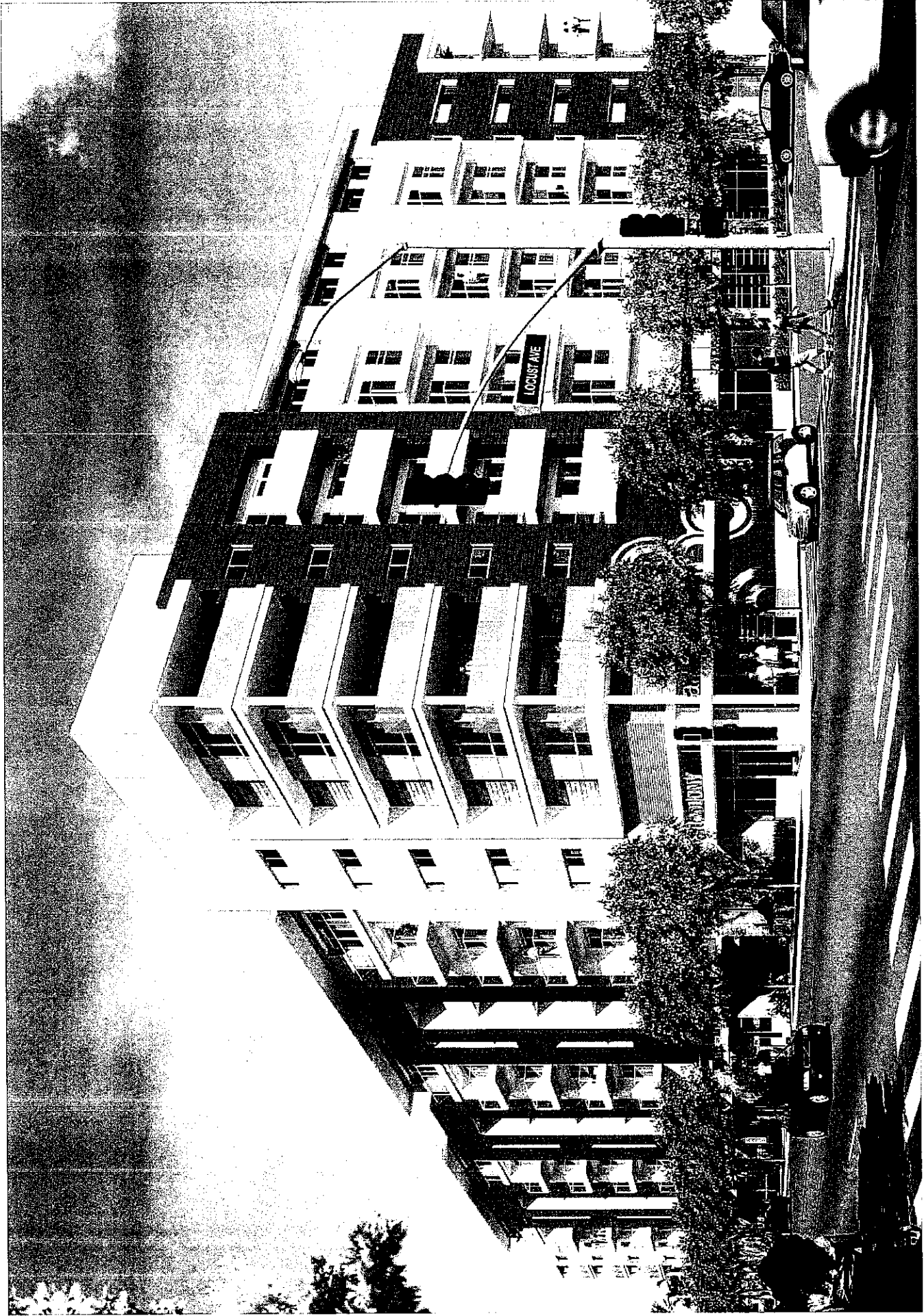
Unit amenities will include open floor plans utilizing modern design materials, natural light and airflow. The kitchens will include granite countertops, ample storage, and frost-free refrigerators.

The Projects Committee has reviewed this item on November 9, 2010, and recommends the Board's approval.

Attachments: Renderings and Floor Plans

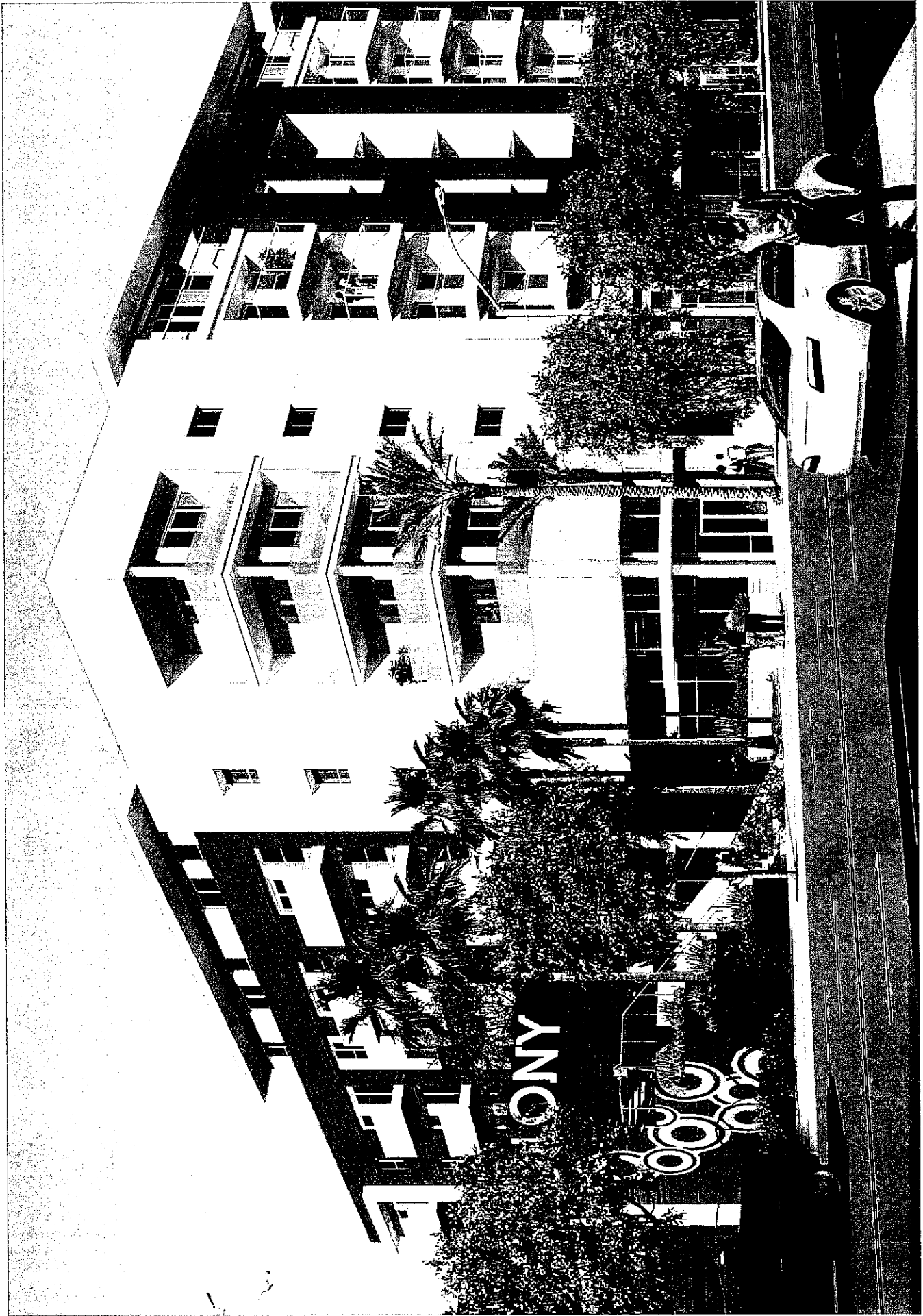
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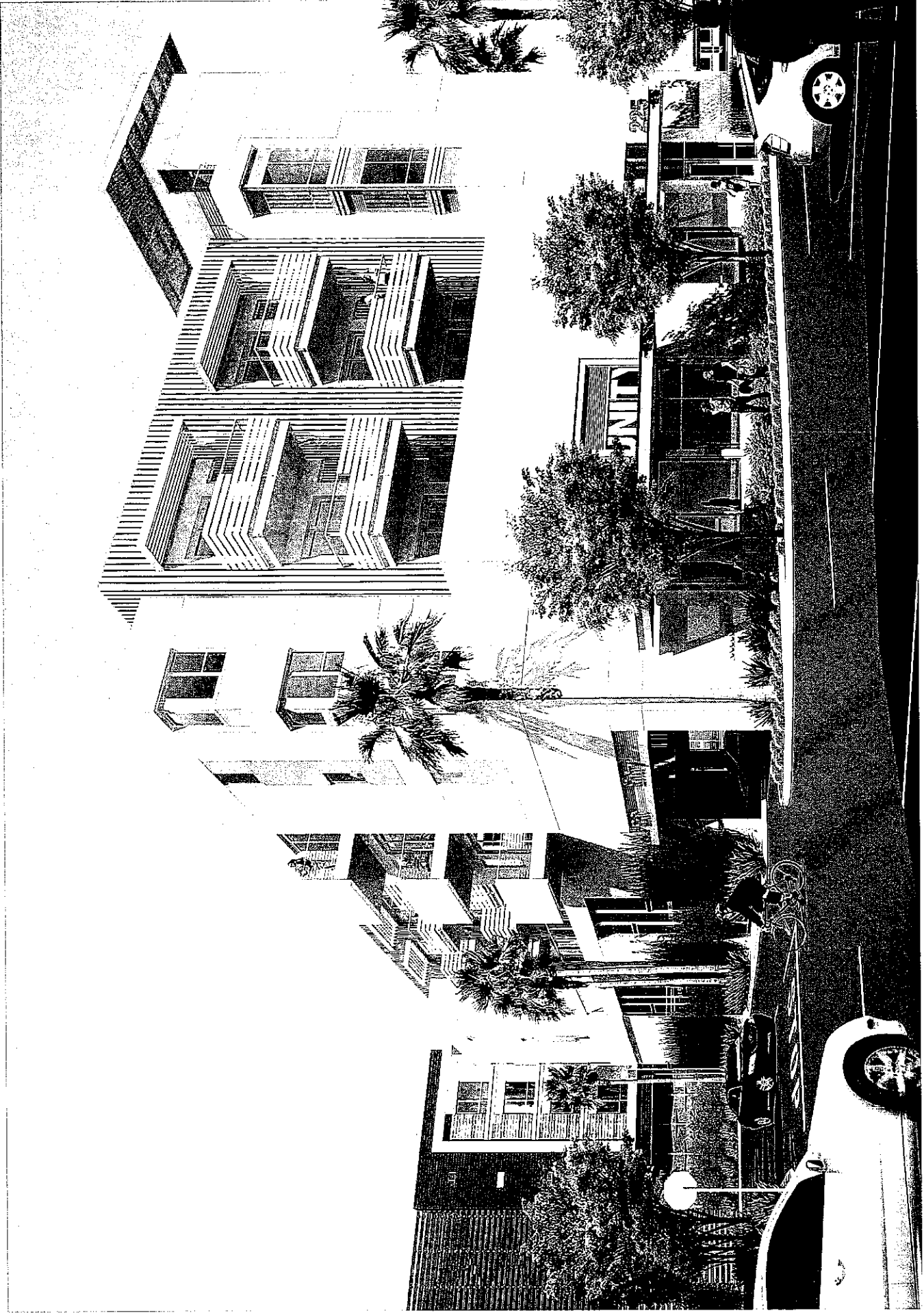
Senior Artists Colony at Anaheim Street and Locust Avenue

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at Perkowitz+Ruth Architects



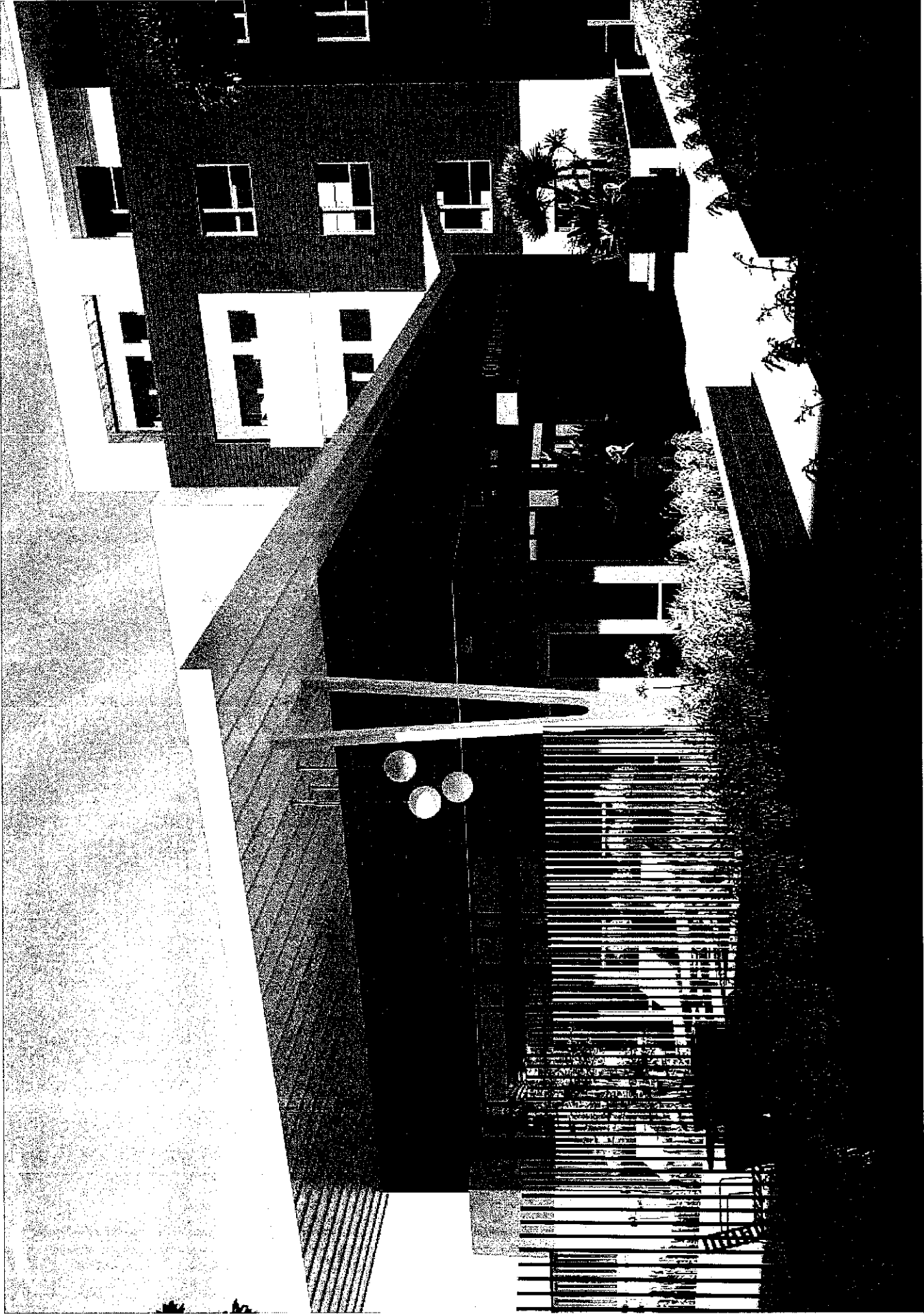
Senior Artists Colony at Anaheim Street and Regal Way

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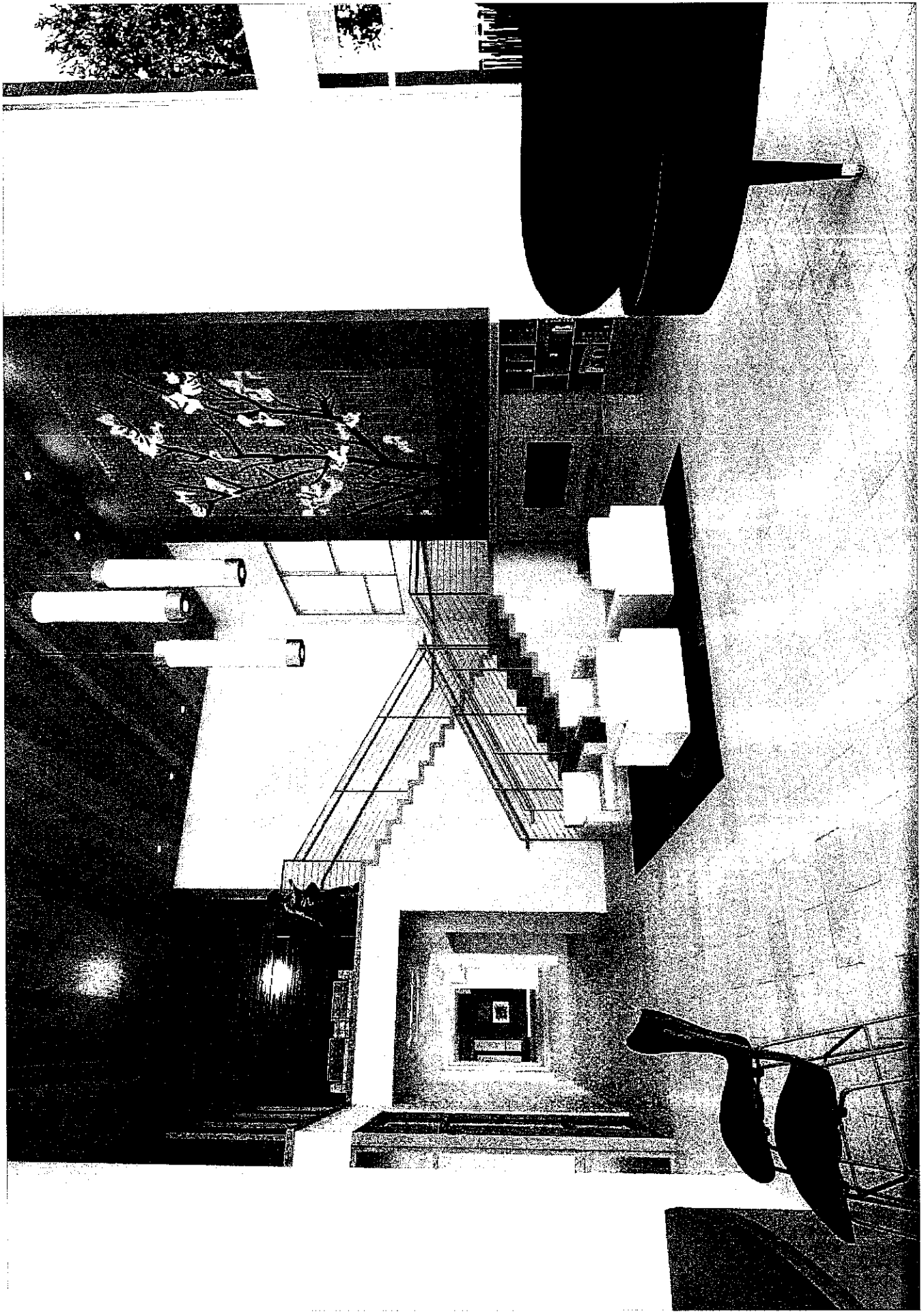
The Annex looking Northeast

studio **n**e **l**e **v**e **n**  
at Perkowitz+Ruth Architects



Senior Artists Colony Courtyard looking at the Community Building





Senior Artists Colony Main Lobby

**studio eleven**  
at Perkowitz+Ruth Architects