

MEMORANDUM



The
**Long Beach
Housing
Development
Company**

DATE: March 17, 2010
TO: Board of Directors
The Long Beach Housing Development Company
FROM: Ellie Tolentino, Vice President
PREPARED BY: Meggan Sorensen, Development Project Manager
SUBJECT: Stage II and III Design Review for Coronado

RECOMMENDATION

Approve Stages II and III of the Design Review Process for the Coronado housing development project as submitted by Brookfield Homes (CD 6).

BACKGROUND

On November 21, 2007, the Long Beach Housing Development Company (LBHDC) approved financial gap assistance of \$7,010,000 to Brookfield Homes for the development of a 48-unit moderate-income for-sale townhome project on Atlantic Avenue between 20th and Hill Streets. On February 17, 2010, the LBHDC approved an additional \$798,000 in gap financing and a construction loan of up to \$7,730,778. 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 March 19, 2008.* The second milestone (**Stage II Preliminary Review**) is at the end of the Schematic 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

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AGENDA ITEM NO. 3

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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 project will be developed in six multi-family structures, totaling 48 units. Each building will have eight residences with a mix of two-, three-, and four-bedroom units surrounding an interior courtyard. In addition, two common areas will also be provided with amenities including barbeques and play areas. Two parking spaces per unit will be provided in an enclosed garage for a total of 96 spaces, with guest parking located along 20th and 21st Streets.

The overall architectural theme is Spanish Revival featuring two different elevations with varying color schemes to distinguish the six buildings from each other. The buildings are primarily two-story structures. However, to accommodate twelve four-bedroom units, the project includes a third story element. This also contributes to more architectural interest and variations in the massing of the buildings, as well as providing units that accommodate larger families. The project will also be GreenPoint rated for energy efficiency.

Interior design elements will consist of stainless steel appliances, including a dishwasher, microwave and refrigerator; white thermafoil cabinets; ceramic tile in entry, kitchen, bathrooms, and some hallways; cultured marble countertops in bathrooms; and granite kitchen countertops.

The project received full entitlement from the Planning Commission on November 6, 2008. Staff has reviewed all pertinent materials and recommends Board approval of Design Stages II and III for the proposed development.

ET:PU:MS

Attachments: Renderings and Floor Plans

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