

RIVER PARK

A New Living Experience

LONG BEACH, CA





RIVER PARK



SITE OVERVIEW



RIVER PARK

COMMUNITY OVERVIEW

1



PUBLIC
PARK

2



DETACHED SINGLE
FAMILY HOMES

3



ATTACHED SINGLE
FAMILY HOMES

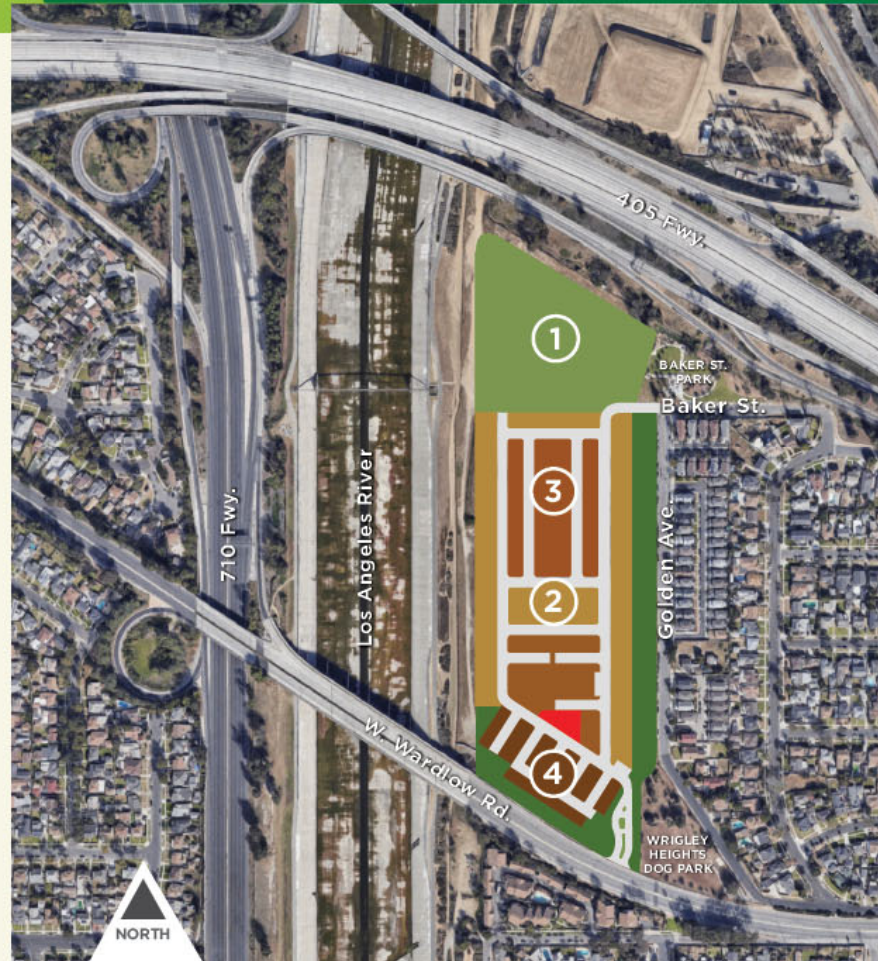
4



ATTACHED 3-STORY
SINGLE FAMILY HOMES

SITE
REMEDATION

SURROUNDING
IMPROVEMENTS





RIVER PARK



PROPOSED HOMES



RIVER PARK

DETACHED SINGLE-FAMILY HOMES

TOTAL NUMBER OF HOMES

74

BED/BATH RANGE

3-5 Bedrooms/3 Baths

SQUARE FOOTAGE RANGE

1,924 - 2,244 Sq. Ft.



**DETACHED
SINGLE-FAMILY
HOMES**





ATTACHED SINGLE-FAMILY HOMES



TOTAL NUMBER OF HOMES
99

BED/BATH RANGE
3 Bedrooms/3 Baths

SQUARE FOOTAGE RANGE
1,464 - 1,800 Sq. Ft.



**ATTACHED
SINGLE-FAMILY
HOMES**





TOTAL NUMBER OF HOMES
53

BED/BATH RANGE
2-3 Bedrooms/3 Baths

SQUARE FOOTAGE RANGE
1,526 - 1,653 Sq. Ft.



**ATTACHED
3-STORY SINGLE
FAMILY HOMES**



RIVER PARK



BEFORE/AFTER
COMMUNITY
RENDERINGS



BEFORE



AFTER





BEFORE



AFTER



BEFORE



AFTER





BEFORE



AFTER



BEFORE



AFTER







RIVER PARK



PUBLIC PARK &
LANDSCAPING



RIVER PARK

PUBLIC PARK





RIVER PARK



COMMUNITY
BENEFITS



SITE CLEANUP

Cleanup of a contaminated property that has sat vacant and dirty for decades





PUBLIC PARK

Provides 5 acres of additional park space in a park-starved area of Long Beach





NEW HOMES

Provides 226 additional units towards meeting the City's RHNA housing target



TRANSIT ACCESS

New housing will be located proximate to mass transit station (Metro A Line), consistent with CA housing strategy



AFFORDABLE HOUSING

Includes five percent of the homes (12 units) as affordable, available to Very Low Income buyer



SURROUNDING IMPROVEMENTS

Installation of a new sidewalk, parkway and curb and gutter along Golden Avenue, Wardlow Road and Baker St.





TRAFFIC SIGNAL

Construction of a new traffic signal to access the property independent from the adjacent community





DEVELOPMENT FEES

Provides over \$4 million in
Development Impact Fees



HOUSING LOCATION

Provides new housing outside of the Downtown/Midtown core





JOB CREATION

Creation of several years of construction jobs





NEW RESIDENTS

Attracts new residents to stimulate the local economy and Additional tax revenue to the City





WRIGLEY HEIGHTS DOG PARK

Installation of new benches, trash cans, signs, drinking fountain, message boards, and installation of new fences/gates





BAKER STREET PARK

Construction of new public restroom and shade structure





RIVER PARK

COMMUNITY BENEFITS

- **Site Cleanup**
- **Public Park**
- **New Homes**
- **Transit Access**
- **Affordable Housing**
- **Surrounding Improvements**
- **Traffic Signal**
- **Development Fees**
- **Housing Location**
- **Job Creation**
- **New Residents**
- **Wrigley Heights Dog Park**
- **Baker Street Park**



The background features a large, stylized recycling symbol composed of three triangles in shades of green, blue, and white. Overlaid on this are images of vibrant green leaves and a bright sunburst in the upper right corner. On the left, a portion of a two-story house with a tiled roof and multiple windows is visible.

RIVER PARK

THANK YOU