

# RIVER PARK

A New Living Experience

LONG BEACH, CA





RIVER PARK

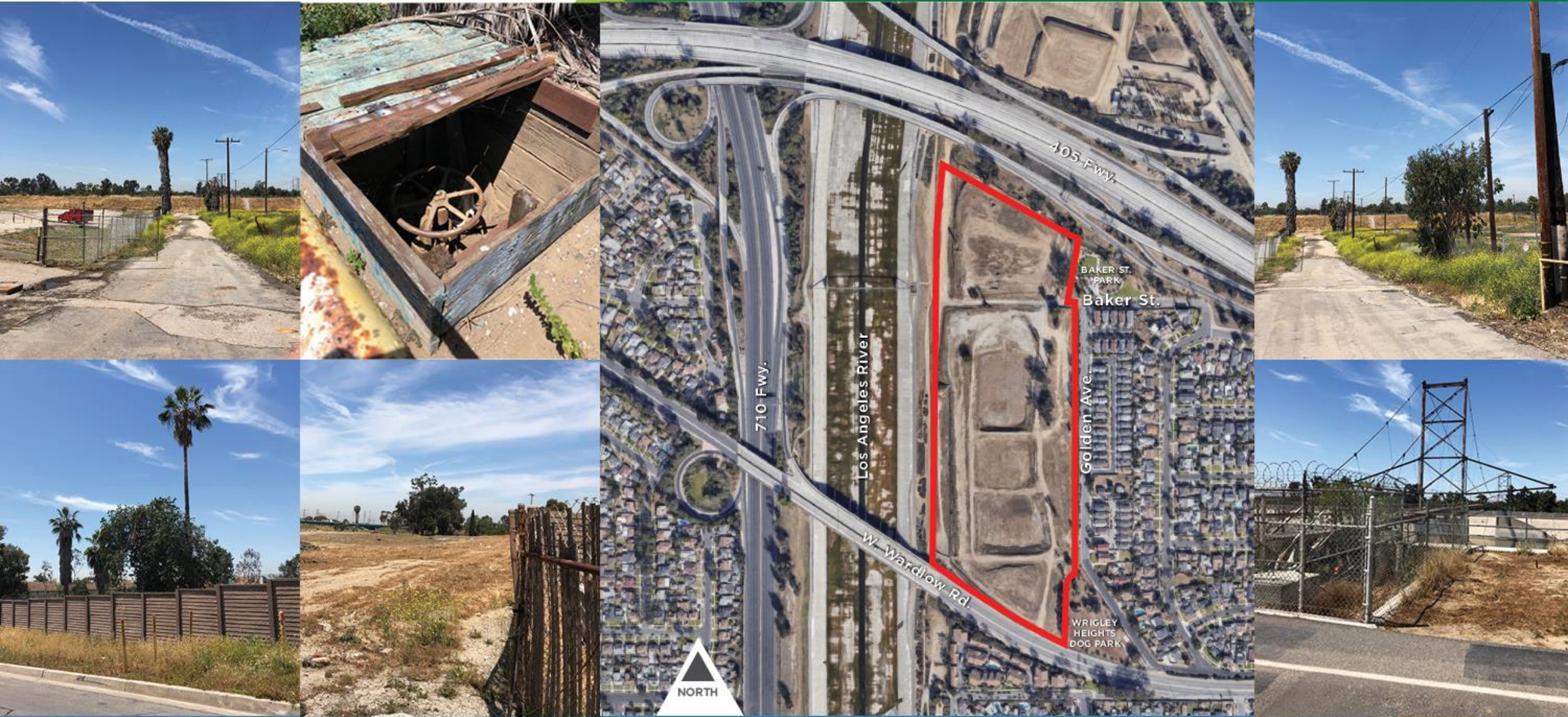


# SITE OVERVIEW



# RIVER PARK

## LOCATION & ACCESS





# RIVER PARK

## COMMUNITY OVERVIEW

1



PUBLIC  
PARK

2



DETACHED SINGLE  
FAMILY HOMES

3



ATTACHED SINGLE  
FAMILY HOMES

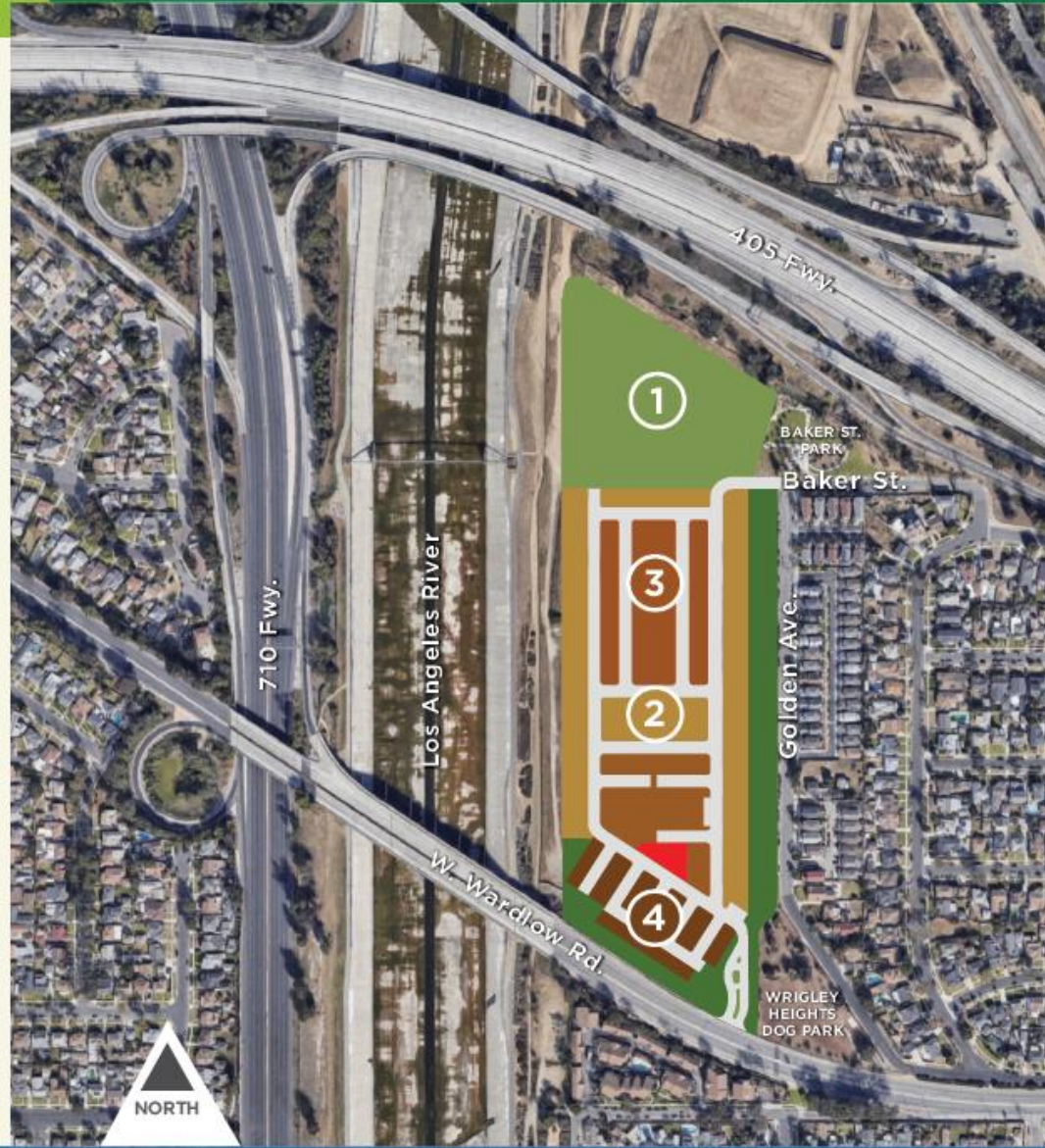
4



ATTACHED 3-STORY  
SINGLE FAMILY HOMES

SITE  
REMEDATION

SURROUNDING  
IMPROVEMENTS





RIVER PARK



PROPOSED HOMES



**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**





**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



PUBLIC PARK &  
LANDSCAPING









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

- **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**





RIVER PARK

THANK YOU