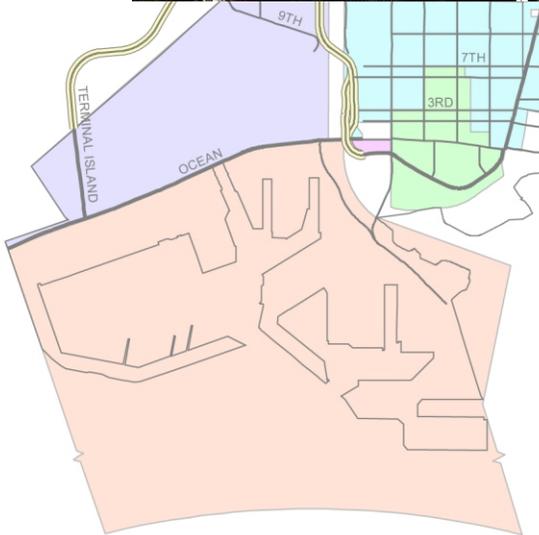


City of Long Beach, California
Department of Development Services
Corridor Investment Projects
(FY1980 - FY2012)



Executive Summary

Long Beach is a great city, blessed with an unsurpassed location and a population of almost 500,000 people. Measuring 50 square miles with eight miles of beaches, Long Beach is the envy of many cities across America. One of our most valuable assets is the diversity of our many neighborhoods, and the nearly 150 neighborhood associations that make up our fair city. Long Beach is home to a wide array of vibrant, residential communities including Coolidge Triangle, El Dorado Park, Alamitos Heights, East Village, Willmore, Sleepy Hollow, California Heights, Bixby Knolls and more.

One of the key goals and objectives of the Mayor and City Council over the past several years has been to improve the commercial corridors adjacent to our residential neighborhoods. As a result, the past 15 years have seen a diversification of redevelopment activities throughout the City, and not just in our downtown. This is a result of a concerted effort by all levels of local government to focus on strengthening our neighborhoods and business corridors. Thanks to the dedication of the Long Beach Redevelopment Agency, The Long Beach Housing Development Company, our Neighborhood Services Bureau and our entire Department of Development Services, this revitalization effort is now evident throughout the City.

This report documents many of the public investments we have made along our commercial corridors within the past 15 years. This investment was made possible through strategic partnerships with our Police Department and the Prosecutors Office to eliminate nuisance properties that receive an inordinate amount of calls for emergency services. Through focused acquisitions, we have purchased, relocated and demolished over 50 violent crime “hot spots,” including 15 liquor stores, 17 motels, 12 apartment units and 10 ancillary establishments in the past six years alone. These sites are now available for more desirable and sustainable development projects that will enhance the adjacent neighborhoods.

In addition to our focus on public safety, education remains one of the biggest economic tools for any city in America. The City of Long Beach strives to provide the safest atmosphere possible around our school campuses to promote education and create a supportive learning environment. Much of the work on our corridors has been completed adjacent to our elementary, intermediate and high schools. These improvements have benefited the entire community, and have been integral to making our schools a more secure place for students to receive an education.

On behalf of the City of Long Beach, please enjoy this corridor investment report highlighting our recent accomplishments.

Sincerely,



AMY J. BODEK, AICP
Director of Development Services

Central Long Beach Corridor Investments

Atlantic Avenue

(Anaheim Street to Willow Street)

Total Public Investment: \$58.9 Million

Acquisition: \$25.7 Million

Construction: \$13.4 Million

(FY1994 - FY2011)



Atlantic Avenue

Atlantic Avenue is a major north/south corridor connecting Downtown Long Beach to the City's northern border. The neighborhoods adjacent to the corridor are high-density, and as such investment has focused on core community services. Recent projects include the construction of Long Beach Senior Housing and Coronado in Long Beach. Another community serving project is Renaissance Walk, which is anchored by Union Bank. Union Bank brought financial services to Central Long Beach at a time when other financial institutions would not invest on the corridor.

1. Willow Street Development Site (530-558 Willow Street)

Land assembly to remove blighted buildings and provide a future commercial development that complements the uses related to Memorial Medical Center.

- Acquisition: \$3.1 Million



2. Menorah Senior Housing Development (575 E. Vernon Street)

Development of a 66-unit rental housing project restricted to very-low-income seniors. The building is 50,000 sq. ft. and four stories tall. Completed in 2007.

- Acquisition: \$2.8 Million (LBHDC)

- Predevelopment & Construction: \$4.6 Million

(\$3 Million RDA, \$1.6 Million LBHDC)



3. Vernon Street Development Site (Southwest corner of Atlantic Avenue & Vernon Street - vacant land)

Land assembly to remove blighted properties and establish a new development project.

- Acquisition: \$5 Million



4. Sunrise Boulevard Historic District Gateway (612 Sunrise Blvd. - Southeast corner of Atlantic Avenue & Sunrise Blvd.)

Establish a sustainable open-space project that provides a gateway to the Sunrise Boulevard Historic District.

- Acquisition: \$330,000

- Construction: \$180,700 (estimate)



5. Burnett Library Decorative Fence

Decorative fence installation to enhance existing library parking lot in conjunction with Long Beach Transit's bus shelter improvements.

- Investment: \$7,800



6. 2175 Atlantic Avenue

RDA site acquisition from LBHDC for future development. Working with the non-profit organization Children Today to provide child care and pre-school programs for homeless families.

- Acquisition: \$270,000

Legend

- RDA
- LBHDC
- Façade Improvements/
Commercial Rebate/Fencing

7. Coronado in Long Beach (2001-2149 Atlantic Avenue)

The LBHDC and Agency acquired the land and sold it to Brookfield Homes for the development of 48 condominiums and townhomes. The LBHDC also provided a construction loan and gap financing. The homes will be sold to moderate-income first-time homebuyers.

- Acquisition: \$10.5 Million
- Repayable Construction Loan: \$7.7 Million
- Second Mortgages: \$7.8 Million
- Total Investment: \$26 Million



8. Renaissance Walk (2000-2196 Atlantic Avenue)

The City, LBHDC, and Agency acquired the land and sold it to The Olson Company, who developed 40 single-family homes. The LBHDC provided financial assistance, enabling 13 of the homes to be sold to low- and moderate-income first-time homebuyers. Completed in December 2001.

- Investment: \$6.4 Million



9. Commercial Façade Improvements

(Southeast & southwest corners of 20th Street & Atlantic Avenue)

- CDBG Funds: \$218,500
- RDA Funds: \$146,130



SEC of 20th and Atlantic



SWC of 20th and Atlantic

10. Renaissance Square (1900 Atlantic Avenue)

A 12,000 sq. ft. mixed-use facility featuring the Union Bank of California and office space.

- Investment: \$1.5 Million funded by RDA and CDBG funds



11. Faith Chapel Mortuary Improvements (1890 Atlantic Avenue)

A blighted liquor store and billboard was acquired and demolished to allow for the expansion of the mortuary by creating additional parking and a façade improvement to beautify the exterior of the building.

- Acquisition: \$372,000
- Façade Design: \$10,000



12. Atlantic Villas Townhouses (1855-1833 Atlantic Avenue)

LBHDC developed a 15-unit affordable townhome project and sold the units to low-and moderate-income first-time homebuyers. Completed in 1996.

- Investment: \$2.9 Million



13. Carwash Fence (Northwest corner of Atlantic Avenue & Pacific Coast Highway)

Installation of a new fence for an existing carwash at the corner of a high-profile intersection.

- Investment: \$12,500



14. Poly Gateway & Intersection Improvements

(Southeast corner of Atlantic Avenue & Pacific Coast Highway)

New right turn lane and modern landscaped gateway to Polytechnic High School.

- Acquisition: \$1.3 Million
- Construction: \$890,000



15. Sea Mist Towers (1451 Atlantic Avenue)

LBHDC provided financial assistance for the development of a 75-unit affordable housing development. Completed in 1994.

- Investment: \$840,000



16. Polytechnic High School Utility Boxes Painting (\$2,000 each)

Long Beach inspired art painted on four existing utility boxes by local artist Candace Galvan.

- Northeast corner of Atlantic Avenue & Anaheim Street (Poly Area Project)
- Northeast corner of Atlantic Avenue & New York Street (Poly Area Project)
- Northwest corner of Atlantic Avenue & 16th Street (Poly Area Project)
- Southwest corner of Atlantic Avenue & 17th Street (Central Area Project)
- Investment: \$8,000



17. Anaheim and Lime Development Site (622-638 E. Anaheim Street)

Adaptive reuse of an existing art deco building and adjacent vacant land.

- Acquisition: \$2 Million

Central Long Beach Corridor Investments

Long Beach Boulevard

(Anaheim Street to Burnett Street)

Total Public Investment: \$40.2 Million

Acquisition & Construction: \$40.2 Million

(FY2007 - FY2011)



Long Beach Boulevard

In an effort to capitalize on the Metro Transit Authority's Blue Line and its service between Downtown Long Beach and Downtown Los Angeles, development along Long Beach Blvd. has focused on housing. 104 housing units have been opened since 2007, and construction on an additional 200 units began in 2011.

1. Long Beach & Burnett Apartments

(2355 Long Beach Blvd.)

LBHDC provided financial assistance for the development of 46 family rental units. The project includes 36 affordable and ten market rate units. Completed in September 2010.

- Acquisition & Construction Loan: \$9.5 Million



2. 1900-1940 Long Beach Blvd.

LBHDC acquired the violence prone Azteca Bar and demolished it to make way for a future affordable housing development.

- Acquisition: \$4.5 Million



3. Olive Court (1856 Long Beach Blvd.)

LBHDC provided financial assistance for the development of 58 townhomes, 44 of which are being sold to low- and moderate-income first-time homebuyers. Completed in 2007.

- Acquisition, Construction, Second Mortgages: \$10.9 Million



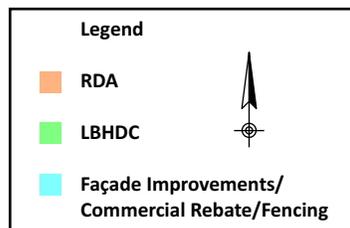
4. Meta Housing

(Southwest corner of Long Beach Blvd. & Anaheim Street)

Phase I (Long Beach Senior Arts Colony) - LBHDC has approved financial assistance for the development of 200 affordable senior rental units in two buildings.

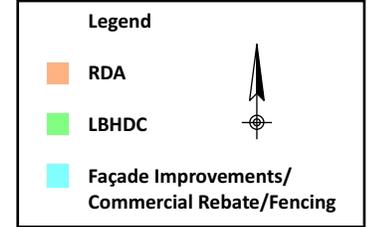
Phase II - LBHDC provided an acquisition loan and expects to provide financial assistance for the development of approximately 156 rental or for sale units in two buildings with retail space on the ground floor.

- Acquisition & Construction Loan: \$15.3 Million



Central Long Beach Corridor Investments

Pacific Coast Highway
 (Long Beach City College Area)
Total Public Investment: \$4 Million
 Acquisition: \$516,500
 Construction: \$400,000
 (FY2011)



Pacific Coast Highway

Investment near Long Beach City College has focused on assisting campus expansion efforts and improving the surrounding residential and business communities. Among the projects completed is Rosa Parks Park, which opened in May 2011. The Park added passive open space to one of the City's most densely populated neighborhoods and includes artwork celebrating the life of Rosa Parks. In addition, a façade project at 1124 East Pacific Coast Highway was finished in 2011 and provided improvements to a commercial property to aid in new business recruitment. In partnership with Long Beach City College, the Redevelopment Agency has also invested \$3 million to expand the College's main campus.

1. Long Beach City College Expansion

(1585 E. Pacific Coast Highway, 1521-1527 E. Pacific Coast Highway & 1501 E. Pacific Coast Highway)
 Joint redevelopment effort with Long Beach City College to assemble and redevelop four parcels to expand the College's Pacific Coast Campus.

- Investment: \$3 Million



2. Gilewski Building Façade Project (1124 E. Pacific Coast Highway)

Façade improvement project that included exterior paint, new signage, window and door replacement, and anti-graffiti film.

- Investment: \$118,700



3. Rosa Parks Park (1195 E. 15th Street)

Acquisition of an abandoned building for the construction of a passive park and bus stop plaza that showcases stormwater management features and includes an artwork installation celebrating the life of Rosa Parks. The park was completed in May 2011.

- Acquisition: \$516,500

- Construction: \$400,000



Central Long Beach Corridor Investments

Martin Luther King (MLK) Jr. Avenue

(Anaheim Street to 23rd Street)

Total Public Investment: \$17.5 Million

Acquisition: \$3.5 Million

Construction: \$5.5 Million

(FY2007 - FY2011)



Martin Luther King Jr. Avenue

Investment along Martin Luther King Jr. Avenue is focused on enhancing Polytechnic High School and improving the quality of life for the students and residents in the surrounding neighborhoods. Examples of this include improvements at McBride Park to provide a new teen center and skate park, as well as the transformation of the former Pacific Electric Right-of-Way into a bikeway and pedestrian path. These projects will offer enhanced open space and recreation opportunities to the community. Improvements at Polytechnic High School include the installation of the Fence of Champions, construction of a landscaped gateway, and a Walk of Fame honoring famous Poly alumni.

1. Polytechnic High School Utility Boxes Painting

(\$2,000 each)

Long Beach inspired art painted on two existing utility boxes by local artist Candace Galvan. Completed in March 2007.

- Northeast corner of Martin Luther King Jr. Avenue & E. Anaheim Street
- Northwest corner of Martin Luther King Jr. Avenue & New York Street
- Investment: \$4,000



2. McBride Park Expansion Project

(1550 Martin Luther King Jr. Avenue)

Phase I includes development of a new 5,000 sq. ft. teen center, recreation area, hardscape and landscape improvements, a skate park, and parking lot to service the Park. Currently under construction.

- Acquisition: \$950,000
- Construction: \$3.6 Million (estimate)

Phase II of the project will renovate the existing community center building by adding approximately 1,300 sq. ft. to house senior recreation programs.

- Construction: \$1.7 Million (estimate)



3. Polytechnic High School Fence of Champions

(Martin Luther King Jr. Avenue between 15th Street & Pacific Coast Highway)

Installation of a green and gold fence to replace rusted chain link fence at various sports fields at Polytechnic High School. Completed in January 2010.

- Investment: \$125,000

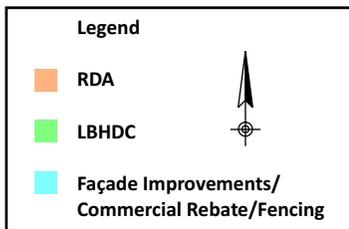


4. Polytechnic High School Walk of Fame

(Martin Luther King Jr. Avenue between 15th & 16th Streets)

Installation of five custom art plaques to commemorate notable alumni of Polytechnic High School.

- Investment: \$35,000



5. Poly Gateway

(998 E. Pacific Coast Highway - Martin Luther King Jr. Avenue & E. Pacific Coast Highway)

Passive landscaping project incorporating sustainable elements to serve as a gateway to Polytechnic High School.

- Construction: \$168,000
- Acquisition: \$815,000
- Total Investment: \$983,000



6. Polytechnic High School Marquee Sign

(998 E. Pacific Coast Highway - Martin Luther King Jr. Avenue & E. Pacific Coast Highway)

Polytechnic High School marquee sign to be installed in Poly Gateway. Installation anticipated to take place in Fall 2011.

- Investment: \$35,000



7. PCH and MLK Development Site (925- 945 E. Pacific Coast Highway)

Acquisition and demolition of a violence prone liquor store to remove a blighting influence on the community, and to make way for future retail development.

- Acquisition: \$1.7 Million



8. Martin Luther King Jr. Avenue Medians (Between E. Pacific Coast Highway & 20th Street)

Development of landscaped median islands along Martin Luther King Jr. Avenue to enhance the corridor.

- Investment: \$1 Million



9. "Learning Curves" by John Clement (Martin Luther King Jr. Avenue medians)

A three-piece public art sculpture entitled "Leaning Curves" was installed along the Martin Luther King Jr. Avenue medians between 19th and 20th Streets. Completed in November 2010.

- Investment: \$75,000



10. Pacific Electric Right-of-Way Bike Trail and Pedestrian Path (2300 Martin Luther King Jr. Avenue)

Construction of a bike trail and pedestrian path along the former Pacific Electric Right-of-Way from Martin Luther King Jr. Avenue to Walnut Avenue.

Phase I was completed in June 2011.

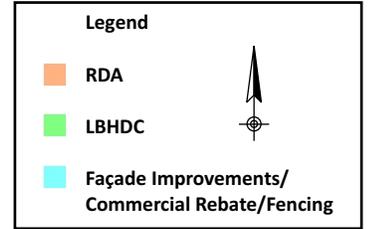
Phase II is currently under construction.

- Investment: \$7.3 Million (\$1.8 Million from Open Space Bonds)



Central Long Beach Corridor Investments

Zaferia Design District
Total Public Investment: \$6.7 Million
 Acquisition: \$3.9 Million
 Construction: \$1.4 Million
 (FY2009 - FY2011)



Zaferia Design District

A dynamic new Design District has emerged along the Anaheim Street and Redondo Avenue Corridors. Over the past few years, there has been an influx of private investment from creative businesses located in the area, organically forming the Zaferia Design District. The RDA collaborated with the district community to develop an action plan for future area improvements and strategically invest in projects and public improvements that contribute to the overall vision in this old industrial area.

1. Design District Implementation Plan

(Area bounded by E. Anaheim Street, 14th Street, Temple Avenue & Redondo Avenue)
 Development of a strategic plan for improvements in the Orizaba Park area to further the development of the Design District.
 - Investment: \$80,000



2. Design District Streetscape Improvements

(Area bounded by E. Anaheim Street, 14th Street, Temple Avenue & Redondo Avenue)
 Streetscape improvements within the Design District boundaries to include street resurfacing, new sidewalks, street trees, lighting and crosswalk improvements.
 - Investment: \$800,000 (estimate)



3. Orizaba Park Expansion (1435 Orizaba Avenue - 14th Street & Orizaba Avenue)

A 1.1-acre expansion to an existing, dilapidated and violence prone industrial park demolished to make way for improvements that include a new full-court basketball court, skate park area, exercise stations, a new walking path, security lighting, park furnishings, landscaping and ADA improvements, and a new perimeter block wall. Upon completion, the Park will cover a total of 3.7 acres. The Park is currently under construction and expected to be completed in Fall 2011.

- Acquisition: \$3.9 Million
- Construction: \$1.4 Million (estimate)



4. Orizaba Park Art Piece (Southwest corner of Orizaba Avenue & E. 14th Street)

Public art installation commemorating the Pacific Electric Red Car that ran from Los Angeles to Long Beach, with a station in the vicinity of Orizaba Park. Expected completion in Fall 2011.

- Investment: \$121,000

5. Oré Building Façade Project (1357 Coronado Avenue)

Façade improvement that included exterior building improvements, paint, new fencing and lighting.

- Investment: \$95,400



6. Pho Hong Phat Restaurant Façade Project (3243 E. Anaheim Street)

Façade improvement to include paint, new artistic building element, new signage, landscaping and lighting as well as new storefronts and anti-graffiti window film.

- Investment: \$116,000 (estimate)



7. Dene Building Façade Project (1322 Coronado Avenue)

Façade improvement that included a new artistic building element and exterior painting, and new signage.

- Investment: \$40,000



8. Art Production/Creative Office Space Loan (1330 Gladys Avenue)

Loan Agreement for interior tenant improvements and minor façade improvements to convert 1330 Gladys Avenue into nine artist studio spaces and creative office space. The project is currently under construction and is expected to be completed in Fall 2011.

- Investment: \$130,000



9. Fence Screening Project (1345 Coronado Avenue)

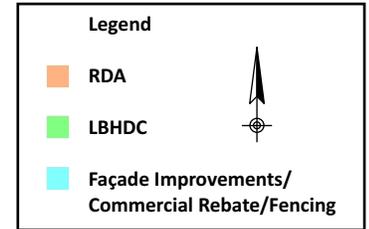
Installation of a custom metal fence and gates to replace a deteriorated chain link fence.

- Investment: \$64,000



Central Long Beach Corridor Investments

East Anaheim Street
 (Alamitos Avenue to Walnut Avenue)
Total Public Investment: \$18.5 Million
 Acquisition: \$3.7 Million
 Construction: \$4.2 Million
 (FY2009 - FY2011)



East Anaheim Street

Projects along the East Anaheim Street Corridor aim to provide community services and facilitate private investment. Completed community serving projects include the LEED-certified Mark Twain Library and the Manazar Gamboa Community Theater. Tenant improvements to the Homeland Cultural Center are also planned which will further enhance recreation and community resources. Future project sites include the southwest corner of East Anaheim Street and Walnut Avenue and the southwest corner of East Anaheim Street and Lime Avenue, both of which were acquired by the RDA to encourage development and revitalize the corridor.

1. Anaheim and Walnut Development Site (Southwest corner)

Acquisition of various parcels along the East Anaheim corridor for future construction of a public facility.

- Investment: \$8 Million



2. Mark Twain Library (1401 E. Anaheim Street)

The first LEED-certified public building in the City of Long Beach, the facility is a 16,000 sq. ft. public library.

- Acquisition: \$3.7 Million

- Construction: \$4.2 Million



3. Manazar Gamboa Community Theater (1323 Gundry Avenue)

The construction of a 3,000 sq. ft. multi-purpose community theater at MacArthur Park. This black-box theater accommodates 60 theater seats for cultural programming and visual art displays. The theater celebrated its grand opening in June 2011.

- Investment: \$1.8 Million



4. Homeland Cultural Center Improvements (1321 Anaheim Street)

A complete interior renovation to the existing Homeland Cultural Center at MacArthur Park.

- Investment: \$750,000 (estimate)



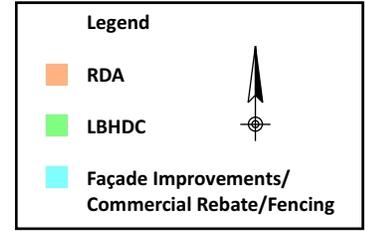
Central Long Beach Corridor Investments

East Anaheim Street & Redondo Avenue

Total Public Investment: \$5.3 Million

Construction Loan: \$5.3 Million

(FY2010 - FY2011)



East Anaheim Street & Redondo Avenue

Investments in the area balance the needs of community revitalization and homeless assistance. Rehabilitation of these properties provides an opportunity for improving the housing stock and creating quality special needs affordable housing.

1. The Palace (2640 Anaheim Street)

LBHDC acquired The Palace from the City of Long Beach, then leased it and provided financial assistance to LINC Housing for the development of a 14-unit affordable housing apartment building for transition age youth formerly in foster care. Grand opening scheduled for December 2011.

- Construction Loan: \$3 Million



2. Courtyards on Redondo (1027 & 1045 Redondo Avenue)

LBHDC provided financial assistance for the acquisition and rehabilitation of a scattered site development containing 46 units. The units will be affordable to persons with disabilities, and twenty-six of the units are designated for homeless or at risk of being homeless persons with mental illness. The other two buildings are located at 1134 Stanley Avenue and 350 Esther Street. Grand opening was held on May 19, 2011.

- Construction Loan: \$2.3 Million



1027 Redondo Avenue



1045 Redondo Avenue



1134 Stanley Avenue



350 Esther Street

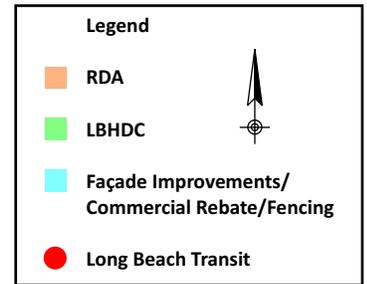
Central Long Beach Corridor Investments

4th Street Revitalization - East Village

(Long Beach Blvd. to Alamitos Avenue)

Total Public Investment: \$2.5 Million

(FY2009 - FY2011)



4th Street Revitalization – East Village

Through the sustained efforts of the Agency and the vested community, the East Village has become a stabilized neighborhood that is now contributing to the overall revitalization efforts of the greater downtown area. The revitalization of 4th Street celebrates the fruition of the East Village Creative Offices, Lofts on 4th, the Long Beach Transit bus stops upgrades, the addition of Fingerprints and Berlin Coffee Shop to the neighborhood and the installation of neighborhood banners and 52 pedestrian lights.

1. Façade Project (420 E. 4th Street)

Adaptive reuse project to create an 8,900 sq. ft. retail space that is housed by Fingerprints record store and Berlin Coffeehouse. Completed in Fall 2011.

- Façade Improvement: \$122,000
- Grow Long Beach Loan: \$180,000



2. East Village Creative Offices (4th & Linden Building - 425-441 E. 4th Street)

Façade improvement project to enhance the adaptive reuse of three warehouse buildings into eight creative office spaces.

- Investment: \$397,000



3. Atlantic Gas Station Façade (Atlantic Avenue & 4th Street)

Exterior painting and landscaping improvements to a vacant gas station building.

- Investment: \$19,000



4. Bus Stop Upgrades by Long Beach Transit

The project includes installation of new bus shelters and benches, enhanced lighting, paving and public art.

- Investment: \$140,000



5. 4th Street Pedestrian Lights

Installation of 52 pedestrian lights on 4th Street between Long Beach Blvd. and Alamitos Avenue. Completed in February 2011.

- Investment: \$503,000



6. 4th Street Banners

RDA's investment in the East Village 4th Street Banner program, which 20 street banners have been fabricated and installed along 4th Street from Long Beach Blvd. to Alamitos Avenue.

- Investment: \$7,000

7. Alamitos Video Store Façade Project (827 E. 4th Street - Alamitos Avenue at 4th Street)

- Investment: \$140,000



8. Lofts on 4th Street (834 E. 4th Street)

A new construction project that features a three story 34 unit residential loft project, 6,900 square feet of ground floor commercial space and 40 parking spaces available to the public. The project was constructed on a previously vacant site in the East Village. Completed in 2004.

- Investment: \$1 Million

Central Long Beach Corridor Investments

4th Street Retro Row
 (Cherry Avenue to Junipero Avenue)
Total Public Investment: \$65,800
 (FY2009 - FY2010)



4th Street Retro Row

Retro Row, the vintage stretch on 4th Street, between Cherry and Junipero Avenues is home to a number of small, independent businesses. In recent years, a number of façade projects and streetscape improvements were completed on the corridor that support the revitalization efforts of the community.

1. 4th Street Retro Row Façades (1900-2200 E. 4th Street)

As part of the City’s Corridor Beautification Program business owners were reimbursed for 18 façade improvement projects along 4th Street that included new signage and painting. The investment helped further the transition of the corridor into the “Retro Row” boutique-shopping district.
 - Investment: \$32,500



2. Public Art, Bike Racks and Planters in Parking Lot

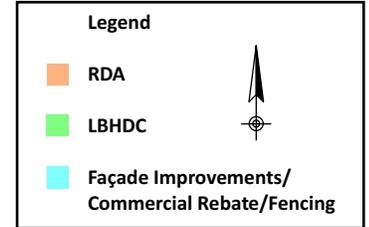
(Southeast corner of Cherry Avenue & 4th Street)

Multiple bike racks and planters were incorporated into this space, in addition to the car art, a public art piece fabricated from a 1950’s era automobile. Collaboration between the City and the 4th Street Business Association was key during the planning of the lot. The partnership proved essential to the installation of the bike racks and planters, making this a true community effort.
 - Investment: \$33,300



Central Long Beach Corridor Investments

7th Street & Alamos Avenue
Total Public Investment: \$2.1 Million
 Acquisition: \$1.3 Million
 Construction: \$30,000
 (FY2009 - FY2011)



7th Street & Alamos Avenue

As the gateway to Downtown Long Beach, investment at the intersection of 7th Street and Alamos Avenue aims to improve circulation and infrastructure, as well as provide cultural destinations for residents and visitors. Projects completed to date include an expansion to the Museum of Latin American Art (MOLAA) and façade improvements to the Armory. In the summer of 2011, the Armory Lofts will open and provide live-work space for the growing artist community in Long Beach. Future infrastructure projects include improvements to the median at 6th Street and Alamos Avenue as well as a right-turn lane for northbound traffic at the 7th Street and Alamos Avenue intersection.

1. 6th & Alamos Median Enhancement (Median in front of Museum of Latin America Art)

Landscaping of an existing median on Alamos Avenue to enhance the existing streetscape and build on the improvements brought to the area by RDA, MOLAA, and the Pacific Island Museum. Anticipated to be completed in Fall 2011.
 - Investment: \$80,000

2. Museum of Latin America Art Expansion (1005 E. 6th Street)

The RDA provided a \$125,000 forgivable loan to MOLAA to facilitate their acquisition of an adjacent parcel to allow for the museum's expansion.
 - Investment: \$125,000

3. 7th & Alamos Right Turn Lane (Southeast corner of 7th Street & Alamos Avenue)

Acquisition and demolition of a liquor store to create a new right turn lane at a major intersection.
 - Acquisition: \$550,000

4. Long Beach Armory Improvements (840 E. 7th Street)

Façade improvement project to renovate the exterior of the Long Beach Armory. Improvements included new exterior painting, decorative perimeter fencing, new entry, and landscaping. The project was completed in June 2011.
 - Investment: \$54,000 (landscaping and perimeter fence)

5. Armory Lofts (837 E. 7th Street)

Agency loan for the adaptive reuse of an existing commercial warehouse building resulting in four live/work-style artist lofts.
 - Investment: \$527,000

6. 7th Street Residential Parking Lot (825 E. 7th Street)

Acquisition and demolition of a vacant warehouse for the purpose of constructing a residential parking lot.
 - Acquisition: \$700,000
 - Construction: \$30,000



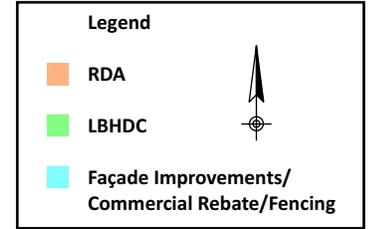
Central Long Beach Corridor Investments

7th Street

(Dawson Avenue to Junipero Avenue)

Total Public Investment: \$346,750 (CDBG Funds)

(Completed in FY2007)



7th Street (22 Business Storefronts Façade Improvements)

Community Development Block Grant (CDBG) is an entitlement grant the City receives from the Department of Housing and Urban Development (HUD). The grant is appropriated by Congress every year. The recent entitlement amount for FY 2012 is around \$7.8 million. The purpose of the grant is for the development of viable urban community through provision of various programs and projects principally for persons of low to moderate income or for an area resided by low to moderate income persons (CDBG area). Completed in FY 2007.

- Construction Cost: \$346,750

1. Herb & Red's Auto Repair (2337 E. 7th Street)

Fence improvement.



2. La Palapa Taco Stand (2316 E. 7th Street)

New sign, paint, and awning for existing taco stand.



3. Mixed Use Façade Enhancement (2301-2327 E. 7th Street)

Façade and awning remodel of existing mixed used project.



4. 7th Street Shopping Center (2218-2240 E. 7th Street)

New signage for shopping center.



Central Long Beach Corridor Investments

East Village Core

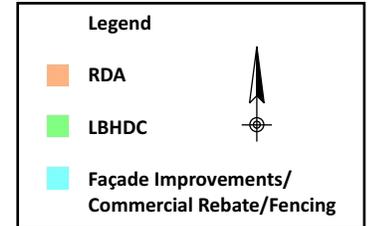
(Long Beach Blvd. to Alamitos Avenue)

Total Public Investment: \$11.2 Million

Acquisition: \$56,800

Construction: \$469,800

(FY2004 - FY2011)



East Village Core

Over fifteen years of redevelopment efforts and a strong community vision have transformed the East Village, a formerly blighted area on the fringe of Downtown Long Beach, into a thriving arts district that boasts an eclectic mix of commercial and residential uses and a vibrant arts community.

1. Shoreline Gateway (Northwest corner of Ocean Blvd. & Alamitos Avenue)

Acquisition of property to allow for a new high-rise residential use development project. Currently used for residential parking while waiting for development.

- Phase I (East) Investment: \$1.8 Million
- Phase II (West) Investment: \$5.8 Million
- Total Investment: \$7.6 Million



2. Urban Lab - "Chantilly Clad" by Freya Bardell and Brian Howe

(Northwest corner of Ocean Blvd. & Lime Avenue)

An innovative temporary public art installation "Chantilly Clad," includes a multifunctional deck system with a woven canopy above. The canopy is held up with cranes that are reminiscent of the Long Beach port landscape. The craft of knot tying and its relationship to the maritime industry has been playfully coupled with the craft of lace-making to construct the canopy. Individuals are encouraged to walk through the art installation. The installation is expected to host a series of site-specific performances, workshops and events. Completed in August 2010.

- Investment: \$60,000



3. East First Street Improvements (E. 1st Street from Elm to Alamitos Avenues)

This street improvement project included construction of new landscaped bulb outs, installation of bollards, new sidewalks, street trees and street resurfacing. Completed in August 2009.

- Investment: \$952,700 (RDA, Public Works & DLBA)



4. East First Street Façades at Elm & Linden (E. 1st Street between Elm & Linden Avenues)

Exterior façade improvements to 21 business storefronts in the core of the East Village on the north and south sides of 1st Street between Elm and Linden Avenues. Completed in 2005.

- Investment: \$800,000

- CDBG Investment: \$362,000



5. East First Street Pedestrian Lighting (E. 1st Street from Long Beach Blvd. to Alamitos Avenue)

Installation of 92 pedestrian lights on 1st Street from Long Beach Blvd. to Alamitos Avenue. Completed in August 2009.

- Investment: \$898,400



6. East Village Arts Park (150 Elm Avenue)

The park, designed for community art-related events, includes a raised stage area, a seating area with overhead trellis and a display/work area. The entry gates, benches, and mosaic surfacing on the stage were crafted by East Village artists. Completed in 2004.

- Acquisition: \$56,800

- Construction: \$469,800 (City)



Central Long Beach Corridor Investments

Wrigley Village

(Pacific Coast Highway to Willow Street)

Total Public Investment: \$5.6 Million

Acquisition: \$3.8 Million

(FY2010 - FY2011)



Wrigley Village

Investment along the major Wrigley Village corridors, Pacific Avenue and Pacific Coast Highway, have aided in supporting business attraction and the vibrant residential community within Wrigley Village. Key acquisitions of blighted properties and a Streetscape Enhancement Program have been instrumental in transforming the area, resulting in safer and more pedestrian friendly streets. Projects include new drought-tolerant landscaped medians, installation of pedestrian lights, new neighborhood street banners and new commercial developments.

1. Pine and PCH Development (Northeast corner)

Acquisition of two blighted and violence prone properties (motel and recycling center) to facilitate a new commercial development that is compatible with the area's needs.

- Acquisition: \$2.2 Million



2. Wrigley Village Streetscape Enhancement Program

(Pacific Avenue from Pacific Coast Highway to Willow Street)

Community visioning process with the Wrigley Village neighborhood associations to develop a Streetscape Enhancement Program that addresses streetscape improvements for the area. Completed in 2011.

- Investment: \$119,500

- Construction of median landscaping improvements: \$606,300



3. Pacific Avenue Lights

(Pacific Avenue from Pacific Coast Highway to Hill Street)

Installation of 55 pedestrian lights within the core of the Wrigley Village neighborhood. Completed in 2010.

- Investment: \$533,000



Legend	
	RDA
	LBHDC
	Façade Improvements/ Commercial Rebate/Fencing
	

4. Pacific Avenue Banners (Pacific Coast Highway to Willow Street)

Installation of neighborhood banners on Pacific Avenue from Pacific Coast Highway to Willow Street.

Completed in 2011.

- Investment: \$15,500



5. Alamo Motel Acquisition (1827-1835 Pacific Avenue)

Acquisition and demolition of the Alamo Motel to remove blight and facilitate the commercial development of the northeast corner of Pacific Avenue and Pacific Coast Highway.

- Acquisition: \$1.6 Million



6. Pacific and PCH Development (Northwest corner of Pacific Avenue & Pacific Coast Highway)

Design development for a new commercial development project.

- Investment: \$458,200



7. Tacos Don Chente (101 W. Pacific Coast Highway)

Neighborhood-serving restaurant offering authentic Mexican food.

- Investment: \$25,000 (Revolving Loan)

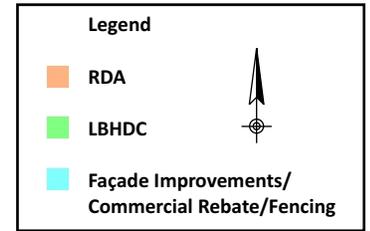


Central Long Beach Corridor Investments

Washington Middle School & Housing Action Plan Area

Total Public Investment: \$28.6 Million

Acquisition: \$14.8 Million
(FY2007 - FY2011)



Washington Middle School & Housing Action Plan Area

Improvements to the Washington Middle School (Washington) Area have focused on increased access to housing and recreation opportunities. As one of the top schools in the LBUSD system, Washington has long attracted families from across Long Beach looking to provide their children a top education. The City of Long has helped accommodate these families with several park improvement projects, including the Michael K. Green Skate Park, the 14th Street basketball courts, and the 2.5 acre Seaside Park. Additionally, the City supported the development of 59 affordable housing units at Pacific City Lights Apartments and Neo Zoe Townhomes, and acquired seven homes for development by Habitat for Humanity. These investments have revitalized an Area formerly known for its higher crime rates and has improved the quality of life around Washington for families and students alike.

1. 14th Street Park Renovation Master Plan

(14th Street: Cedar Avenue - Locust Avenue)

Master plan for renovations to neighborhood parks along 14th Street.

- Investment: \$10,000



2. 14th Street Park Improvements

(14th Street: Cedar Avenue - Locust Avenue)

Park improvements between Locust and Cedar Avenues include play equipment, playground surfacing, irrigation retrofit, skate equipment and concrete pad, basketball court improvements, and fencing.



3. 14th Street Skate Park

(14th Street: Pacific Avenue - Pine Avenue)

Installation of a skate park between Pacific and Pine Avenues. Park amenities include ramps, grind rails, and a landscaped plaza area.

- Investment: \$700,000



4. 14th Street Park Basketball Court Improvements

(14th Street: Pine Avenue - Locust Avenue)

Funding secured to improve existing basketball court with additional court space, seating, landscaping, and bike amenities.

- Investment: \$160,000



5. 14th Street Properties

The LBHDC acquired properties on the south side of 14th Street between Pacific and Pine Avenues for a future housing development.

- Acquisition: \$2.5 Million

6. Seaside Park (1401 Chestnut Avenue)

Park expansion project joining several parcels to create a 2.5 acre park. Several violence prone apartment developments were demolished with tenants relocated to make way for this development. Park amenities include a soccer field, playground, and public restrooms. The Seaside Park celebrated its grand opening in February 2011.

- Investment: \$6.2 Million



7. Magnolia Avenue Acquisitions (Magnolia Avenue between 17th Street & Pacific Coast Highway)

In accordance with the Washington Housing Action Plan, LBHDC acquired the properties on the east side of Magnolia Avenue between 17th Street and Pacific Coast Highway for a future affordable housing development. Several violence prone apartment developments were demolished with tenants relocated to make way for the development.

- Acquisition: \$4.5 Million



8. Habitat for Humanity Homes (Henderson, Chestnut & Magnolia Avenues)

LBHDC acquired four properties at 1650 Magnolia Avenue, 1495 Chestnut Avenue, and 1486 and 1494 Henderson Avenue for conversion to Habitat for Humanity homes. Habitat for Humanity is building three new homes and rehabilitating one existing home, all of which will be sold to very low-income first-time homebuyers only. The LBHDC provided the land at no cost and provided gap financing for construction that will convert to silent second mortgage loans to the buyers.

- Acquisition: \$2.3 Million

- Construction: \$535,000



1494 Henderson Avenue

9. Habitat for Humanity Homes (14th Street & Pine Avenue)

LBHDC acquired three properties at 1411 Pine Avenue, 105 W. 14th Street, and 228 W. 14th Street. Habitat for Humanity is building two new homes and rehabilitating one existing home, all of which will be sold to very low-income first-time homebuyers. The LBHDC provided the land at no cost and provided gap financing for construction that will roll to silent second mortgage loans to the buyers.

- Acquisition: \$1.3 Million

- Construction: \$537,000



10. Henderson Avenue Street Improvements (Between 15th Street & Pacific Coast Highway)

The LBHDC worked with the Department of Public Works and the Neighborhood Services Bureau to install new curbs, gutters, sidewalks, street paving, street trees, and new diagonal parking on Henderson Avenue between 15th Street and Pacific Coast Highway. This was a significant improvement to an area that previously had no sidewalks or curbs and gutters. This project was completed through a Workforce Housing Rewards Grant received by the State Department of Housing and Community Development, which was a reward for building affordable housing.

- Investment: \$227,000



11. Pacific City Lights Apartments (1601 Pacific Avenue)

LBHDC provided financial assistance for the development of a 42-unit affordable housing development. Completed in 2007.

- Acquisition & Construction Loan: \$4 Million



12. Neo Zoe Townhomes (1500 Pine Avenue)

LBHDC provided silent second mortgages to 17 low- and moderate-income first-time homebuyers in this 22-unit townhome development. Completed in 2007.

- Second Mortgage Assistance: \$5.4 Million



13. New City Farm (225 & 227 E. 15th Street)

LBHDC acquired the site for a future affordable housing development. The vacant lots were leased to New City Schools in May 2010 for a 5-year term to utilize the land as a temporary farm and outdoor classroom.

- Acquisition: \$214,400



14. Appleby Building (623 W. Pacific Coast Highway)

Facade improvement to include paint, new signage, and trash lighting.

- Investment: \$48,800



Central Long Beach Corridor Investments

Central Housing Action Plan Area

(Pacific Coast Highway to 20th Street)

Total Public Investment: \$8.9 Million

Acquisition: \$5.7 Million

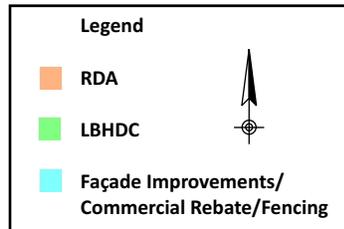
Construction: \$3.2 Million

(FY2007 - FY2010)



Central Housing Action Plan Area

Improvements to the Central Area have focused on increased access to quality affordable housing, elimination of blight and nuisance activity, neighborhood cleanups, increased code enforcement, encouraging use of the City's Multi-family Rehabilitation Loan Program, and effective property management and crime prevention through environmental design, all of which are working to revitalize and stabilize the neighborhood. The City of Long Beach has acquired five properties, wherein continual criminal activity had occurred within blighted, overcrowded multi-family buildings, for the development of future family affordable housing projects. Further, the City is in process of establishing a Multi-family Improvement District (MID) that will work to create a safe, more beautiful and crime free community surrounding the planned affordable housing developments. Regular meetings have been held with residents and property owners as staff works towards establishment of the MID.



1. Pine Avenue Properties (1893-1911 Pine Avenue)

LBHDC acquired the properties on the west side of Pine Avenue between Pacific Coast Highway and 20th Street. The LBHDC has entered into a Disposition and Development Agreement (DDA) with Jamboree Housing to rehabilitate the properties into a proposed 14-unit affordable family rental housing development.

- Acquisition: \$2.5 Million
- Construction: \$3.2 Million



1905-07 Pine Avenue

2. Locust Avenue Properties (1842-1852 Locust Avenue)

LBHDC acquired the properties on the east side of Locust Avenue between Pacific Coast Highway and 20th Street for a future affordable housing development.

- Acquisition: \$3.2 Million



3. Pine/Locust Multi-Family Improvement District

LBHDC is in the process of establishing a Multi-Family Improvement District (MID) on Pine and Locust Avenues between Pacific Coast Highway and 20th Street. The MID will allow responsible business, property, and apartment building owners to join together and work with City officials to improve their neighborhood. LBHDC staff meets with owners on a monthly basis.

- Investment: Staff time - monthly meetings



1911 Pine Avenue

Central Long Beach Corridor Investments

Willmore City / Drake Park Historic District

Total Investment: \$7.7 Million

Acquisition: \$7.5 Million
(FY2010 - FY2011)



Willmore City / Drake Park Historic District

The Willmore City / Drake Park Historic District is Long Beach's first designated historic district and is home to some of the City's oldest houses. As such, City investment has been focused on preservation and revitalization of the District. Among the projects that have been completed are the relocation and renovation of five historic homes, as well as the installation of District signs. The City is also working to complete the development and expansion of Drake/Chavez Park, which will add 14 acres of open space along the Los Angeles River.

1. Willmore District Implementation Plan

The Plan establishes priority projects and strategies to improve the district.
- Investment: \$70,000

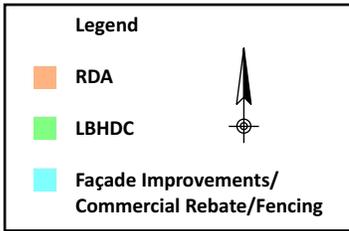
2. Drake/Chavez Park Expansion

Acquisition of 14 acres along the Los Angeles River for development into public open space.
- Acquisition: \$5.7 Million



3. Willmore City Vintage Home Relocations

Relocation of vintage homes onto vacant lots within the historic district. The homes are currently being rehabilitated by the new homeowners.
- 226 W. 10th Street: \$439,600 (new site acquisition & house move)
- 539 & 543 Daisy Avenues: \$887,000 (new site acquisition & house move)
- 734 Maine Avenue: \$333,600 (new site acquisition & house move)
- 419 Daisy Avenue: \$220,000 (new site acquisition & house move)



226 W. 10th Street



734 Maine Avenue



539 Daisy Avenue



543 Daisy Avenue



419 Daisy Avenue

4. Willmore City Historic District Signs

(Seven locations throughout the district)
Creation of neighborhood historical district markers with resources allocated for permits, fabrication and installation.
- Investment: \$11,300





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