



LONG BEACH
DEVELOPMENT
SERVICES

DOWNTOWN PLAN UPDATE

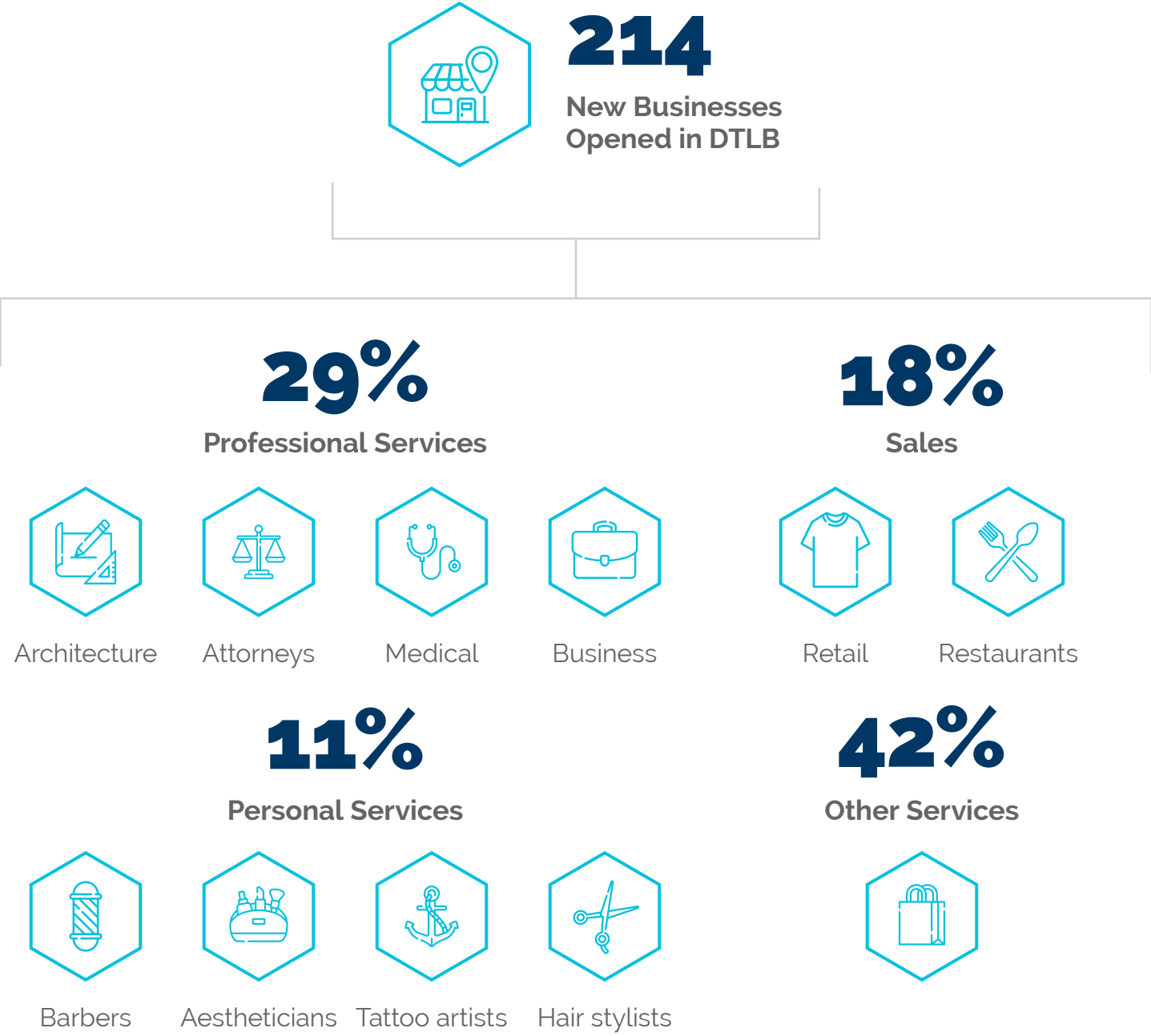
2022 IN REVIEW

This year marks the commemoration of 10 years of the [Downtown Plan](#), also known as PD-30. Since its adoption in 2012, the Downtown Plan (Plan) has set the City's visioning process into motion by providing refined development and design standards aimed at achieving a high-quality urban realm that serves as the heart of the city, connecting with neighborhoods and the coastline. Additionally, the Program Environmental Impact Report has reduced the cost and time associated with approving development projects and mitigating the process for projects and public improvements.

Downtown Long Beach had much to celebrate in 2022. The City welcomed new residents at the official grand opening of the city's tallest building, [Shoreline Gateway](#); the Development Services Department and partnering agencies opened a 50-year-old [time capsule](#) buried by the former Redevelopment Agency in 1972 at the Oceangate Building; and many new exciting development projects were completed or are currently underway, many of which have been made possible through the Plan.

A decade later, we are continuing to see the impressive results of the Plan in the form of an ever-changing skyline and a strong economy as Downtown Long Beach continues to be the hub of tourism, business and transit for the entire city.

JANUARY - DECEMBER 2022



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The following table reflects project data for the major developments featured in this Downtown Plan update report.

| | RESIDENTIAL Units | OFFICE Square Feet | RETAIL/ COMMERCIAL Square Feet | HOTEL Rooms |
|--------------------------------------------------------|----------------------|-----------------------|--------------------------------------|----------------|
| Downtown Plan Expected Growth 2012-2035 | 5,000 | 1.5 Mil | 480k | 800 |
| Total Demolished | 0 | 0 | 0 | 0 |
| Completed | 594 | 0 | 92,338 | 0 |
| Under Construction/ Approved | 1,367 | 0 | 16,947 | 0 |
| Pending | 949 | 0 | 36,000 | 0 |

The map below identifies the major developments featured in this Downtown Plan update report.

COMPLETED

- A Lincoln Park**
101 Pacific Ave.
- B Onni East Village**
333 E. Broadway
- C The Magnolia**
500 W. Broadway
- D Partake Collective**
456 Elm Ave.
- E Shaun Lumachi
Innovation Center**
309 Pine Ave.
- F The Place**
495 The Promenade N.

UNDER CONSTRUCTION

- G 3rd & Pacific**
131 W. 3rd St. & 328 Pacific Ave.

APPROVED

- H West Gateway Towers**
600 W. Broadway
- I Elevate**
225 W. 3rd St.
- J Calypso**
636 Locust Ave.
- K Queen Beach**
937-957 Pine Ave.
- L Residential Project**
923 & 927 Long Beach Blvd.
- M The Regency Palms II**
810 Pine Ave.

PENDING

- N Mosaic**
501-599 Long Beach Blvd. &
450 The Promenade N.
- O Residential Project**
909 Pine Ave.



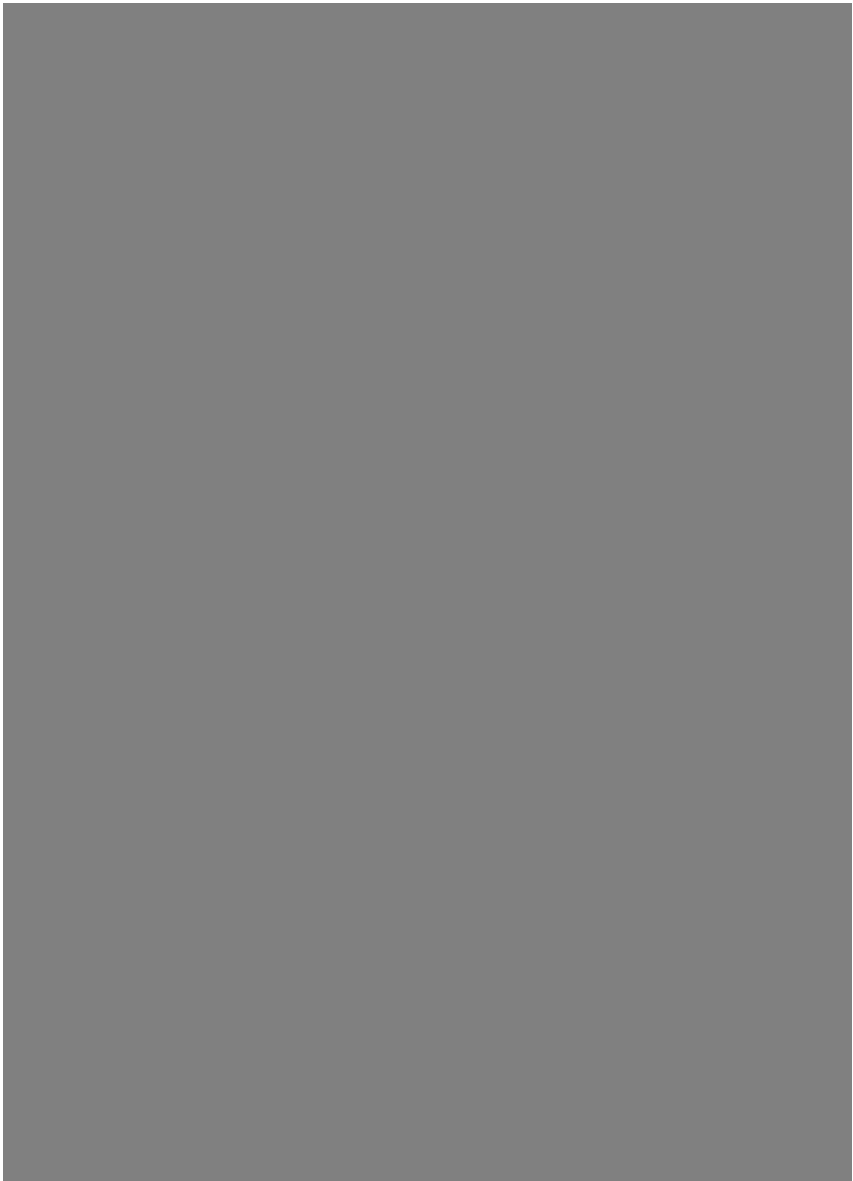
COMPLETED DEVELOPMENT PROJECTS

The following represents the most significant projects that have been completed in the Downtown Plan area.

ONNI EAST VILLAGE 333 E. BROADWAY



Phase one of the highly-anticipated Onni East Village was officially completed in December 2022. Formerly known as Broadway Block, the two-building development features a 23-story high rise and seven-story building with a total of 432 residential units, more than 17,790 square feet of ground floor retail space, a food court and outdoor leisure spaces.



A place of fun, relaxation and connectivity for the community.

LINCOLN PARK 101 PACIFIC AVE.



A neighborhood favorite, Lincoln Park, was officially completed in February 2022 and has since been a place of fun, relaxation and connectivity for the community. As part of the ongoing Long Beach Civic Center project, the reimagined 4.9-acre park offers a children's

play area, skate park, half basketball court and an open 30,000-square-foot lawn adjacent to Long Beach City Hall and the Billie Jean King Main Library in the heart of Downtown.

THE MAGNOLIA

500 W. BROADWAY



Completed in July 2022, The Magnolia is now welcoming its first wave of residents. The mixed-use development is one of many recent projects that reactivate the site of a formerly vacant parking lot, spurring new energy to the Broadway corridor. The 142-unit project

features a mix of studios and one- to three-bedroom apartments, along with a variety of amenities including a pool and spa, fitness center and bicycle storage. The development also includes a new vegan Mexican restaurant located in the retail space on the ground floor.

PARTAKE COLLECTIVE

456 ELM AVE.



Completed in November 2022, Partake Collective is now open and serving hungry customers in the East Village neighborhood. The three-story, 1920s building offers 19 commercial kitchens also known as "ghost

kitchens", over 60,040 square feet along with a designated public space for indoor dining and a retail area as well as a show kitchen on the ground floor.

19 commercial kitchens also known as "ghost kitchens," totaling over 60,040 square feet.

SHAUN LUMACHI INNOVATION CENTER
309 PINE AVE.



In collaboration with Long Beach City College and BLANKSPACES, the two-story City-owned state-of-the-art building located on Pine Avenue offers a new coworking space with business advising services by the International Business Accelerator and workshops designed

to help entrepreneurs start their businesses. Improvements to the existing 4,888-square-foot building included a new façade and refreshed modern work and meeting spaces.

THE PLACE
495 THE PROMENADE N.



Located at the revamped City Center in the heart of Downtown, the Place was completed in May 2022. The four-story development is comprised of 20 one-, two- and three-bedroom units and offers various resident

amenities such as a courtyard and 5,620 square feet of retail space for visitors to enjoy.

5,620 square feet of retail space for visitors to enjoy.

The following represents the projects that have been approved under the Downtown Plan and are currently under construction.

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3RD & PACIFIC

131 W. 3RD ST. & 328 PACIFIC AVE.

More than three years in the making, this ambitious project is officially under construction. The single eight-story building, designed to visually appear as two distinct buildings, will consist of 271 market-rate apartments ranging from studios to three-

bedroom units. The development will also include nearly 13,000 square feet of retail space, an expansive 518,690-square-foot common open space area, a public paseo and 395 parking stalls.

WEST GATEWAY

600 W. BROADWAY



Expected to break ground in mid-2023 is the highly-anticipated West Gateway development. Plans for the project include a 30-story high-rise, two eight-story buildings and two seven-story buildings as well as a 1,500-stall parking garage. The project will bring an additional 756 residential units to the Downtown area as well

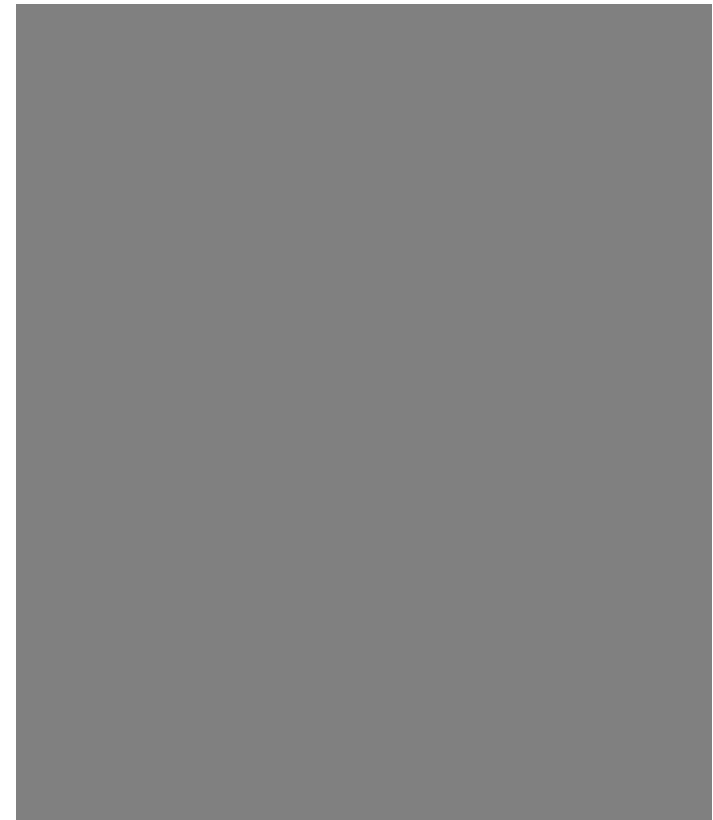
as an extensive list of amenities that include multiple courtyards with community gardens, a pool lounge with a coffee bar, a fitness center, a modern business center and conference room, a pet spa and grooming station and more.

Bringing an additional 756 residential units to Downtown.

CALYPSO

636 LOCUST AVE.

Approved in January 2022, this seven-story mixed-use development will add to the list of residential projects coming to Downtown. The 108-unit development will offer one- to three-bedroom units and approximately 1,200 square feet of ground-floor retail space. Residents will be provided with a variety of amenities including a pool and community room, fitness area, lounge, rooftop deck and barbecue area.



QUEEN BEACH

937-957 PINE AVE.



Replacing a former commercial building and surface parking lot is the exciting new residential project, Queen Beach, named after the building's longtime former tenant. Approved in October 2022, the eight-story, 69-unit multi-family building will offer eight

different floor plans ranging from studios to five-bedroom units. The project will also feature 1,747 square feet of commercial use area, two 450-square-foot fitness rooms, community courtyard and passive recreation areas with drought-resistant landscaping.

ELEVATE

225 W. 3RD ST.



Plans to renovate an existing apartment complex were approved in January 2022. The project will transform the building's 9,500-square-foot retail space on the first floor into 10 accessory dwelling units, ranging from studios to one-bedroom apartments, and a private storage space.

RESIDENTIAL PROJECT

923 & 927 LONG BEACH BLVD.

Adding to the list of development projects to replace formerly vacant lots is this six-story residential building. Located adjacent to the Metro A Line, this transit-oriented project will

offer 75 units ranging from studios to two-bedrooms as well as 2,800 square feet of outdoor open space and 104 on-site parking spaces.

THE REGENCY PALMS II

810 PINE AVE.



Approved in February 2022, The Regency Palms II will feature a 10-story, 78-room older adult assisted living facility. The site will offer hotel-like amenities, including a fitness room, physical therapy room, ground-floor bistro,

full-service dining room, hair salon, sky terrace and more. The use of floor-to-ceiling glass will bring abundant light into the building to help create a welcoming space for patients to enjoy.

The following major projects are in the process of seeking approval under the provisions of the Downtown Plan.

RESIDENTIAL PROJECT
909 PINE AVE.

The proposed development consists of a five-story, 38,825-square-foot inclusionary housing project with 49 micro units, including six units reserved for low-income tenants, 12 parking spaces and 49 bicycle stalls.

MOSAIC
501-599 LONG BEACH BLVD & 450 THE PROMENADE N.



An inclusionary housing project has been proposed for the revitalization of the site known as City Place. The proposed project will feature three eight-story buildings with a total of 900 residential units, including a number of units reserved for affordable housing. The sprawling community will also offer 36,000 square feet of ground-floor retail space, a standalone retail pavilion and parking garages for each building. The project will go before the Planning Commission in early 2023.

Imagery provided by:
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KTTY Architecture + Planning;
Long Beach Development Services Department Communications Division;
Partake Collective; Studio One Eleven;
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@LongBeachBuilds

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.