

The 222-unit AMLI Park Broadway apartments are nearing completion at 245 W. Broadway, across the street from the new Main Branch Library, which is expected to open in August. North of the AMLI project is The Pacific, a 163-unit residential project by Sares-Regis Group, which is also expected to open this year. (Photograph by the Business Journal's Brandon Richardson)



# Long Beach Development Projects Recently Completed, Underway Or Planned

## Downtown

### COMPLETED

#### Regency Palms Long Beach Assisted Living & Memory Care – Meridian Senior Living

Address: 117 E. 8th St.  
Developer: Global Premier Regency Palms LLC  
Building height: Eight stories  
Units: 49 semi-private suites, 105 beds  
Commercial space: 872 square feet  
Parking: 46  
Amenities: Two levels of medical offices, and kitchen, living room and dining room on each floor  
Start/Completion: 2016/Late 2018

### UNDER CONSTRUCTION/APPROVED

#### AMLI Park Broadway:

Address: 245 W. Broadway  
Developer: AMLI Residential  
Building height: Seven stories  
Units: 222  
Commercial space: 6,007 square-feet  
Parking: 320  
Amenities: Amenity-rich building featuring the pool and pool deck areas, a podium-level clubhouse, and ground floor fitness center and multi-purpose room areas.  
Start/Completion: 2016/Expected 2019  
**Aquarium of the Pacific**  
Address: 100 Aquarium Way  
The \$53 million Pacific Visions wing is 29,000 square feet and will feature live animal exhibits, art gallery space and a state-of-the-art, 300-seat immersive theater when it opens to the public in May. The expansion is the first since the Aquarium opened in 1998.

#### Aster:

Address: 125 Long Beach Blvd.  
Developer: Raintree-Evergreen LLC  
Building height: Eight stories  
Units: 218 – A mix of studios, one-, two-, and three-bedroom apartments, and townhouses  
Commercial space: 7,292 square feet  
Parking: 312, 44 bicycle  
Amenities: 11,600-square-foot, open-to-the-sky courtyard outfitted with a swimming pool, spa, barbecue area, and lounge seating amenities on the third floor. A bicycle kitchen and a coworking space on the building's ground floor Long Beach Boulevard frontage. A 749-square-foot rooftop lounge on the eighth floor  
Start/Completion: TBA/TBA  
**Beach Concession Stands**

New concession stands are to be constructed at Alamitos, Junipero and Granada beaches utilizing Tidelands funds. The Alamitos project is slated to begin in April and includes indoor and outdoor seating.  
**The Breakers Building:**  
Address: 210 E. Ocean Blvd.  
Developer: Pacific 6  
Building Height: 14 stories  
Units: 185 hotel rooms  
Commercial Space: 13,300 square feet  
Parking: TBA  
Amenities: ground floor dining and wine bar, penthouse dining, rooftop bar, spa and fitness spaces, and meeting rooms  
Start/Completion: TBA/TBA  
**442 Residences:**  
Address: 442 W. Ocean Blvd.  
Developer: Ensemble Real Estate  
Building height: Four stories  
Units: 94  
Parking: 152  
Amenities: 1,633-square-foot rooftop deck with

outdoor kitchen, fitness center, new plaza-level pedestrian paseo and dog park  
Start/Completion: 2017/2019  
**Huxton:**  
Address: 227 Elm Ave.  
Developer: City Ventures  
Building height: Three stories  
Units: 40 townhomes  
Commercial space: N/A  
Parking: 40 one-car garages, 10 guest parking.  
Amenities: Solar powered, all-electric townhomes. A community room building, outdoor courtyards, and an integrated pedestrian paseo that will activate the streetscape and promote connectivity in the Downtown. On-site bike storage and a bike repair room for residents.  
Start/Completion: May 2017/2019

#### Inkwell:

Addresses: 127-135 E. Broadway  
Developer: Raintree- Evergreen LLC  
Building height: Eight stories  
Units: 189 apartments  
Commercial space: 10,000 square feet  
Parking: 268 car stalls, 40 bicycle  
Amenities: proposed amenities include a fitness room, club room, roof decks, and a swimming pool  
Start/Completion: TBA/TBA  
**Locust Long Beach Apartments:**  
Address: 1112-1130 Locust Ave.  
Developer: Locust Equities, LLC  
Building height: Seven stories  
Units: 97  
Parking: 122 stalls, 20 bicycle  
Amenities: Proposed bicycle kitchen, approximately 2,000 square feet of fitness center recreational space, 2,588 square-foot courtyard, and 2,500 square-feet of open space. The Project will contain a courtyard area on the third floor with a pool, spa, outdoor seating, and landscaping measuring 3,710 square feet. The Project in-

cludes on the third floor a recreation room and gym measuring 1,850 square feet.  
Start/Completion: TBA/TBA  
**Long Beach Civic Center:**  
Address: 411-415 W. Ocean Blvd.  
Developer: PECP  
Building height: 11-story City Hall, 11-story Port Building and 2-story Main Branch Library.  
Start/Completion: 2016/2019  
**Magnolia and Broadway:**  
Address: 500 W. Broadway  
Developer: Ensemble Real Estate  
Building height: Seven stories  
Units: 142 apartments  
Commercial space: 4,110 square feet  
Parking: 191, 21 EV stalls, 94 bicycle  
Amenities: ground floor retail/restaurant space, ground floor bike kitchen  
Start/Completion: TBA/TBA  
**Mixed-Use Project:**  
Addresses: 1101-1157 Long Beach Blvd.  
Developer: Rockefellers Partners  
Building height: Eight stories  
Units: 120 apartments  
Commercial space: 6,000 square-feet  
Parking: 150 stalls, 45 bicycle  
Amenities: Pool deck  
Start/Completion: TBA/TBA  
**Oceanaire:**  
Address: 150 W. Ocean Blvd.  
Developer: Lennar Multifamily Communities  
Building height: Seven stories  
Units: 216 apartments  
Commercial space: 1500 square feet  
Parking: 406  
Amenities: Additional project components include improvement of the Victory Park stretch along Ocean Blvd., and the development of a new City park at the Seaside Way grade.  
Start/Completion: December 2016/2019

#### Ocean View Tower:

Address: 200 W. Ocean Blvd.  
Developer: MEIAO Investment  
Building height: 12 stories  
Units: 106  
Parking: 150  
Amenities: Pool & Spa, Community/Pool Room, Fire Pit, Fitness Room, Outdoor Dining/Dog Run  
Start/Completion: 2017/TBA  
**Pacific-Pine:**  
Addresses: 635 Pine Ave./636 Pacific Ave.  
Developer: Holland Partner Group  
Building height: Two eight-story buildings  
Units: 271, 11 affordable units  
Commercial space (sq. ft): 1,305 square-feet  
Parking: 341 stalls, 56 bicycle  
Amenities: Pine Avenue building features active ground floor uses (one retail space, one main resident lobby, and one amenity room); Pacific Avenue building features a main resident lobby and ground floor residential uses along its two street frontages (Pacific Avenue and W. 7th Street).  
Start/Completion: 2018/Expected Mid 2020-21  
**Port of Long Beach**  
**Gerald Desmond Bridge Replacement**  
The replacement for the existing Gerald Desmond Bridge is expected to be complete by December 2019 at the earliest and by the first quarter of 2020 at the latest. The 205-foot high, cable-stayed deck is the highest of its kind in the United States. The bridge's 515-foot tall towers are the tallest structures in the City of Long Beach. Upon completion, the bridge will accommodate three lanes of traffic in either direction, as well as a pedestrian and bicycle path.  
**Middle Harbor Redevelopment Project**  
The third and final phase of this project, which combines two aging terminals at the Port of Long Beach, is underway with an expected

completion date in late 2020. Two hundred acres have been finished and are in use by Long Beach Container Terminal. Still under construction are 1,000 feet of a 4,200-foot wharf, a terminal administration building and a second battery exchange building for automatic guided vehicles. When complete, the terminal will feature 14 ship-to-shore cranes, 70 stacking cranes and 72 guided vehicles. The completed terminal's annual capacity is to be 3.3 million twenty-foot equivalent units (TEUs), making it the country's sixth busiest port on its own. The terminal is being built to handle mega-ships capable of carrying 22,000 TEUs.  
**Residential Project:**  
Address: 320 Alamitos Ave.  
Developer: Urbana Development LLC  
Building height: Seven stories  
Units: 77  
Parking: 105  
Amenities: A 4,081 square foot rooftop deck, which contains multiple deck areas featuring landscaping and hardscape amenities, including lounge-type tables and seating, as well as a 793-square-foot community room.  
Start/Completion: TBA/TBA  
**Residences at Linden:**  
Address: 135 Linden Ave.  
Developer: Residences at Linden LLC  
Building height: Seven stories  
Units: 82 units, 20 bike stalls  
Commercial space: 4,091 square feet  
Parking: 135  
Amenities: 2nd floor courtyard, an enclosed terrace on the 5th floor, and an outdoor roof terrace on the 6th floor, totaling 4,668 square feet. Additional recreational space is included with a 549-square-foot gym on the second floor and a 1,244-square-foot club room on the 6th floor.  
Start/Completion: TBA/TBA

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**Shoreline Gateway:**

Address: 777 E. Ocean Blvd.  
Developer: Anderson Pacific LLC  
Building height: 35 stories  
Units: 315  
Commercial space: 6,700  
Parking: 458  
Amenities: A 4,081-square-foot rooftop deck with multiple deck areas featuring landscaping/hard-scape amenities, includ- ing lounge-type tables/seating, 793-square-foot community room.  
Start/Completion: October 2018/2019

**Sonata Modern Flats:**

Address: 207 Seaside Way  
Developer: Ensemble Real Estate  
Building height: Five stories  
Units: 113  
Commercial space: 2,000 square feet  
Parking: 176  
Amenities: Amenities including a media room, a 3,309-square-foot roof deck, a 2,058-square-foot landscaped area and a 3,000-square-foot club/exercise room  
Start/Completion: 2017/2019

**The Alamitos:**

Address: 101 Alamitos Ave.  
Developer: SARES REGIS Group (SRG)  
Building height: Seven stories  
Units: 136 condominium units  
Commercial space: 2,560 square feet  
Parking: 174  
Amenities: Fitness Center, roof top deck and club-room, bike kitchen and storage room  
Start/Completion: May 2017/2019



A May opening is planned for Pacific Visions, the Aquarium of the Pacific's first major expansion in its nearly 21-year history. (Aquarium photograph by Tom Bonner)

**The Beacon:**

Address: 1201-1235 Long Beach Blvd.  
Developer: Century Housing  
Building height: Beacon Place seven-stories, Beacon Pointe five-stories  
Units: 160  
Commercial space: 6,184 square feet  
Parking: 200 car stalls, 72 bicycle stalls  
Amenities: The two buildings will be connected at their third levels by a 23,735-square-foot courtyard, which includes a 1,311-square-foot community room. Other residential amenities include a 1,100-square-foot library, two media rooms (one per building), supportive services space, a 1,400-square-foot fitness center, and large building lobby areas.  
Start/Completion: 2017/2019

**The Broadway Block:**

Address: 200-250 Long Beach Blvd  
Developer: Ratkovich Properties  
Building height: 21 story tower, a 7 story mid-rise  
Units: 400, including 14 affordable units for professors and graduate students of California State University, Long Beach  
Commercial space: 32,807 square feet  
Parking: 582, 104 bicycle: Proposed partnership with California State University, Long Beach for programming of commercial/public spaces, and a housing component for students.  
Start/Completion: 2019/TBA

**The Linden:**

Address: 434 E. 4th St.  
Developer: SARES REGIS Group (SRG)  
Building height: Six stories

Units: 49 apartments  
Commercial space: 2,550 square feet  
Parking: 82  
Amenities: Fitness center, outdoor kitchen and multiple outdoor community spaces, and ground floor bicycle kitchen.  
g. Start/Completion: June 2017/Early 2019

**The Pacific:**

Address: 230 W. Third St.  
Developer: SARES REGIS Group (SRG)  
Building height: Seven stories  
Units: 163  
Parking: 244  
Amenities: Roof top deck and club-room with a kitchen, fitness center, outdoor kitchen, community living rooms and bike workshop and storage room (Ground floor bike kitchen with 50 bicycle storage spots).  
Start/Completion: June 1, 2017/Summer 2019

**The Place:**

Address: 495 The Promenade North  
Developer: Long Beach Center, LLC.  
Building height: Four stories  
Units: 20  
Commercial space: 4,604 square feet  
Parking: 30  
Amenities: TBA  
Start/Completion: 2018/2019

**PROPOSED/UNDER REVIEW**

**Adaptive Reuse Hotel Project:** (proposed)

Address: 110 Pine Ave.  
Developer: Pine Street Long Beach LLC

Building height: 13 stories  
Units: 210 hotel rooms  
Commercial space: 6,000 square feet  
Parking: TBA  
Amenities: rooftop food and beverage space and 7,659 square-feet of recreation space  
**Assisted Living Facility:** (under review)  
Addresses: 810 Pine Ave.  
Developer: Global Premier Development  
Building Height: Ten stories  
Units: 78 units  
Commercial Space: N/A  
Parking: 70 stalls  
Amenities: front porch, rooftop garden, and terrace

**Fifth & Pacific:** (under review)

Address: 507 N. Pacific  
Developer: Anastasi Development Company  
Building Height: Seven stories  
Units: 157 condominiums, one-and two-bed-room units  
Commercial space: 9,000 square feet  
Parking: 209  
Amenities: Two proposed recreation decks and rooftop deck

**First Street Hotel:** (under review)

Address: 123 W. 1st St.  
Developer: Pacific Property Partners  
Building Height: 38-stories  
Units: 280 rooms  
Commercial Space: TBA  
Parking: 252 stalls in an eight-level parking structure

Amenities: Lounge, fitness room, terrace, restaurant space

**Hotel Project:** (under review)

Address: 100 E. Ocean Blvd.  
Developer: American Life, Inc.  
Building Height: 30 stories  
Units: 429 Hotel Rooms  
Commercial space: 50,359 square feet  
Parking: 151  
Amenities: 23,512 square feet of restaurant space, and 26,847 square feet of meeting and ballroom functions

**Ocean Village:** (under review)

Addresses: 1-11 Golden Shore (Phases 1A+1B)  
Developer: Greenlaw Partners  
Building Height: Eight-stories (Buildings 1 & 2), Seven-to-Eight-Stories (Building 3)  
Units: 738 units  
Commercial Space: 11,000 square feet  
Parking: 1,063  
Amenities: Entertainment Terrace, fireside terrace, garden room, game lawn, and resort pool and spa

**Queen Mary Island:** (under review)

Address: 1126 Queens Hwy.  
Developer: Urban Commons  
Building Height: TBA  
Units: TBA  
Commercial Space: 36,349 square-feet  
Parking: 5,772 - 6,472 stalls  
Amenities: retail, food and beverage space, entertainment space  
Start/Completion: TBA/TBA

**Third + Pacific:** (under review)

Addresses: 131 W. 3rd St. and 3rd St. and Pacific Ave.  
Developer: Ensemble Real Estate  
Building Height: Two buildings, 23-story high rise, and an 8-story building.  
Units: 345  
Commercial space: 14,437 sq. ft. retail space  
Parking: 483 stalls  
Amenities: 5,841 square-feet of club rooms, fitness, and amenity areas.  
Start/Completion: TBA/TBA

**West Gateway** (under review)

Address: 600 W. Broadway  
Developer: Trammel Crow  
Building Height: 40-stories  
Units: 752 units  
Commercial Space: 3,500 square-feet  
Parking: 1,505 stalls  
Amenities: 50,864 square feet of common open space  
Start/Completion: TBA/TBA

**Airport Area/  
East Long Beach**

**COMPLETED**

**Industrial Condominiums**

Address: 1333 Orizaba Ave.  
Developer: Burnham Development  
Building Height: One story  
Units: 10 industrial condominiums  
Commercial Space: 48,473 square-feet, 2,487 square-feet to 7,052 square-feet  
Parking: 55 stalls  
Amenities: Designed to accommodate restricted light industrial activities associated with innovative startup businesses and creative design offices in the arts, engineering, sciences, technology, media, education, information industries, and potentially breweries.  
• Start/Completion: 2018/October 2018

**Long Beach Exchange**

Address: 3991 N. Lakewood Blvd.  
Developer: Burnham-Ward Properties  
Building Height: One story  
Commercial Space: 247,600 square feet of retail floor area  
Parking: 1,345 stalls  
Amenities: 26-acre shopping center consisting of 266,049 square feet of commercial floor area, a bike share area, and a 1.24-acre central plaza area.  
Start/Completion: 2017/Fall 2018

**UNDER CONSTRUCTION/APPROVED**

**AES Battery Buildings**

Address: 690 Studebaker Rd.  
Developer: AES  
Building Height: One story  
Units: Two  
Commercial Space: 133,500 square-feet  
Amenities: Two new energy battery storage warehouses, 40 ft. high, total 38,800 sf each  
Start/Completion: 2018/TBA

**Airport Phase II – 4100 Donald Douglas Dr.**

Developer: Long Beach Airport  
Building Height: One story  
Commercial Space: 2,000 square-feet of new concession space  
Amenities: New ticketing facilities, airlines operations offices, outbound carousel, TSA baggage security, restrooms, concessions area, car rental counters, and ground transportation plaza.  
Start/Completion: TBA/TBA

**Belmont Beach and Aquatics Center**

Address: 4320 E. Olympic Plaza  
Developer: City of Long Beach  
Building Height: 80 ft.  
Amenities: 125,500 square-foot pool complex, consisting of indoor and outdoor Olympic-sized pools, a competitive diving well, warm water pool for training and therapy, children's recreation pool, whirlpool spa, and a second spa for divers. In addition, plans call for 55,745 square feet of passive park and landscape area, a free-standing café, and restroom facilities  
Start/Completion: TBA/TBA

**Dorado**

Address: 3655 Norwalk Blvd.  
Developer: Pulte Home Company LLC  
Building Height: Two stories  
Units: 40 single-family homes  
Parking: Two garage parking spaces per home  
Amenities: Private streets, two common open space areas, and open space paseos.  
Start/Completion: October 2018/TBA

**Pacific Edge**

Address: 2300 Redondo Ave.  
Developer: Pacific Edge Industrial  
Building Height: One story  
Units: Three light industrial buildings  
Parking: 638 stalls  
Amenities: Buildings will total 424,050 square feet with office space as architectural corner elements, and room for potential addition of future office space.  
Start/Completion: 2018/TBA

**Civic Center To Open Late July**



[Photograph by the Business Journal's Annette Semerdjian]

■ **By SENIOR WRITER BRANDON RICHARDSON**

Despite previous estimates that the new city hall, Port of Long Beach and Main Branch Library buildings would be completed ahead of schedule, heavy rains have pushed Clark Construction's schedule back to its contractually required completion date of June 30, according to Craig Beck, director of the Long Beach Public Works Department.

“While we had tentatively talked about early occupancy, that’s just not in the cards for us now,” Beck said. “When Clark put together its construction schedule, they included 40 days of rain. They’re already at [54]. The rain has definitely impacted their schedule, but they feel very confident that they will meet the contract timeframe.”

After years of development and construction progress meetings, Beck said the focus now is on the impending move out of the old buildings and into the new. For city staff, the move will occur in stages, with multiple departments relocating at a time, he explained. Departments that do not require regular face-to-face interaction with the public are slated to move in first. Both city halls will be open at once for about 30 days until all groups have been transferred, Beck estimated.

The new Long Beach City Hall is expected to open to the public on Monday, July 29, according to Beck, with the first city council meeting in the newly constructed chambers slated for August 6. A moving schedule has not been solidified for port staff to move into the adjacent new Port of Long Beach headquarters, he added.

The opening of the new Main Branch Library is facing additional delays, Beck said, one involving a new utility yard adjacent to the city hall parking structure on West Broadway. The yard includes a backup generator, a transformer and a new connection to Southern California Edison's electrical grid. Beck noted that crews are waiting on Edison to make the final connection before they are able to install the generator.

“The other real challenge is we have a lot more elements to move out of the old library and into the new library. For example, they’re still building long-term storage where the government collections will go,” Beck explained. “So I don’t have a firm opening date on library yet. It will be in the summertime, likely mid- to late August.”

After rains caused minor water damage, drywall and painting work on the 11th floors in both the port and city

hall buildings is expected to be completed within the next two weeks, followed by carpeting and furniture installation. Work on lower floors is completed, with some already fully furnished. Commissioning – the testing of all fire alarm, water, air handling and electrical systems – is underway in both buildings and should be completed in mid-April, Beck noted.

Situated between the two buildings and connected to city hall is the new city council chambers. Beck said much of the interior work has been completed, including the installation of the dias and podium. With those two elements installed, Beck said crews are now finishing flooring work as well as seat installation over the next several weeks. Solar panels have been installed atop the chambers, and the HVAC system is being installed as well. Audio-visual systems, such as cameras, a sound system and a projector have been ordered and will be installed in the next 30 days, according to Beck. A green room and a control room for Long Beach TV are being completed as part of the new chamber as well, he noted.

The exterior of the new library building is completed, Beck said, as is most of the interior drywall and painting. Crews are gearing up to pour concrete elements, such as the terrace, stairs, accessibility ramps and planting boxes for landscaping. Concrete work should be completed over the next three or four weeks, he said.

Waterproofing is underway in the civic plaza, located between the new port and city hall buildings, Beck said. Over the next six weeks, concrete walkways and planters are being built, followed by landscaping elements.

Grading between West Broadway and Ocean Boulevard on Chestnut Avenue has been completed, a segment of roadway opening to vehicles and pedestrians for the first time in nearly half a century. Crews have begun pouring concrete curbs and gutters along the new portion of Chestnut Avenue, Beck added.

Beck noted that the new Lincoln Park is not opening in June because the old Main Library must first be demolished. “The construction team anticipates starting demo of the library at the beginning of September,” he said.

Following the demolition of the library, Beck said the new Lincoln Park buildout is expected to last approximately 18 months. Additionally, Beck said he anticipates the demolition of the old city hall building to begin before the end of 2019 and to last about six months. The removal of the 1970s structure will make room for a private development which has not been finalized.



Pacific Pointe Northwest

Address: 3881 McGowen St.  
Developer: SARES REGIS Group (SRG)  
Building Height: Two Stories  
Units: Four  
Commercial Space: Four buildings totaling 390,000 square feet, ranging from 75,000 square feet to 135,000 square feet  
Parking: 665 stalls  
Amenities: Two-story executive office space, 3 percent skylights, secure concrete truck courts, dock-high and grade-level loading, LED lighting on sensors and 30- and 32-foot clear heights.  
Start/Completion: Fall 2018 / Expected April 2019

Restaurant Project

Address: 2528-2590 N. Lakewood Blvd. (former Spires restaurant site)  
Developer: Lakewood Willow LLC.  
Building Height: One story  
Units: Two new restaurant buildings and two drive-thrus  
Commercial Space: 11,562 square feet  
Parking: 93 stalls  
Amenities: Three restaurants in two new buildings, outdoor dining, and new site landscaping  
Start/Completion: TBA/TBA

2nd + PCM

Address: 6400 E. Pacific Coast Hwy.  
Developer: CenterCal Properties  
Building Height: Two stories  
Commercial Space: 175,000 square feet of retail, 70,000 square feet of restaurant space  
Parking: 1,150 stalls (projected)  
Amenities: 11-acre dining, shopping destination  
Start/Completion: 2018/October 2019

Staybridge Suites

Address: 2460 N. Lakewood Blvd.  
Developer: YHB Hospitality  
Building Height: Six stories  
Units: 125 guest rooms  
Parking: 385 stalls  
Amenities: 2,498 square feet of conference space and a fitness center, totaling 94,299 square feet of area. A new outdoor pool area, a two-level parking structure and surface parking lot, and landscape improvements.  
Start/Completion: September 2018/ Expected Q4 2019

Silversands

Address: 2010 E. Ocean Blvd.  
Developer: Silversands Properties USA  
Building Height: Four stories  
Units: 40 hotel rooms and 56 condominium units  
Parking: 168 stalls  
Amenities: A series of patios, roof decks and roof gardens.  
Start/Completion: Expected April 2019/TBA

Veterans Affairs Projects – VA Long Beach Healthcare System

**Community Living Center**  
Address: 5901 E. 7th St.  
Developer: U.S. Department of Veterans Affairs  
Building Height: Three stories  
Units: 120 beds  
Amenities: 181,000 square feet of living and community space  
Parking: New parking structure planned as part of a future construction phase  
Start/Completion: Summer 2019/November 2021  
**Mental Health Inpatient Building**  
Address: 5901 E. 7th St.

Developer: U.S. Department of Veterans Affairs  
Building Height: Two stories  
Units: 45 beds  
Amenities: 82,000 square feet of health care space  
Parking: New parking structure planned as part of a future construction phase  
Start/Completion: January 2019/November 2020  
**Mental Health Outpatient Building**  
Address: 5901 E. 7th St.  
Developer: U.S. Department of Veterans Affairs  
Building Height: Two stories  
Amenities: 80,000 square feet of health care space  
Parking: New parking structure planned as part of a future construction phase  
Start/Completion: January 2019/November 2020

PROPOSED/UNDER REVIEW

**Anaheim and Walnut** (under review)  
Address: 1500 E. Anaheim  
Developer: Bridge Housing Corporation  
Building Height: Five stories  
Units: 88 affordable units  
Commercial Space: 11,136 square feet  
Parking: 238 stalls  
fAmenities: children’s medical clinic, offices, and wellness space  
Start/Completion: TBA/TBA  
**Long Beach Senior Living** (proposed)  
Address: 2515-2545 Atlantic Ave.  
Developer: DIDM Development  
Building Height: Six stories  
Units: 154 units  
Parking: 66 stalls  
Start/Completion: TBA/TBA

North Long Beach

UNDER CONSTRUCTION/APPROVED

**Houghton Park Community Center**  
A new, 6,500-square-foot community center at Houghton Park on Myrtle Avenue. The new structure is connected to the existing community center, which includes portions dating back to the 1930s. The new center includes two multi-purpose rooms and will be LEED silver certified. The community center is expected to open later this year.

Riverdale

Address: 4747 Daisy Ave.  
Developer: Integral Communities  
Building Height: Two and three stories  
Units: 131 single-family homes  
Parking: 371 spaces  
Amenities: Clubhouse  
Start/Completion: 2016/2019

The Uptown

Address: 6141-6191 Atlantic Ave.  
Developer: Westland Group  
Building Height: One story  
Commercial Space: 16,352 sq. ft expansion for a total floor area of 30,422 square feet  
Parking: 115 stalls  
Amenities: Restaurant and retail uses incorporating private patios and public spaces  
Start/Completion: TBA/TBA  
**Uptown Commons**  
Address: 6600-6630 Atlantic Ave. and 609-695 Artesia Blvd.  
Developer: Frontier

Building Height: One story  
Units: Three buildings,  
Commercial Space: 12,578 square-feet  
Parking: 84 stalls  
Amenities: five restaurants, and one drive-thru  
Start/Completion: TBA/TBA

PROPOSED/UNDER REVIEW

The Beat

(under review)  
Address: Atlantic Ave.; from 56th St. to 60th St.  
Developer: The Lab, Inc.  
Building Height: One story  
Commercial Space: TBA  
Parking: TBA  
Amenities: Proposed interconnected, village-style mixed-use project  
Start/Completion: TBA/TBA

City Ventures Townhomes

(under review)  
Address: 4800 Long Beach Blvd.  
Developer: City Ventures  
Building Height: Three stories  
Units: 16 townhomes  
Parking: 36 stalls  
Amenities: TBA  
Start/Completion: TBA/TBA

City Ventures Townhomes

(under review)  
Address: 5100 Long Beach Blvd.  
Developer: City Ventures  
Units: 33 townhomes  
Parking: 75 stalls  
Amenities: 2,709 square-feet of common open space  
Start/Completion: TBA/TBA

Mid-Town, West Long Beach, Bixby Knolls

UNDER CONSTRUCTION/APPROVED

Habitat for Humanity Townhomes

Address: 116 W. 14th St.  
Developer: Habitat for Humanity of Greater LA  
Building Height: Two stories  
Units: 10  
Parking: 23  
Amenities: TBA  
Start/Completion: TBA/TBA

Laserfiche

Address: 3435-3459 Long Beach Blvd., 3464 Locust Ave.  
Developer: Laserfiche  
Building Height: Four-story office, and Three-story parking garage  
Commercial Space: 102,848 square-feet of office space  
Parking: 428 car stalls, and 42 bicycle  
Amenities: TBA  
Start/Completion: TBA/TBA

Las Ventanas

Address: 1795 Long Beach Blvd.  
Developer: AMCAL Housing  
Building Height: Five-stories  
Units: 102 units, including 101 affordable units  
Commercial Space: 3,938 square-feet  
Parking: 82 stalls  
Amenities: courtyard space and common space  
Start/Completion: December 2018 / Expected completion 2019

Long Beach Garden Condominiums

Address: 1570-1598 Long Beach Blvd.  
Building Height: Four stories  
Units: 36 condominiums  
Commercial Space: 10,000 square-feet of commercial space  
Parking: 87 stalls  
Amenities: Gym, private balconies, 2nd level community garden, subterranean parking and bike parking.  
Start/Completion: 2016/TBA

Mental Health America

**Long Beach Boulevard Center**  
Address: 1955-1965 Long Beach Blvd.  
Developer: Patterson Construction Group  
Building Height: Two stories  
Units: Two office buildings  
Commercial Space: 3,000 square-feet  
Amenities: medical and psychiatric healthcare center for homeless individuals with mental illness. Center to include retail cafes and community meeting room  
Start/Completion: 2018/TBA

Mixed-Use Residential

Address: 1400-1452 Long Beach Blvd.  
Developer: Long Beach Square Partners  
Building Height: Four stories  
Units: 65 condominiums  
Commercial Space: 2,100 square feet  
Parking: 90 stalls  
Amenities: 3,450 square feet of open space  
Start/Completion: TBA/TBA  
**The Spark at Midtown**  
Address: 1900-1940 Long Beach Blvd.  
Developer: LINC Housing  
Building Height: Four stories  
Units: 95 apartments

Commercial Space: 12,338 square feet  
Parking: 141 stalls, 50 bicycle  
Amenities: YMCA on building ground floor  
Start/Completion: March 20, 2019/TBA  
**The Vault**  
Address: 1405 Lewis Ave.  
Developer: Elizabeth J. Carnes  
Building Height: Four stories  
Units: 19 artist lofts  
Amenities: Live/work space  
Start/Completion: TBA/TBA  
**Vistas Del Puerto**  
Address: 1836-1852 Locust Ave.  
Developer: Clifford Beers Housing  
Building Height: Five stories  
Units: 48 affordable units  
Commercial Space: N/A  
Parking: 40 stalls  
Amenities: community meeting room  
Start/Completion: December 2018/ Expected 2019

PROPOSED/UNDER REVIEW

Axiom

(under review)  
Address: 1401 Long Beach Blvd.  
Developer: Axiom Apartments LP  
Building Height: Seven stories  
Units: 142 units, including 69 market-rate and 73 affordable  
Commercial Space: 7,394 square-feet of retail space  
Parking: 131 stalls, including 72 bicycle spaces  
Amenities: outdoor courtyards, fitness space, and a roof courtyard  
Start/Completion: TBA/TBA  
**469 West Apartments** (under review)  
Address: 460 W. Pacific Coast Hwy.  
Developer: Linc Housing  
Building Height: Three stories  
Units: 40 affordable units  
Parking: 20 stalls, 36 bicycle  
Amenities: 5,796 square feet of recreational and community serving space  
Start/Completion: TBA/TBA

Mixed-Use Residential

(under review)  
Address: 201-231 W. Pacific Coast Hwy.  
Developer: MKP, LLC  
Building Height: Five stories  
Units: 147  
Commercial Space: 30,000 square feet  
Parking: TBD  
Amenities: TBA  
Start/Completion: TBA/TBA

Multi-family Residential

(proposed)  
Address: 1343-1351 Long Beach Blvd.  
Developer: Whisenton & Porter  
Building Height: Four stories  
Units: 24 apartments  
Commercial Space: 1,740 square feet of ground-floor commercial and office uses  
Parking: 33 stalls  
Amenities: Fitness center, outdoor plaza, including grills, fire pit, and jacuzzi  
Start/Completion: TBA/TBA  
**101 PCM** (under review)  
Address: 101 E. Pacific Coast Highway & 1814 Pine Ave.  
Developer: MKP, LLC  
Building Height: Three stories  
Units: 24 residential units  
Commercial Space: 3,500 sq. ft. of ground-floor commercial space  
Parking: 31 stalls  
Amenities: TBA  
Start/Completion: TBA/TBA

Senior Living Facility

(proposed)  
Address: 2400 Long Beach Blvd.  
Developer: Richard Todd Family  
Building Height: Five stories  
Units: 145 unit transitional residential care facility for seniors  
Commercial Space: 5,622 square-feet of commercial retail  
Parking: 141 stalls  
Amenities: roof decks, common living spaces, and bike storage  
Start/Completion: TBA/TBA ■

UPS Makes Bid For 93-Acre Boeing C-17 Property

■ By STAFF WRITER PIERCE NAHIGYAN

Multinational package delivery company United Parcel Service (UPS) has announced its interest in building a regional service hub at the vacant Boeing C-17 Globemaster III manufacturing site west of Long Beach Airport (LGB). UPS Vice President of State Government Affairs Bruce Mac Rae told the Business Journal his company is looking to bring 2,500 jobs and a \$300 million investment to the former manufacturing facility. “This is probably our number one site in the United States that we’re focused on,” Mac Rae said.

The proposed hub would serve as a delivery center

for packages and involve no increase in flights to the area, Mac Rae explained. “We’re not making this an air hub,” he reiterated. “All the volume that comes into the surrounding cities here would be delivered out of [Long Beach].” The Boeing property under bid spans approximately 93 acres. Mac Rae said the site is ideally located for deliveries due to its direct access to the I-405 Freeway.

The property, which includes a 1.1-million-square-foot building formerly used by Boeing to assemble the C-17, could also become a UPS Integrad training center, Mac Rae said. Utilizing state-of-the-art technology along with traditional classroom instruction, Integrad facilities educate drivers, who are then eligible for college credits. There are currently 11 Inte-

grad sites operating in the United States. More than 12,000 drivers have been trained nationwide.

UPS is pursuing the C-17 property through a bid by real estate firm Greenlaw Partners, which owns One World Trade Center in Downtown Long Beach. Mac Rae said UPS is interested in signing a long-term lease with the firm. “This is something where we’re here to stay,” Mac Rae said. “I’ll say it, this is [for] centuries, not decades.”

UPS has operated at the Long Beach Airport since 1999, when it signed a 20-year property lease with the City of Long Beach for its mail-sorting facility on North Lakewood Boulevard.

Wilbur Smith, founder and president of Greenlaw, said that his firm wants to pursue a plan for the property that both the community and city would support. “It’s nice having a Fortune 50 company that wants to be around 100 years and is going to do great things,” Smith said of UPS. “They’re an e-commerce facility. They’re going to be bringing a bunch of office jobs around their business.”

Long Beach Deputy Director of Economic Development Sergio Ramirez told the Business Journal that the city created a six-person, multi-disciplinary team to advise Boeing on the top four candidates the company was considering for the bid. Boeing has narrowed its focus to two finalists, Ramirez said.

When reached for comment on the identities of these finalists, Boeing responded, “We only share information pertaining to final property disposition. We can tell you, through our process, and in coordination with the City of Long Beach stakeholders, we will identify the most suitable buyer who will benefit both Boeing and surrounding communities. Overall, our presence in Long Beach is still active, and we continue to support the communities in that area, where our employees live and work.”

## A New Icon For Long Beach: The Gerald Desmond Bridge

■ By EDITOR SAMANTHA MEHLINGER



By the end of 2019, a new icon for Long Beach is expected to debut: a cable-stayed bridge spanning the entrance to the Port of Long Beach’s inner harbor with towers higher than any other structure in the city. The new six-lane bridge will improve traffic flow and safety for motorists, provide a new bike path with stunning views for cycling enthusiasts, and enable larger vessels carrying international goods to pass beneath it.

The construction process “is in the home stretch,” Duane Kenagy, capital programs executive for the port, told the Business Journal. “They are currently working on the main span of the bridge and the final pieces of the approach structures,” he said. About 85% of work on the approaching ramps has been completed, he noted.

Work is now mostly focused on building the main span of the bridge. Construction crews are using two mobile scaffolding systems – one orange and one blue – to build the main span of the bridge without having to erect intricate falsework. Each weighs about 3.1 million pounds. “We hit a milestone this week with the last concrete pour on the orange mobile scaffolding system,” Kenagy said, referring to concrete poured for the bridge deck. “They’re now in the process of building outward from both towers at the same time.” This process is highly technical, he noted.

Of the bridge’s 80 cables, 24 have been strung, Kenagy said. “There is even a tuning phase when they tune all the

tensions in the cable to make sure it’s a uniform load carrying structure,” he explained.

The bridge features three lanes of traffic in each direction. The existing Gerald Desmond Bridge, built in the 1960s, has only one lane of traffic each way. In fact, as one enters the bridge, two lanes narrow down to one, with no safety shoulders. “There are a high number of incidents on thebridge because of that, and they’re difficult to respond to,” Kenagy said.

“The first thing everyone should understand is that one of the major reasons we’re building the bridge is to improve traffic flow and safety,” Kenagy explained. “The new bridge will have full safety shoulders in each direction.” The incline of the bridge is also not as steep, making it easier for the many trucks visiting the port to traverse. “It’ll improve safety, and it also improves capacity because we will have three full lanes each direction,” he said.

Although the plan was originally to open one direction of the bridge at a time as the old bridge is demolished, engineers have devised a detour configuration that will allow both directions of traffic to open at once, or at least within a few weeks of each other, according to Kenagy.

Kenagy said the goal is to complete the new bridge in December, although he noted that there is a possibility it might not open until the first quarter of 2020. “Obviously, our highest priority is to get it built right and get it built safely. That takes priority over a scheduled opening date,” he said. “But we’re making progress, and we remain optimistic that we can get it open by the end of the year.”

