



**DOWNTOWN
LONG BEACH
ALLIANCE**

April 21, 2026

Long Beach City Council
411 West Ocean Blvd.
Long Beach, CA 90802

RE: Agenda Item #16 Support of Proposed Mid-Block Project Modification at 321 W. Ocean Blvd.

Dear Honorable Mayor Rex Richardson and Members of City Council,

Please accept this correspondence on behalf of the Downtown Long Beach Alliance (DTLB Alliance) Board of Directors and enter into the public record for the City Council meeting scheduled on Tuesday, April 21, 2026, our support of the authorization of the City Manager to execute an Estoppel and Recognition Agreement in favor of MCRT Investments LLC in connection with the transfer and development of the Mid-Block Site at 321 W. Ocean Blvd.

The DTLB Alliance is a non-profit organization that represents more than 1,200 businesses and 4,000 commercial and residential property owners within the two Business Improvement Districts (BIDs) in Downtown Long Beach. As one of the leading voices for the Downtown community, we want to express our support for this project and urge the City Council to accept and approve the necessary modifications required to proceed with development of the Mid-Block project.

The proposed transfer required to continue development of the 321 W. Ocean Blvd. multi-family project reflects a pragmatic and necessary evolution to advance a long-stalled and highly visible site at the heart of the Civic Center. After multiple unsuccessful attempts to deliver the project under prior agreements, the recommendation to authorize the transfer to MCRT prioritizes residential development by increasing housing supply, delivering a significant number of new residential units, including moderate-income housing, and transforming a long-vacant parcel into an active, pedestrian-oriented extension of Downtown's civic core.

The Downtown Plan (PD-30), the guiding planning document for Downtown, was created to encourage impactful, community-oriented mixed-use developments in the area. The proposed development at 321 W. Ocean Blvd. aka the Long Beach "Civic Center" has both high-density housing (885 units) and ground floor commercial space, offering the highest and best use for the property. Moreover, the project complies with all PD-30 requirements, including building height, setbacks, and abundant parking.

We appreciate the opportunity to share our support for the Mid-block project, and we encourage the City Council to support this proposed investment in our developing and diverse Downtown.



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Thank you for your consideration.

Regards,

Austin Metoyer
President & CEO

CC:

DTLB Alliance Board of Directors

Mayor Rex Richardson, City of Long Beach

Councilwoman Mary Zendejas, City of Long Beach

Christopher Koontz, Director, Community Development, City of Long Beach

Joshua Hickman, Director, Public Works, City of Long Beach

Ryan Guthrie, Senior Managing Director – Development, Mill Creek Residential