



**DOWNTOWN
LONG BEACH
ALLIANCE**

November 1, 2017

Long Beach Planning Commission
Civic Center Plaza
333 West Ocean Blvd.
Long Beach, CA 90802

RE: Support for 135 Linden; November 2 Planning Commission, Agenda Item #2

Dear Members of the Long Beach Planning Commission,

Please accept this correspondence on behalf of the Downtown Long Beach Alliance (DLBA) and enter into the public record for the Planning Commission meeting scheduled for November 2, 2017, our support of the proposed Residences at Linden project located at 135 Linden Ave.

The DLBA is a non-profit organization that represents more than 1,600 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 Planning Commission to approve the Site Plan Review.

The Downtown Plan, the guiding planning document for Downtown, was developed through an extensive and inclusive stakeholder outreach process. The proposed Residences at Linden project aligns with the goals set forth in the Downtown Plan and will bring desperately needed high-quality housing to Long Beach. Moreover, the project aligns with DLBA's Vision 2020: Strategic Plan, which supports the development of housing in Downtown.

A key initiative set forth in the Downtown Plan is to create a strong urban core that builds upon density and drives strong foot traffic. The Residences at Linden planned 82-unit, mixed-use development enhances existing foot traffic by building upon density within the East Village Arts District neighborhood. The East Village Arts District is home to some of Downtown's most unique and historic buildings, and the project's design seamlessly meshes with the older historic structures along Linden Avenue and the surrounding neighborhood. With new restaurants and retailers opening up nearby such as Butterscotch LB, Dappers & Dames Parlour, Wabi Sabi Market, Snake Oil Provisions, and Long Beach Taco Company, the added foot traffic will help drive strong demand for East Village businesses.

Lastly, the proposed project exceeds the 1.25 parking requirements set forth in the Downtown Plan by providing a 1.65 overall parking ratio with the planned 135 parking stalls. Part of the 135 parking stalls includes 17 spaces dedicated to Broadlind Hotel. This very important project still exceeds the 1.25 parking requirements set forth in the Downtown Plan by providing a 1.44 parking ratio when accounting for the 17 spaces being dedicated to the Broadlind Hotel. All 17 parking spaces currently in place at 135 Linden are being retained in the new project.

We appreciate the opportunity to share our support for the continued implementation of the Downtown Plan and encourage the Planning Commission to support the proposed investment in our evolving and diverse Downtown.

Thank you for your consideration and support.

Sincerely,

Kraig Kojian
President & CEO
cc: Mayor Robert Garcia

City Councilmember Jeannine Pearce, 2nd District

DLBA Board of Directors

Amy Bodek, Director of Development Services, City of Long Beach

Todd Acalin, Property Owner of 135 Linden