



Project Date: 2024

Project Size: 67 units, 76,535 square feet

Program: Affordable Senior Housing for Formerly Homeless and Veterans and non profit community organization.

Project Narrative

The MLK+PCH development transforms a vacant lot and former automotive garage into a vibrant, mixed-use community in Long Beach. Designed to foster connection and neighborhood pride, the project provides 67 affordable senior housing units, including 34 for formerly homeless seniors, alongside community-serving ground-floor spaces.

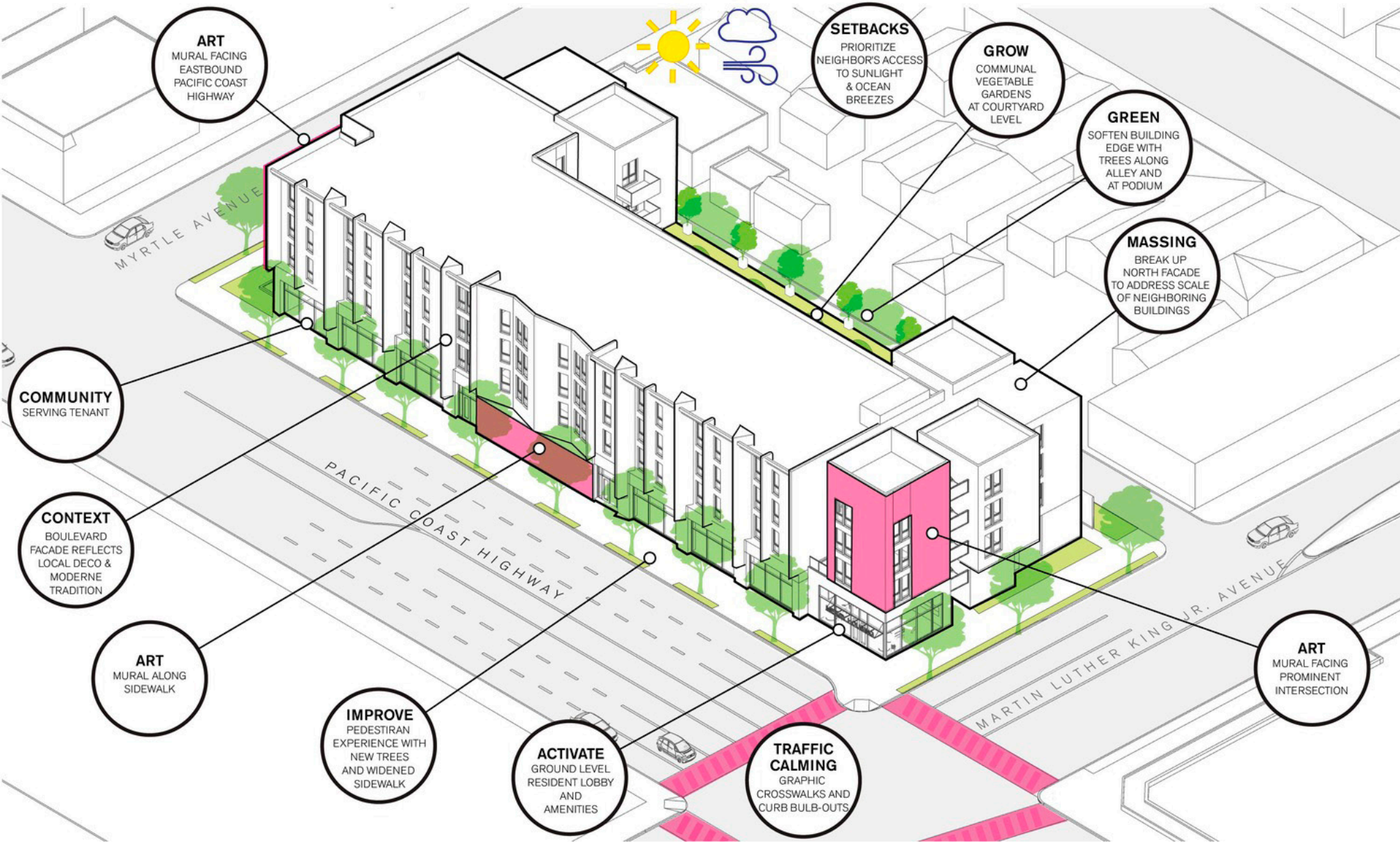
Inspired by the art deco and modernist architecture of nearby Long Beach City College and Polytechnic High School, the design seamlessly integrates into the neighborhood while promoting active living. A podium courtyard with a communal garden, outdoor seating, and a shared lounge encourages social engagement.

The project strengthens Long Beach's arts corridor with three murals celebrating the area's cultural heritage. A highlight mural at MLK & PCH honors VIP Records and the legacy of the local African-American community. Additionally, the development has become a striking backdrop for Long Beach's annual MLK Parade, further cementing its role as a cultural and civic landmark.

Committed to sustainability, MLK+PCH achieves LEED Gold certification. The ground floor hosts Do Good Daniel's Family Corporation, a non-profit occupying 3,500 square feet of commercial space, reinforcing the project's community-driven mission.

Additional amenities include 38 parking spaces, 16 bike spaces, a bike kitchen, a mailroom lounge, and communal laundry rooms on all three residential floors. The decorative exterior staircase and a second exposed stair to the courtyard encourage movement and interaction, fostering a dynamic and supportive environment for senior residents.

MLK+PCH is more than a housing development—it's a catalyst for urban revitalization, sustainability, and community empowerment in Downtown Long Beach.



Floor Plans



Site Context



Street View





Lobby View



Terrace Garden







Seating Niche



Exterior View

