



2024

Impact often reveals itself in subtle but powerful ways—through a child playing in a redesigned park, a neighbor finding permanent housing, or a local entrepreneur launching a business from a community micro-farm. These everyday experiences remind us of why we do the work.

Throughout 2024, City Fabrick worked alongside public agencies, community-based organizations, and mission-aligned developers to move forward projects that expand access to affordable housing, transform public spaces, and improve quality of life across the Southland. From reimagining parks in Long Beach to supporting permanent supportive housing in Costa Mesa and Santa Ana, our work this year reflected a continued commitment to equity, collaboration, and design that centers people.

Momentum also came from within. We continued to grow our organization and capacity, adding new team members, strengthening internal systems, and activating our new studio space. These investments in people and infrastructure are helping us become a stronger, more responsive partner while creating space for leadership to refocus on innovation and creativity in our projects.

2025 brings with it new opportunities to deepen our impact. Several long-term planning efforts will culminate in public releases and approvals, while new partnerships are already taking shape that will broaden our geographic reach. A refreshed brand and website will offer new ways to share our story and invite others into the work.

We are proud of what we have accomplished—and energized by what is ahead.

Sincerely,

Darren Rosenberg
BOARD CHAIR

Brian Ulaszewski
PRINCIPAL/EXECUTIVE DIRECTOR





Cudahy Progresses

What happens when a small community at the heart of a major transit corridor puts equity and resident voices at the center of its planning process? Through an equity-based model, we partnered with the City of Cudahy on a comprehensive process of actively engaged the local community and incorporates valuable recommendations from residents and local businesses into Cudahy Together. This Strategic Plan defines and establishes equity-focused objectives that address potential impacts of “transit-induced displacement” due to the development of the Metro Southeast Gateway Line. As part of the plan, we are also identifying strategies for community preservation, business retention, community economic development, transportation safety, and place-making in the City of Cudahy.



PD6-30 Engagement Continues

As the City of Long Beach updates Planned Development Districts 6 and 30—covering the Downtown and Downtown Shoreline area—City Fabrick is supporting a coordinated approach to community engagement that reflects the overlap between these adjacent plan areas. While each district has unique characteristics, aligning outreach and planning strategies promotes a more cohesive and equitable vision for the Downtown area. Building on our experience with recent long-range efforts across the city, City Fabrick brings local knowledge and an equity-focused perspective to the process. In collaboration with City staff, community partners, and consultant teams, we are advising and implementing a grounded engagement process that is grounded in community needs—helping set the stage for inclusive and actionable planning.

INCLUSIVE ECONOMIES

Public and private investment is made to support local communities a provide positive economic outcomes for all.



GRID Alternative Rebrand Process

City Fabrick is guiding GRID Alternatives through a rebranding effort that elevates their identity as a national leader in clean energy and environmental justice. The work includes a refreshed brand and messaging strategy that reflects GRID's core values—equity, community empowerment, and sustainability—while creating cohesion across eight regional offices, National Tribal Programs, and diverse audiences. The new brand will support stronger engagement with partners, funders, and communities, and reinforce GRID's impact on social impact in the clean energy and workforce development spaces. Branding development progressed throughout 2024 to be completed in 2025.



Neighbor-to-Neighbor

We kicked off our collaboration with the City of Long Beach to address pronounced social isolation amongst our fellow neighbors. As part of this effort, we will be exploring programs, events, and activities that help us get out and make connections You'll see us popping up in neighborhoods across Central and West Long Beach to try to help neighbors connect and make friends. We are pretty resourceful, but we are certainly hoping our community partners can help us get creative by making friends. This project is supported through California's Golden Volunteer Neighbor to Neighbor initiative.



RESILIENT NEIGHBORHOODS

We are global stewards by creating sustainable and restorative communities that are resilient to climate change and disaster.



CVC Resiliency Center

City Fabrick is working with Century Housing to explore development of a climate resilient and recreation center at Century Villages at Cabrillo—a 27-acre supportive housing campus for 1,600 residents in West Long Beach. Engaging residents, staff, and partners at the Village City Fabrick developed a schematic design for a multi-benefit facility designed to support both community wellness and climate adaptation. If realized, the ~35,000 SF center would provide indoor recreational amenities and serve as a safe, conditioned space during extreme heat, flooding, or poor air quality events. The team applied for EPA Community Change Grant funding in August 2024.



Long Beach Facade Improvements

City Fabrick partnered with the City of Long Beach to provide design services for façade improvements to a dozen commercial buildings across Central and North Long Beach. Working closely with property owners, business owners, and city staff, the effort focused on supporting local business, improving access for patrons, and fostering greater visual cohesion within neighborhood-serving commercial corridors. Designs were tailored to reflect the unique character of each building's architecture, contributing to a more welcoming and connected streetscape. Design work progressed throughout 2024, with implementation set to continue into the following year.



Everyone lives within comfortable walking distance of high-quality public spaces and has access to natural spaces.



Scherer Park Vision Plan Approved

On the heels of the adoption of King Park Vision Plan the Long Beach City Council approved the second one for Scherer Park. We were fortunate to collaborate with Long Beach Parks, Recreation, and Marine and the Boys and Girls Club of Long Beach to engage residents, partners, and park users how the park can evolve to continue serving the community and even improve the park user experience. The central tenant of reimagining the park was to utilize the large scale of the park and unique configuration to create unique park experiences. This includes creating hubs of activity while withdrawing activity to create passive natural spaces that host verdant landscapes, and dense tree canopies that collectively create a vibrant wildlife habitat amongst this largely built-out community.



Monterey Park Open Space Plan Progresses

Hundreds of people came out to share what they love about their parks and recreations system and how they can best serve park users. What an amazing open house! We love seeing the Monterey Park community coming together to help envision the future of the parks and open spaces in the city. This builds on dozens of engagement events and citywide survey that has had three percent of the entire city participate. We are digesting what we are hearing to draft this future-facing, action-oriented plan.



King Park Vision Plan Approved

In front of a crowd of community supporters the Long Beach City Council recently approved the Martin Luther King Jr. Park vision plan. With support from the Long Beach Alliance for Food and Fitness and Resource Legacy Fund we collaborated with residents and community partners to consider the current park conditions and imagine the future of the park to serve current and prospective users. Emerging from that community design process is the new Friends of King Park, who will be champions for the vision plan's implementation and stewards for its sustained vibrancy.



MacArthur Park Breaking Ground

Community leaders, residents, park supporters, and City officials gathered in the middle of Long Beach's Cambodia Town for the official groundbreaking event for an extensive rehabilitation of MacArthur Park. The reimagined park will include significant upgrades for the well-loved green space, emphasizing the special place in the community while providing greater flexibility to serve a variety of users and users. City Fabrick partnered with AOC7, Los Angeles Neighborhood Land Trust, and the City of Long Beach to engage residents, local stakeholders, and park users in a collaborative design process for reimagining MacArthur Park.



Folsom Street Park Plan Completed

In November we completed the community visioning process for reimagining under-utilized public right-of-way to become a new neighborhood park for the City Terrace community in unincorporated East Los Angeles. The unique space will transform a half-acre of undevelopable hillside (was to be a street) into an urban oasis for this densely populated community. Collaborating with residents, our consultant team including Group Delta and KPFF, Los Angeles County Department of Parks and Recreation, and various other agencies, we developed a feasibility study and community vision for this future park. Now we will support the County in pursuit of funding for developing this much-needed green space.

Ensure everyone has a stable, safe, healthy, dignified place to call home within reasonable means.



Mesa Vista Opens

Construction has wrapped up on the first phase of Community Development Partners' adaptive reuse of a former Motel 6 property into over forty permanent supportive homes for formerly unsheltered residents in Costa Mesa. Soon after opening, California Governor Gavin Newsom toured the new community to showcase the success of the Homekey program, which is providing financial and regulatory support for similar hotel to permanent supportive homes conversions. The Governor shared his admiration to local officials, CDP, and partner Mercy House for the success of this development to transform a formerly blighting property into a community asset. The expanded design will continue repositioning the former auto-oriented motel into an integrated, supportive community for those most in need of affordable, dignified homes. The new outdoor spaces will include an outdoor living room and sun deck offering these residents unique experiences to enjoy and build social connections with their neighbors. Mesa Vista Phase 2 is scheduled to start construction at the beginning of 2025.



How can design help build a stronger, more connected community?

Archways Santa Ana, completed in 2024, offers 85 affordable homes in Santa Ana, including units for extremely low-income households and permanent supportive housing. Three buildings surround interconnected paseos, courtyards, and a mini park, creating spaces that encourage connection and community.

City Fabrick partnered with Community Development Partners on community engagement, schematic-level landscape, building, and graphic design, helping shape a development that's both functional and welcoming. With amenities like a community room, play areas, garden beds, and easy access to public transit, Archways Santa Ana demonstrates how thoughtful design supports residents' well-being and long-term stability.



4th Street Micro Units Entitled

Our micro-unit development on 4th Street in Downtown Long Beach was approved at a recent Long Beach Planning Commission meeting. The development of nearly one-hundred micro units is intended to serve an unmet need for "missing middle" housing affordability, with rents between traditional market-rate housing and subsidized housing that has limits on household income. There are also twelve deed-restricted affordable units, set aside for very low-income households.



Huntington Drive

In the heart of El Sereno, a modest two-story motel is being reimagined into 50 units of permanent supportive housing through California's Project Homekey program. The site—once dominated by surface parking—is being redesigned to support a more livable and community-focused environment, featuring lush landscaping, outdoor gathering areas, and secure parking for both bicycles and vehicles. A refreshed building façade and integrated public art will contribute to a more welcoming presence along Huntington Drive, creating a visual gateway into the neighborhood. City Fabrick provided schematic design support to National CORE, who will be developing the project. Construction is expected to begin in spring 2026.



Regency Kick-off

While we have been working on the second phase of Community Development Partners' Mesa Vista Costa Mesa, our partner, American Family Housing, has received their award notification from California Housing and Community Development for their Home Key project just a mile away on Bristol Street. The project will convert 120 hotel rooms into approximately 80 one-bedroom and studio units of permanent support homes. The fast-track project is expected to be constructed through 2025. We are excited to continue delivering Orange County much-needed transitional housing for our neighbors most in need.



Casa Aliento



Casa Aliento Branding

Community Development Partners thoughtfully transformed former Vagabond Inn Motel in Oxnard into Casa Aliento, a 70-unit permanent supportive housing community for extremely low-income individuals, including those experiencing or at risk of homelessness and residents living with mental disabilities. City Fabrick supported the project with a comprehensive graphic design program that includes site branding, monument signage, wayfinding, and community-facing materials. The design approach is grounded in empathy, clarity, and connection—creating a welcoming and accessible visual identity that reinforces Casa Aliento's role as a place of stability and belonging. Branded collateral was also being developed to engage residents and neighbors as the site evolves into its next chapter.



Lake House Opens

Exciting news in LA's Westlake neighborhood! 62 new permanent supportive housing units have opened, offering critical resources and homes to those in need. We collaborated with Community Development Partners to create the initial schematic design for the site as well as develop the branding and wayfinding program. To compliment the navigational signage throughout the building, we designed a series of playful murals that drew inspiration from the history of the neighborhood to use as floor identification markers, mail room signage, and other key communal areas.



Groundbreaking on WLAVA Campus - 158 + 210

Partners, dignitaries, and residents were out on a Friday morning for another great celebration as Buildings 158 and 210 shared their ground-breaking ceremony. Century Housing is adaptively reusing Building 158 as permanent supportive homes to serve formerly homeless Veterans. USVETS are doing the same to Building 210, both within the North Village of the community plan. This marks the start of phase 2 for the development team, which includes the US Department of Veterans Affairs and Thomas Safran and Associates. City Fabrick led the community planning process and continued to support landscape, graphic, and urban design.





Long Beach Urban Agriculture Report

How can Long Beach grow a stronger urban agriculture community? City Fabrick helped answer that question through the Long Beach Urban Agriculture Asset Mapping and Needs Assessment, a comprehensive study of the city's gardens, farms, policies, and programs. Building on our work supporting community gardens and urban farms during the height of the COVID pandemic, we partnered with the Miller Foundation to analyze the current landscape and highlight best practices.

From this research, we developed a menu of strategies to help the urban agriculture community thrive through policies, programs, and collaborations. Our next step is advancing a priority strategy: creating open-source resources to be shared across Long Beach and beyond, supporting growers, organizations, and the broader urban agriculture ecosystem.

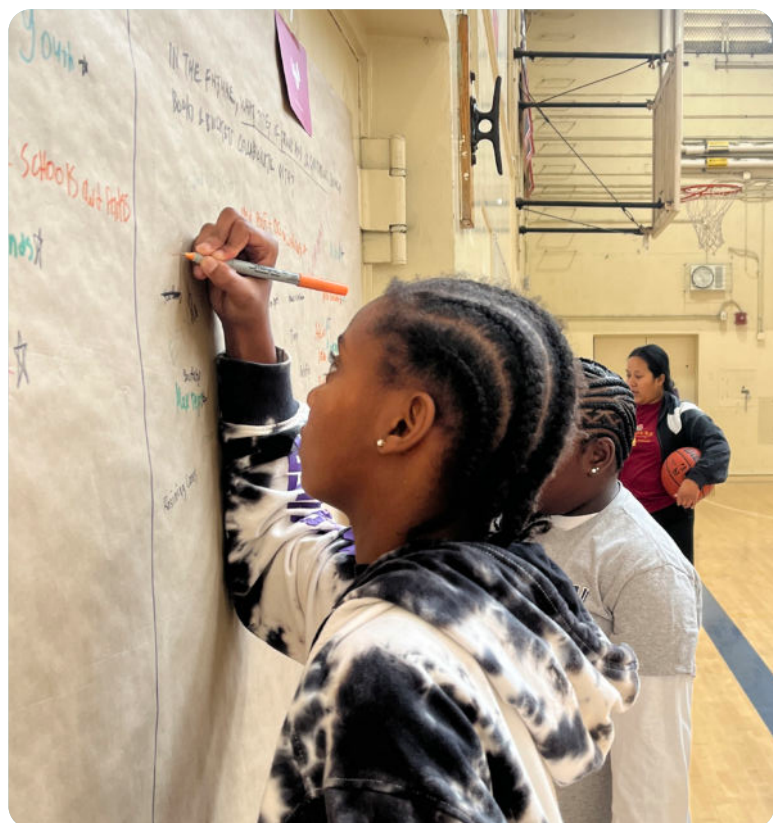


Books and Buckets Strategic Plan

Books & Buckets is creating brighter futures for Long Beach youth, and City Fabrick was proud to help chart their path forward.

We developed a five-year strategic plan that sharpens their focus and strengthens their impact. The Long Beach based youth organization empowers young people through academics, athletics, and advocacy.

By engaging staff, volunteers, partners, and youth, the plan builds on past successes and positions Books & Buckets to expand their reach and adapt to community changes, including the renovation of Washington Middle School, their longtime home base.



THRIVING COMMUNITIES

Residents have access to healthy food, education opportunities, and healing places within their community.



Walnut + Daisy Progress

La Colmena, THRIVE Santa Ana's community microfarm and economic incubator, continued to take shape in 2024 with new infrastructure and shipping containers arriving on site. These containers will house small businesses, a collaborative meeting space, restrooms, and cold and dry storage for the farm and tenants.

City Fabrick supported the community land trust with engagement, planning, and capacity building, while providing architecture and landscape architecture services. This innovative project is made possible largely through the California Economic Resilience Fund.



RESILIENT NEIGHBORHOODS

Transportation systems that are designed to move people effectively, safely, comfortably, and respectfully.



Los Angeles Communities First Wraps

City Fabrick wrapped up a multi-year collaboration with the Los Angeles Department of Transportation to develop community-based visions for improving safety along nearly a dozen high-risk corridors across the city. Working with partners including LADOT, Dakota Communications, People for Mobility Justice, CCE Consulting Group, Sumire Gant Consulting, and local organizations, we used a range of engagement strategies to educate, listen, and co-create solutions that enhance safety, accessibility, and livability.

City Fabrick led engagement activities, developed visualizations of the streetscape, and supported planning and data analysis. We are grateful to all our partners and community members who shared their expertise and time to help shape these corridors.



Hamilton Loop Secures Grant

The Hamilton Loop Greenbelt is moving forward! The City of Long Beach secured \$1.2 million in federal funding to transform an SR-91 freeway embankment in North Long Beach into a mile-long walking and biking trail. The project will feature community gardens, a dog park, an urban forest, and dedicated bicycle facilities.

City Fabrick was proud to support this community-driven vision alongside local residents and the City's Health and Human Services and Parks, Recreation, and Marine Departments.



WLA Veterans Connector Construction

As part of the West Los Angeles Veterans Community Plan, City Fabrick has been leading the design of the Veterans Connector—a key mobility project supporting the growing North Village community for formerly homeless Veterans. The project brings complete street upgrades to the road network, including curbside parking, wider sidewalks, and landscaped parkways with street trees that unify the community's urban forest. It also introduces the first dedicated bikeways on the VA campus and transforms a service road into shared bike and pedestrian paths. A prototype mobility hub will provide secure bike parking, repair amenities, and shaded seating for riders waiting for future shuttle service. Construction is expected to wrap in 2025.



Martin Luther King Jr. Crosswalk

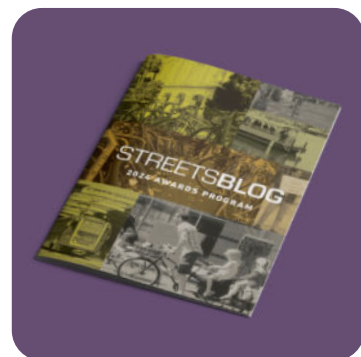
Have you seen the new decorative crosswalks at the intersections along Martin Luther King Jr. Avenue in Central Long Beach?

We worked with Long Beach Community Development and residents in the surrounding neighborhood to design the concept. The design drew inspiration from a public art installation on a nearby senior housing community and pays tribute to Dr. Martin Luther King, Jr. – juxtaposing his inspirational words among several interconnected arms that reach out and wrap around to the next crosswalk.



Streetsblog Awards Program

Happy Anniversary to Streetsblog USA-California and Streetsblog San Francisco! Earlier this month advocates, elected leaders, agencies, and people just interested in the topics of making transportation better gathered to celebrate Streetsblog California's 10th Anniversary as well as Streetsblog San Francisco's 15 Anniversary. While the festivities took place in the Bay Area up North, we showed our annual support by designing the official program.





Supporting an Ecosystem of Activism

We are fortunate to support many incredible partners who do significant work across the region. From parks and open space to mobility to housing and homelessness we try to be a resource to grassroots movements, local government, and other nonprofit organizations. Ron Milan from the Smart Growth Funders Network wrote an insightful article about the interconnectivity of these advocacy efforts which includes a little nod to our work.

AWARDS AND PUBLICATIONS

Our projects made waves across the design and planning world, earning awards & national attention.



Harvard Book Highlights

Our La Placita Cinco affordable housing development in Santa Ana was featured in a recently released publication from the Graduate School of Design at Harvard University. The State of Housing Design 2023 was a report published by The Joint Center for Housing Studies, a Harvard research group that has analyzed housing markets and policy for over sixty years. This new series looks at national trends, ideas, and critical issues as they relate to residential design. The project was developed in collaboration with Community Development Partners, Mercy House, TCA, and Magis Realty,



AIA Awards

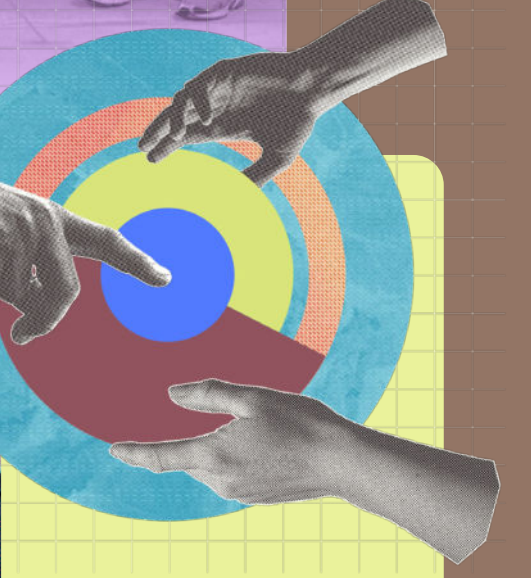
We were proud to celebrate our two American Institute of Architects - Orange County Chapter wins this year with the 2024 Design Honor Award for Casa Querencia and Merit Award for the Archways.

Casa Querencia crafted a 60-home supportive community on awkwardly shaped strip of land adjacent to the Santa Ana Freeway. Archways Santa Ana provides 85 units of amenity-rich affordable housing to large families and supportive, integrated housing for homeless adults, families, and transition-aged youth. City Fabrick collaborated with Community Development Partners and Magis Realty on the projects.

ENGAGING INDUSTRY PARTNERS

At the center of our work this year was collaboration.

Together with partners in housing, design, food security, and placemaking, we shared ideas and traded insights that sparked new ways of thinking. These connections helped us imagine more just and vibrant communities while strengthening the foundation for change.



AIA Park Equity Panel

Our Director of Urban Planning & Design, was at the American Planning Association California Conference - sharing a panel with the lovely folks at Here LA, presenting a fun session to an overflowing crowd on "artful gamification." Attendees left inspired by engagement activities that use tic-tac-toe, augmented reality, community mural building, and more to amplify community voices.

We use these tools to have community conversations on a range of topics including housing, design, transportation, parks, and community development. We are happy to share the presentation, just reached out.

Housing California Conference tour

How can planning become more inclusive to build equitable neighborhoods? Our Director of Urban Design & Planning, Alex Jung, co-lead a bus and walking tour through Long Beach at this year's Housing California Conference to explore that question.

The tour highlighted community stories and recent initiatives like Zone In: City Core and Cambodia Town Thrives, with over 40 housing advocates, officials, and developers joining along the Anaheim corridor.

Special thanks to the community leaders who shared their experiences and to our partners UCC, KE Impact, Walk Long Beach, Long Beach Forward, and the Department of Community Development.

Long Beach Foodway Summit

In April we shared our work related to food security and urban agriculture in Long Beach as part of the Foodway Summit produced by Long Beach Fresh and sponsored by Primal Alchemy.

We had the opportunity at the luncheon and that evening as part of the summit to present the Urban Agriculture Report which included asset mapping, a needs assessment, and recommendations on policy and programs to support the Long Beach urban agricultural community.

There was a lot of excitement and interest in the future of those initiatives.

Concourse Community Social Hour

We had an amazing time last week connecting with our community partners and friends. The crowd included a diverse cross section of our partners including clients, consultants, community members, agencies, funders, and civic leaders—leading to great conversations and future collaborations.

We viewed a crowd-sourced slideshow that highlighted unique and innovative examples of Placemaking in Southern California and beyond.

Veterans Community Discussion

Our Principal and Executive Director, Brian Ulaszewski, joined partners from USVETS, TSA, Century Housing, and Gensler to share the story of creating a supportive community for formerly homeless Veterans on the West Los Angeles Veterans Affairs campus.

The conversation covered the origins, opportunities, and challenges of developing housing on a federal property that is also a national historic landmark.

This project is now considered a national model, creating a neighborhood of 1,700 homes for those who have served. Thank you to the California Housing and Community Development Conference for hosting us.



**Behind
every project
is a team
that grows and
evolves together.**

Staff Retreat for Strategic Planning

We took a moment to reflect as a team for a day-long staff retreat. We spent time reflecting on our recent accomplishments, plan the year ahead, and had a bit of fun. We were fortunate to tour our work across Santa Ana before gathering at La Placita Cinco, thanks to our generous hosts Community Development Partners. We dug deep into operationalizing our recently updated strategic plan, with the help of our facilitator Rene Castro from Facilitation Corps. It is important to poke our heads up from day-to-day work to celebrate and look toward the future.

Building Future Industry Leaders

We had an amazing time last week connecting with our community partners and friends. The crowd included a diverse cross section of our partners including clients, consultants, community members, agencies, funders, and civic leaders—leading to great conversations and future collaborations. We viewed a crowd-sourced slideshow that highlighted unique and innovative examples of Placemaking in Southern California and beyond.

Planning Team Expands

We love it when we have interns who grow with us through their academic career and can join us permanently after they graduate. Yami Lara started collaborating with City Fabrick through California State Long Beach University's College Corp Program which places students in nonprofit organizations and public agencies. Yami continued a bit with us afterward as an intern before joining us full-time as a planner, after graduating with a degree in Geography. Welcome to the team!

Thank You!

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