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The past few years haven't brought drastic physical changes to downtown so far, Smith said. Updates include a new market opening on Bolstad Avenue and several businesses have painted and resided their storefronts.

Plans for the coming year hope to bring more transformation and opportunity.

"We really care about our full-time residents and our second homeowners. We want to make sure that they're happy and taken care of year-round, provided with working infrastructure and upgrades to the entire city," Smith said. "But with that tourism, the tax dollars also give us the ability to pay for some of those upgrades that are enjoyed all year round by the visitors. So there's definitely a balance to be had."

Last month, the city approved

plans for a food cart hub in the heart of downtown, which plans to open in time for this summer's rush of visitors.

Tim Harrell's plans for the food carts began when he purchased Funland Family Fun Center in December, a longtime arcade on Pacific Avenue. Harrell saw potential in its empty adjacent lot.

"It was more about creating a space and an opportunity, and adding more options than anything else," Harrell said. He added that he thinks the downtown location next to Veteran's Field will be ideal during summer events.

The city has granted Harrell a special use permit for up to four food trucks, along with seating and utility requirements for water and sewer lines.

Harrell said that downtown businesses with reduced hours and

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PHOTOS BY ABBEY McDONALD

ABOVE: Storefronts in downtown Long Beach. **RIGHT:** A rented pedal cart waits at a light in downtown Seaside.

