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## **Developer to Devise Plan for Industrial Building in Harbor Area**

*CRA/LA Targets 3.1-acres in Wilmington Industrial Park*

Los Angeles —Plans for a “high-image,” 65,700-square-foot industrial building in the Wilmington Industrial Park will be developed under a negotiation agreement approved Thursday, Nov. 15, by the Board of Commissioners of the Community Redevelopment Agency of the City of Los Angeles (CRA/LA).

The proposed developer, Wayans Pacifica Capital, Inc., has up to nine months to create plans to develop a 3.1-acre parcel, called Block 25, within the Los Angeles Harbor Industrial Center Redevelopment Project Area.

“Block 25 is a key part of the 232-acre industrial area in Wilmington that the CRA/LA is helping develop” said CRA/LA Chairman William H. Jackson. “By creating a flexible building that can be divided into six, separate units, it can meet the needs of diverse manufacturing firms and attract quality anchor tenants to the Port area.”

Block 25 is bounded by E and F Streets, north to south, and Flint and Sanford avenues, east to west, most of it undeveloped. The rest contains an unpaved truck parking lot and small salvage yards. It is located within the CRA/LA’s Harbor Region, just north of the Port of Los Angeles.

Of the site’s 24 parcels, two are owned by the CRA/LA and the City of Los Angeles and the rest by 13 individuals and trusts. Besides the complex ownership, other challenges to development include complicated overlay of petroleum rights, contaminated soils, a dirt street, lack of infrastructure and four underground oil wells, sumps and other apparatus.

The CRA/LA originally approached existing property owners to develop the site, but when little interest was shown, sought an outside developer. If the agreement is approved by the City Council, the developer will acquire the site or work with property owners on development.

The developer, a partnership between Pacifica Capital Group and the Wayans Brothers, was created to build and invest in core urban areas in California and New York. Pacifica Capital Group, with over 25 years experience, has developed and/or acquired 15 million square feet of industrial and commercial properties, including similar industrial projects in Torrance, Harbor Gateway, El Segundo, Carson, Hawthorne and Gardena.

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The project architect, Withee-Malcolm Architects, has proposed that the building include flexible space that can be divided into at least six industrial condominium units for sale or lease; an aesthetically appealing façade and a landscaped front on Flint Street; an early suppression, fast-response sprinkler system; a minimum 30-foot-high warehouse clearance; an oversized concrete truck court for access and maneuverability; 3% skylight-to-roof ratio and metal halide lighting; and a first-class office component.

**About the Harbor Industrial Center Redevelopment Project**

Located on 232 acres of land, the Los Angeles Harbor Industrial Center Redevelopment Project is the only exclusive industrial redevelopment project in the city. The CRA/LA has replaced junk yards, unimproved alleys and streets and oil extraction equipment with the infrastructure of a modern industrial park. More than 75 new businesses, 30 new developments and more than 1,100 new jobs have been created by \$8 million in public investment, with additional private investment totaling more than \$18 million.

**About CRA/LA:**

CRA/LA ([www.crala.org](http://www.crala.org)) is a public agency regulated by the State of California and operating within the City of Los Angeles. It attracts private investment into economically depressed communities to eliminate blight, revitalize older neighborhoods, build housing for all income levels and create and retain employment opportunities. CRA/LA manages 32 redevelopment projects areas and three revitalization areas in seven regions: East Valley, West Valley, Hollywood & Central, Downtown, Eastside, South Los Angeles, and the Harbor.

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