

Warehouse No. 1

Redevelopment & Adaptive Re-Use Opportunity



Overview

- Location
- Building & Site Characteristics
- Redevelopment & Adaptive Re-Use Opportunity
- RFI Objectives



Location

Warehouse No. 1 is:

- In the Outer Harbor area at the southern end of the Main Channel of the Port.
- The first building seen by vessels entering the LA Harbor.
- A building that has exceptional panoramic rooftop views
 - *E.g., ocean views from Catalina Island to South Orange County*
- Adjacent to AltaSea at the Port of Los Angeles
- Just down the street from West Harbor



Redevelopment & Adaptive Re-Use Opportunity

There are three main steps:

1. The RFI represents the first step in providing the Harbor Department with economic and real-world input and ideas on visitor-serving use profiles that will attract the capital necessary to revitalize, redevelop, adaptively-re-use and economically spur this iconic asset.
2. The RFI responses will assist in shaping and defining the use concepts and parameters that will be evaluated in a planned second step, the Request for Qualifications (RFQ) phase.
3. A planned final Request for Proposals (RFP) stage in the third step of the overall process, with the ultimate goal of entering into a long-term agreement with a successful RFP respondent.

RFI Objectives

Key considerations and objectives of the Harbor Department are to:

- Fulfill Historic Resource rehabilitation/redevelopment requirements
- Provide for an adaptive re-use that conforms with Public Trust and Statutory Trust Grant requirements
 - *E.g., creative office, hospitality, dining, entertainment, food, and other marine-related or visitor serving uses*
- Conceptually generate revenues sufficient to justify the project redevelopment costs



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THANK YOU