#### Warehouse No. 1 Redevelopment & Adaptive Re-Use Opportunity



## Overview

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



## Location

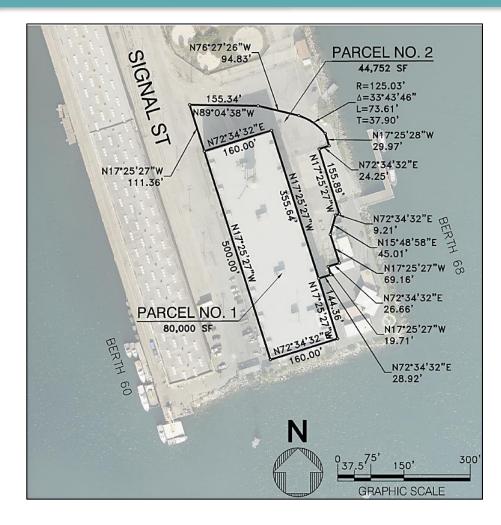
#### Warehouse No. 1 is:

- 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



# **Building & Site Characteristics**

Element	Description
Building Area	480,000 Square Feet
Building Footprint	• 500 Feet x 160 Feet
Stories	• 6
<b>Basement</b> (Height)	<ul> <li>≈8 Feet</li> <li>≈5 Feet below grade</li> </ul>
<b>First Floor</b> (Height)	• ≈15 Feet
<b>Remaining Floors</b> (Height)	• 10 Feet
Land Area	<ul> <li>≈125,000 Square Feet (≈2.9 Acres)</li> </ul>
Parking Spaces	• ≈50



### **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 marinerelated or visitor serving uses
- Conceptually generate revenues sufficient to justify the project redevelopment costs



