



THE PORT  
OF LOS ANGELES LA

AMERICA'S PORT®

# Wilmington Waterfront Plan

Presented by:

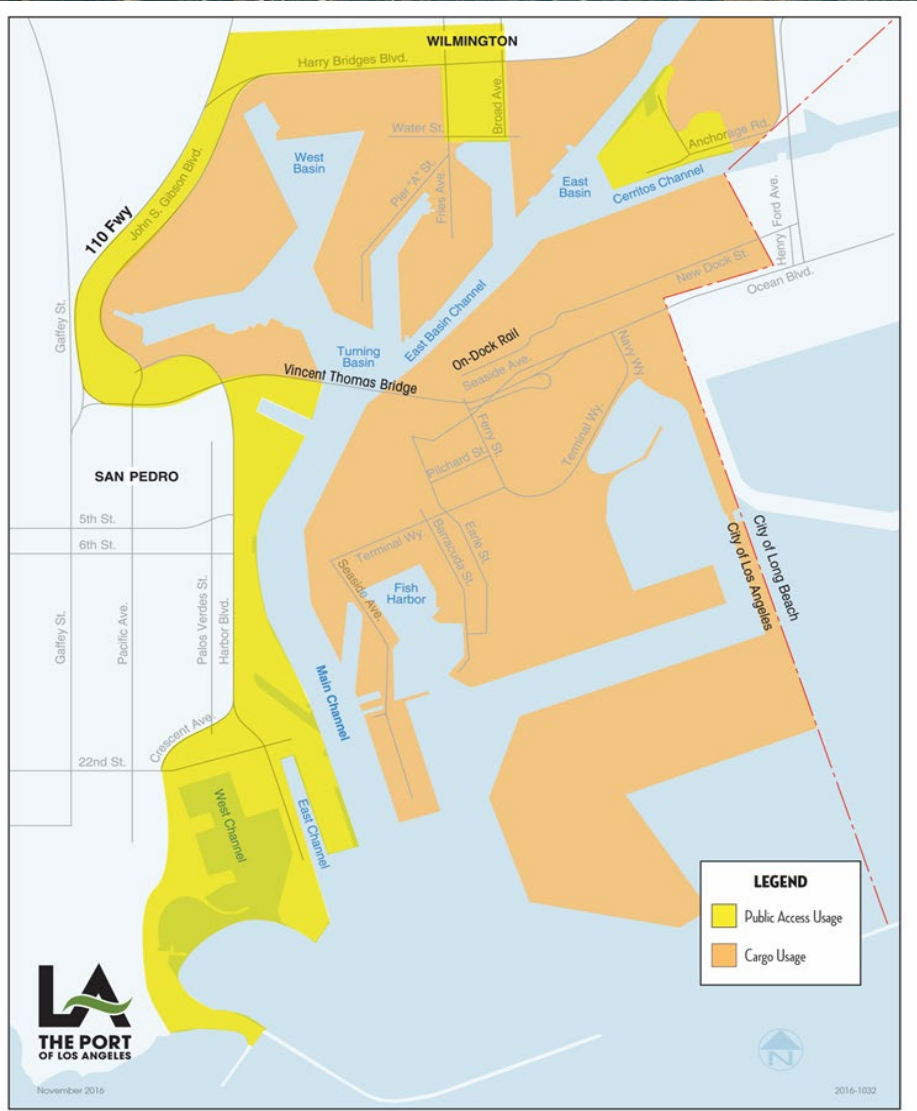
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Presented to:

Board of Harbor Commissioner's Meeting  
October 03, 2024



# Cargo and Visitor Serving Port





# LA Waterfront Visitor Serving Amenities

- **Two Distinct Communities – One Destination**
- **400+ acres of property**
- **8 miles of water frontage**
- **15 marinas**
- **3,736 recreational vessel slips and dry docks**
- **25 miles from Downtown**
- **One-hour boat ride from Catalina Island**
- **2 million+ visitors a year**
- **1,000,000+ revenue cruise passengers**
- **200+ cruise ships annually**
- **Nearly 100 public events including LA Fleet Week**

# Visitor-Serving Waterfront Strategy



**BUILD  
INFRASTRUCTURE**

**Attract Visitors &  
Private Investment**

**ACTIVATE  
WATERFRONT**

# Wilmington Waterfront Plan



# Wilmington Waterfront Plan

- The Wilmington Waterfront Projects were conceived to:
  1. Create community open space amenities
  2. Increase economic opportunity in community
  3. Connect Wilmington with its historic waterfront
  4. Attract new visitors to Wilmington and the LA Waterfront
- 50+ acres of new open space
  1. Wilmington Waterfront Park – 30 acres
  2. Wilmington Waterfront Promenade – 10 acres
  3. Avalon Promenade and Gateway Development -11 acres
  4. Private Development Opportunity -18 acres
- \$270+ million investment allocated to date

# Wilmington Waterfront Plan



# Urban Land Institute – Technical Assistance Panel



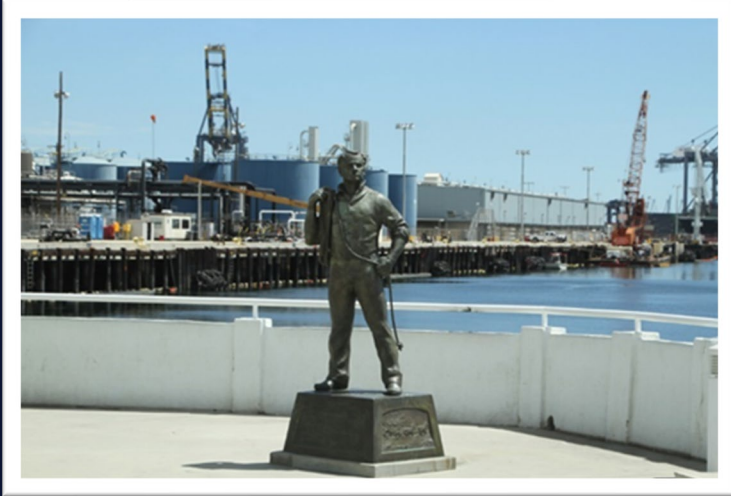
ULI Technical Assistance Panels (TAPs) provide strategic advice to sponsors on complex land use and real estate development issues.

Links public agencies and nonprofit organizations to the knowledge and experience of ULI and its membership.

Panel members are volunteers. They are not compensated for their time.

Panel members are experts in real estate development, land use planning and design, real estate financing, and economic development.

# Strengths



Financial Resources

City and Port Alignment/ Political Support

Large Landholding

Active , Engaged Residents and Stakeholders

Approved Plan - Predictability

Economically self- sustained/ Job Base

Waterfront Parcel- Size / Potential

Strong Desire to Implement

Affordable for investors

# Opportunities

- Unique, LA, Authentic, Place
- Branding and Wayfinding
- Education on History and Culture
- Jobs
- Live, Work, Play
- Legacy
- New Port Economy
- Walkable Urban Place/Healthy Community
- Building on Existing C Street Businesses
- Adaptive Reuse
- Strong Grant Candidate
- Articulating a Big Vision
- Access Through and Into Community and Waterfront
- Pioneering Developers



# Development Market

- What Make a Successful Urban Neighborhood?
  - Affordable Land
  - Available Product
  - Housing
  - Amenities
  - Transit and Accessibility
  - Strong Market Fundamentals
  
- Wilmington
  - Has product available for adaptive reuse
  - Has vacant lots available for development
  - Has a unique environment
  - Has strong market fundamentals

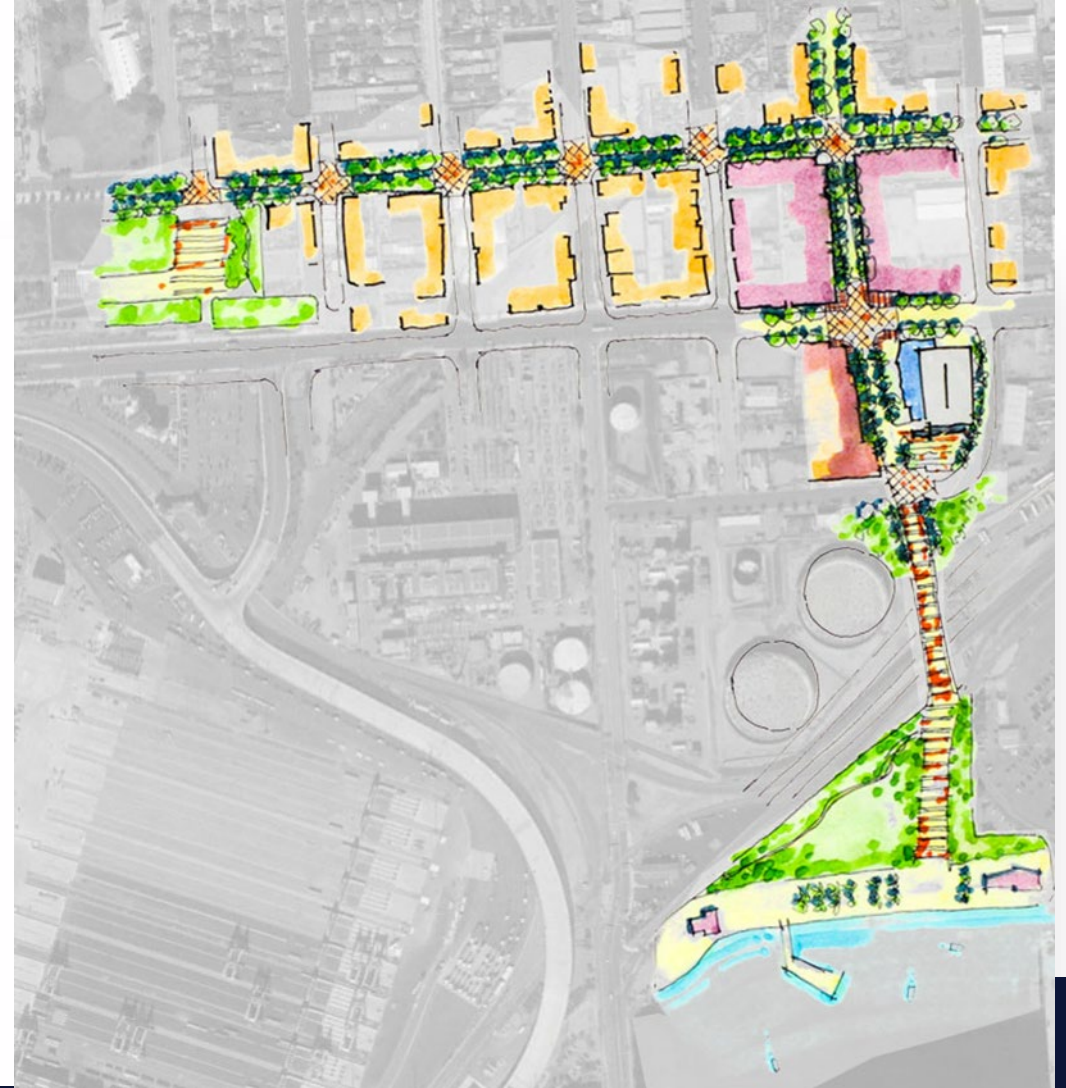




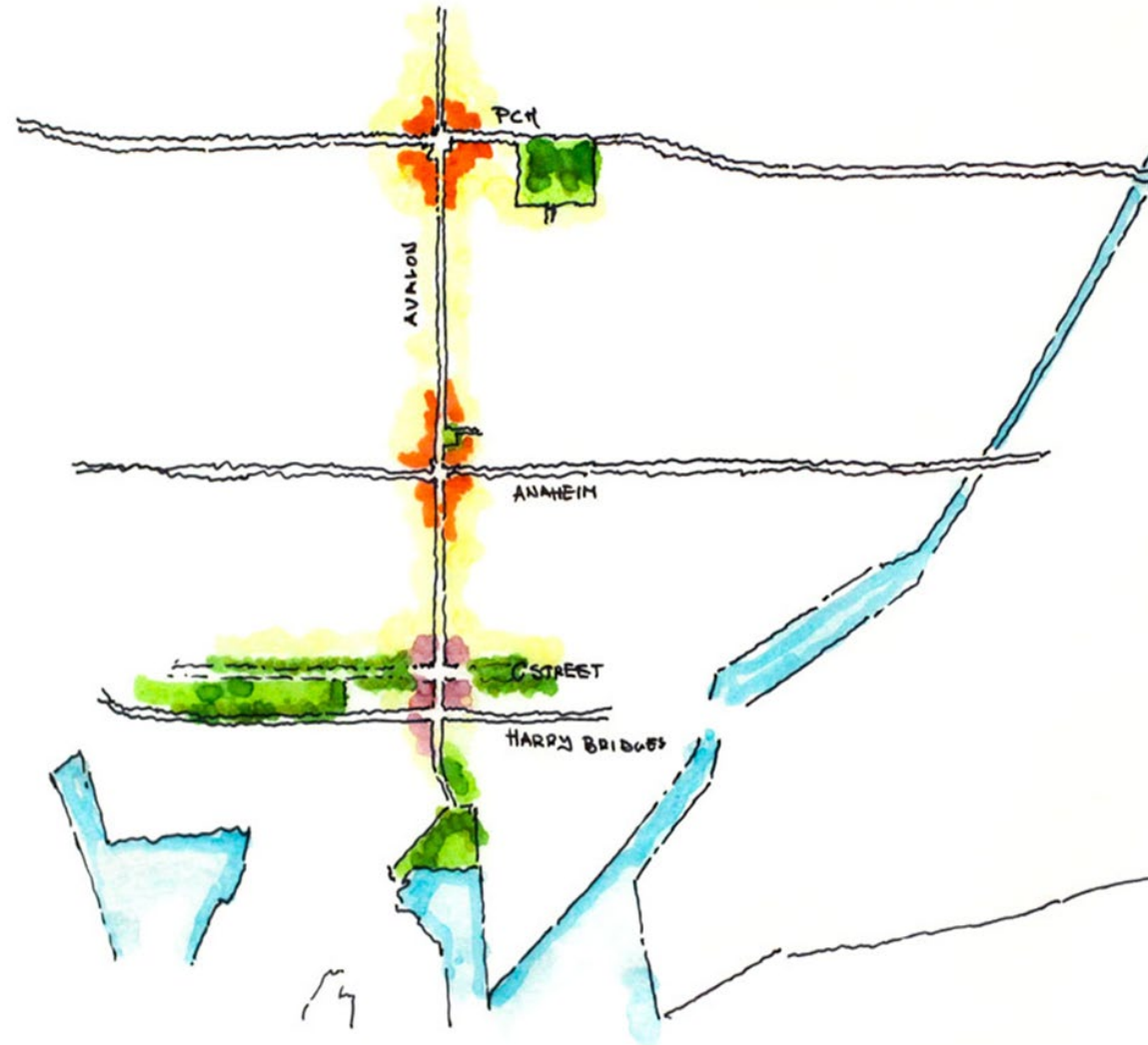
Wilmington Waterfront TAP

# Mixed Use Implementation Plan

- High Priority Action:  
Address land assembly issues, including a land swap with LADWP
- Create bookends with a narrow promenade
- C Street and Avalon Ave are providing community access to the Waterfront
- Bring Avalon through Harry Bridges, over to the Promenade



# Regional & Local Destination



# Connecting the Dots





# Existing Character – Avalon Gateway



Avalon Boulevard looking south across Harry Bridges

# The “Window” Avalon & Harry Bridges



Promenade &  
Bridge to  
Waterfront

Mixed-Use  
Development

# Design Precedents

## *Greening Wilmington Working Waterfront Character*



Wilmington Waterfront TAP



# Implementation

# PUBLIC ACCESS INVESTMENT PLAN

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- PAIP adopted in 2015
- 10-year budgetary guideline for public access investment
- Based on 10% of annual Port operating income
- Community engagement to prioritize projects

# Commitment to Investment

**\$600M**  
INVESTMENT  
EXISTING

**\$400M**  
2015-2025  
Investment Through  
PUBLIC ACCESS INVESTMENT  
PLAN

# WILMINGTON PAIP *PROJECTS IN PROGRESS*

**1** **Wilmington Waterfront Promenade**  
\$77.3 million  
*To be completed Q2 2023*



**2** **Wilmington Youth Sailing Center**  
\$4.5 million  
*In design (increased scope)*



**3** **Avalon Promenade & Gateway**  
\$76.6 million  
*In design/pending DWP work*

# Wilmington Waterfront Promenade

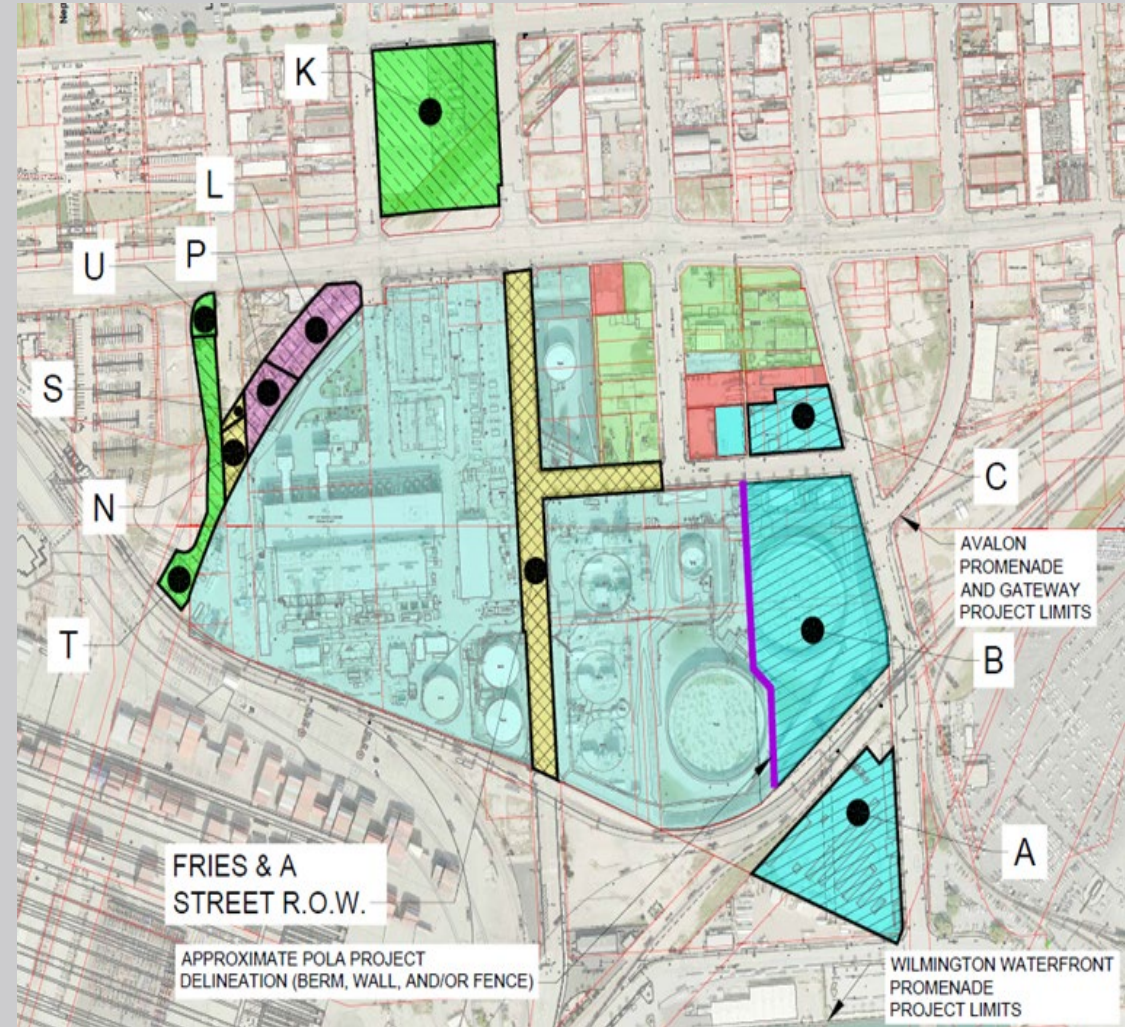


# Avalon Promenade and Gateway



# Expedite Delivery - LADWP Land Swap

- Land Swap Transaction negotiations commenced 2018
  1. Complicated and prolonged transaction
  2. Finding suitable swap parcels
  3. Contaminated property assessment
  4. Appraisal
  5. Regulatory oversight
  6. Grant requirements
  
- Right of Entry
  1. Early access to LADWP property
  2. Conduct construction activities
  3. Term sheet approved 1/2019
  4. Binding Right of Entry approved 2/2019
  5. Access MOU extensions though 28/29
  
- Premises: 7.389 acres of LADWP land denoted as parcels A, B and C
- Result: Expedited Delivery
- Wilmington Waterfront Promenade – Completed
- Avalon Promenade and Gateway - Environmental Assessment, Design Complete



# Results = Promenade Project Completion





A M E R I C A ' S P O R T ®

THANK YOU



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