

Wilmington

Wilmington Waterfront

Taking the first step toward a greener Wilmington, in October 2004, the Los Angeles Board of Harbor Commissioners approved the community's conceptual plan for development of the Wilmington waterfront, which includes 75 acres of land along the Avalon Boulevard Corridor, between Harry Bridges Boulevard and C Street. Approved by the Port of Los Angeles Community Advisory Committee (PCAC) in March 2004 and endorsed by the Los Angeles City Council in June 2004, the Preferred Community Alternative Plan focuses on open space and waterfront accessibility.

The three guiding principles for Wilmington stakeholders include operational buffer zones, direct waterfront access and community development along Avalon Boulevard. Other Wilmington waterfront development efforts include the Port's development of Avalon Triangle Park and enhanced waterfront access from Banning's Landing Community Center.



Bayview Field

Open for public use in December 2005, Bayview Field is 3.5 acres of grass -- a full city block -- at the Port's edge bounded by Harry Bridges Boulevard and "C" Street, and Neptune Avenue and Bayview Avenue. This beautiful field is available for the public as a recreation and relaxing spot in Wilmington. It is just across the

street from another Port community development, Neptune Field.

Avalon Triangle Park

In November 2004, the Port of Los Angeles broke ground on the new Avalon Triangle Park, the first in a series of projects identified in the community's conceptual plan for development of the Wilmington Waterfront. The temporary name of the new park, bounded by Broad Avenue, and Avalon and Harry Bridges Boulevards, was taken from the parcel's triangular shape. The park will include a large, green area



with plants and trees lining the perimeter. Additional elements include a central lawn area, jogging pathway, picnic benches and welcoming gateway plaza at the corner entrance.

Waterfront Plaza

The look and function of Banning's Landing Community Center will also be enhanced as part of the Wilmington Waterfront Plan. A new Waterfront Plaza adjacent to the Center will become the focus for new retail, community facilities and maritime-related functions.



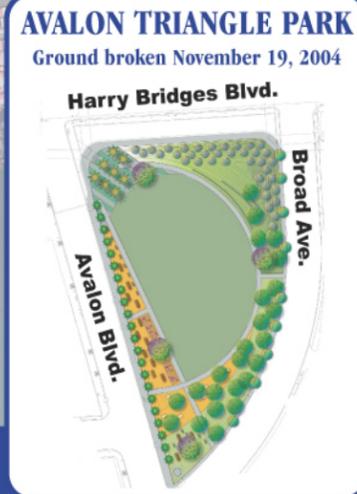
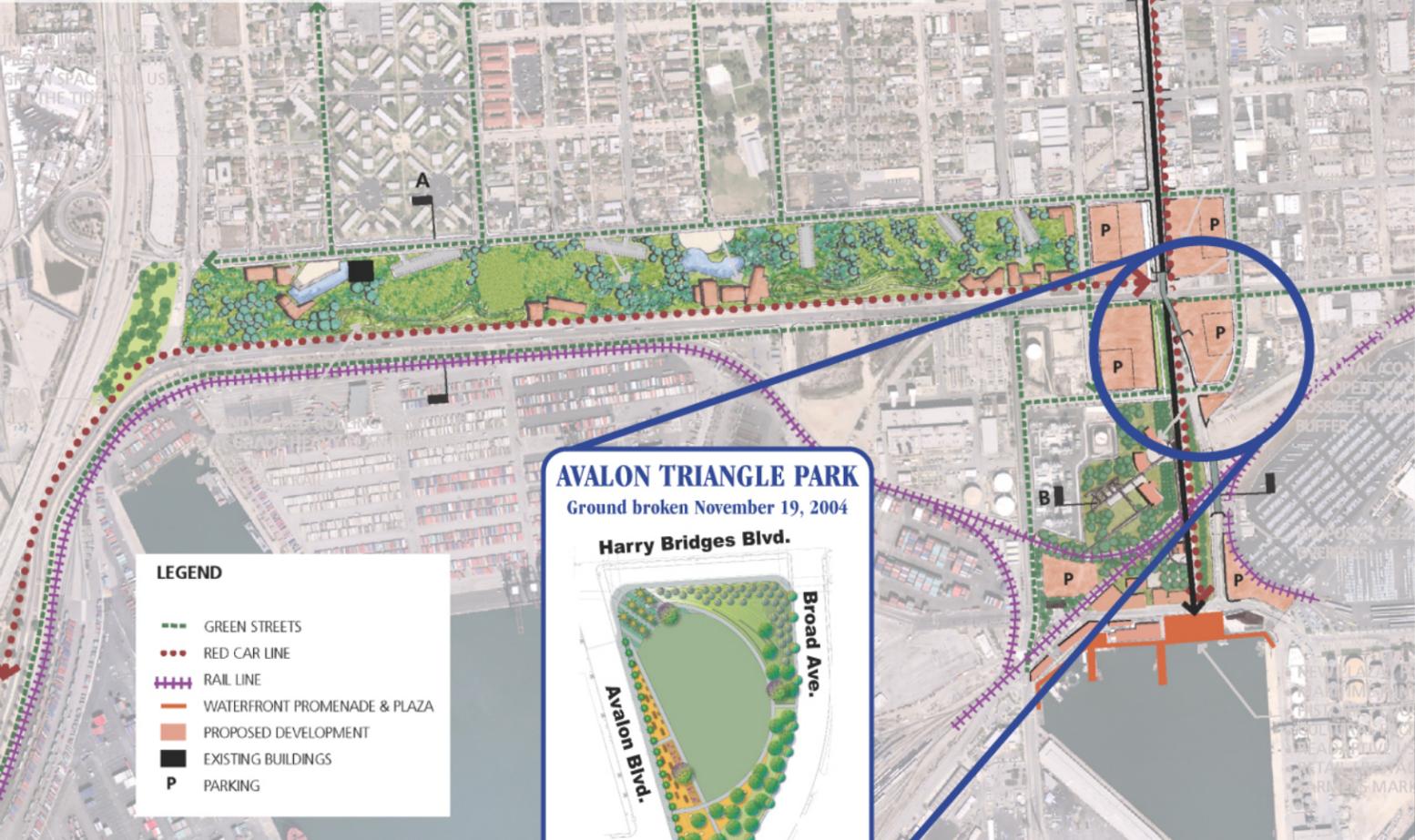
Also underway . . .

Wilmington Waterfront Development



Welcome to the Port of Los Angeles Waterfront!

The conceptual plan for the Wilmington waterfront includes development of more than 90 acres that includes the Avalon Corridor between Harry Bridges Boulevard and "C" Street, a public park at Avalon and Bridges Boulevards, and enhanced waterfront access from the Banning's Landing Community Center.



LEGEND

- GREEN STREETS
- ... RED CAR LINE
- RAIL LINE
- WATERFRONT PROMENADE & PLAZA
- PROPOSED DEVELOPMENT
- EXISTING BUILDINGS
- P PARKING



Cruise Ship Promenade Opens

This is a very exciting time at the Port of Los Angeles as the first phase of the waterfront "From Bridge to Breakwater" is revitalized and opened to the community. Find your front row seat to the activities of the nation's busiest port.

The Cruise Ship Promenade is a 1,200-foot boardwalk designed to mirror amenities found on cruise ships — appropriate with the Port's World Cruise Center located just next door.

Features include:

- ① S.S. Lane Victory WWII Victory Ship
- ② Viewing telescopes
- ③ A Recreation Deck with two regulation-sized Bocce Ball courts and tables with game boards built in
- ④ Three wooden Sun Deck areas complete with deck chairs
- ⑤ Native grasses planted over 60,000 square feet of sloping ground
- ⑥ 17-1/2-foot-wide Upper Promenade
- ⑦ 28-foot-wide Lower Promenade which incorporates an 8-foot wooden deck
- ⑧ Recreated historic Angel Lights fabricated by Cole Lighting, the original fabricator
- ⑨ Informational kiosk on the Vincent Thomas Bridge
- ⑩ Bon Voyage Plaza and interactive fog fountains
- ⑪ Public art that includes an interactive wind sculpture, created by renowned artist Douglas Hollis, and bench tiles created by seven local artists.

Keep reading for the exciting "From Bridge to Breakwater" plans . . .

City of Los Angeles

Mayor James K. Hahn

Janice Hahn, Councilwoman
15th District

Los Angeles Board of Harbor Commissioners

Nicholas G. Tonsich, President
Elwood Lui, Vice President
James E. Acevedo, Commissioner
Camilla Townsend, Commissioner
Thomas H. Warren, Commissioner

Bruce E. Seaton
Interim Executive Director



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Long Beach

AIRPORT PROJECTS

The Long Beach Airport covers 1,166 acres with over 626,500 square feet of active airfield pavement. The Capital Improvement Program addresses the following critical areas: Compliance with Federal Aviation Administration (FAA) regulations for safety and security, upgrading of facilities that are now over 50 years old, and development of airport land for general aviation (support) purposes. Funding for these improvement projects comes from a combination of entitlement and discretionary grants from the FAA and Airport revenue.

Although costs for pavement rehabilitation/reconstruction have increased dramatically in the past 2-3 years, maintenance of Airport pavement remains a top priority. Security access control system upgrades, parking area improvements and terminal area improvements including upgrade of the public address system replacement of the baggage belt, reconfiguration of the north boarding lounge, and installation of a new flight information display are also planned for FY99-00.

Total Airport Projects: \$6,956,500

COMMUNITY DEVELOPMENT PROJECTS

There are three new projects added this year. The Promenade Streetscape Improvements encompass crosswalks curb ramps, sidewalks, security lighting and landscaping. The second project, First Street Parking Structure, provides for a 750+ car "park and ride" parking structure at the First Street Transit Mall. The third new project is the North Long Beach Redevelopment Project Area that includes \$1 million for neighborhood infrastructure such as local street reconstruction, alleviating drainage problems and improving median island hardscape and landscape.

In recent years, the primary focus of Community Development projects has been implementing the City's Transition Plan to comply with the Americans with Disabilities Act (ADA). The City has made significant progress in completing projects based on the priorities established in the Transition Plan. FY 1999-2000 ADA funding totals \$1.6 million. Examples of locations to be completed with ADA upgrades include El Dorado Park East the Westside area, Heartwell Park, Recreation Park, Veterans Park and City Hall.

Total Community Development Projects: \$18,772,000

GAS AND ELECTRIC DEPARTMENT PROJECTS

The Gas and Electric Department is the largest of the three municipally owned gas utilities in California and the fifth largest in the country. The primary goal of the Gas and

Electric Department is to supply its customers with a dependable source of natural gas at a reasonable price via a safe and reliable pipeline distribution system. This objective will be achieved by continuing the ongoing program of systematically replacing old and deteriorating mains and service lines, thus maintaining the integrity of the pipeline distribution system. A significant number of gas meters will also be replaced utilizing a statistical analysis program which identifies those units most likely to suffer operational failure due to such factors as age, location and construction materials. The Department acts as an aggregator for City-owned facilities and purchases electricity in bulk. It is also committed to the preservation of its assets by continuing to maintain, rejuvenate and enhance the usefulness of its buildings and other properties through various capital improvement projects.

Four programs had funding modifications for FY99-00. The \$4.0 million Huntington Beach Pipeline project was deleted. There is still no certainty as to when this project will be needed. The Sewer Sump Pump project was deemed non-essential and deleted. After evaluation of the current inventory and expenditures, \$0.4 million was deleted from the Meter Regulator and Replacement program. However, an additional \$0.1 million was added to fully fund the construction of the Pipe Storage Facility.

Total Gas and Electric Department Projects: \$7,272,000

HARBOR DEPARTMENT PROJECTS

The goal of providing state-of-the-art facilities to accommodate expanding international trade and securing regional economic benefits is the driving force of the Port's capital improvement program. The current major construction project is the redevelopment of the former naval complex on Terminal Island. Expected to take two years to complete the first phase, the new facilities will ultimately include a container terminal and a ship repair facility. Also underway is an expansion of the Omni Terminal on Piers D and E by filling in Slip #2 with dredged material coming from the deepening of the West Basin.

Projects already begun and continuing next year include the realignment of the Pier J container terminals, widening and improving the Gerald Desmond Bridge and Ocean Boulevard for the ports access projects and completion of the grade separation program with the Anaheim Street lead rail track overcrossing. Also, the Harbor will continue the remediation cleanup and redevelopment of the property north of Ocean Boulevard on Terminal Island for shipping terminal use.

Total Harbor Department Projects: \$292,695,000

PARKS AND RECREATION PROJECTS

Parks located throughout the city provide the ambience and open space to enhance the environment and provide leisure opportunities to meet the needs and interests of

residents. There is a constant effort to address and balance the issues of aging facilities, demographics and geographic imbalance.

As the City Council has indicated that youth sports were a priority, an additional \$0.2 million was added to the Sports Lighting program. Parks and Recreation's new projects involve seismic retrofitting of Rancho Los Cerritos through a FEMA grant and consultant assistance in establishing an Open Space/ Recreation Strategic Plan. It is anticipated that a competitive grant from Los Angeles County will be obtained for MacArthur Park. The primary ongoing programs include replacement of Irrigation Systems, Play Equipment, Park Bike Paths, and Park Facility Roofs; and rehabilitation of Recreation Buildings, Fencing and Railing, Restrooms and El Dorado and Recreation Parks; and construction of Skateboard Parks.

Total Parks and Recreation Projects: \$3,383,000

PUBLIC FACILITIES PROJECTS

Building and related facility improvements are essential for the City to delivery quality services to residents. These projects are made possible by a variety of funding sources: Los Angeles County Proposition "C" and Proposition "A," Certificates of Participation, and Health and Insurance funds. Notable projects in this category are transit and bus stop improvements public safety building structural and system deficiencies mitigation, Police North Division relocation, and various capital improvements to the civic center complex. This category also contains General Purpose-funded projects that are needed to prevent costly repairs in the future. These "preventive maintenance" projects include Citywide Tree Trimming, Citywide Reroofing and City Building Refurbishment.

The only new project is the Family Health Education Center. The land and building were donated to the City and the Health and Human Services Department is working to secure a \$0.9 million foundation grant to refurbish the facility. There was a drop of \$10.1 million in the funding of the Public Safety Building due to anticipated revenues from the FEMA grant, which were not realized.

Total Public Facilities Projects: \$26,318,355

PUBLIC THOROUGHFARES PROJECTS

A safe and efficient roadway transportation system is accomplished by providing roadway surface maintenance, illumination, signage and traffic signal timing. Anticipated future traffic patterns that are affected by employment, commerce, land use and demographic changes are addressed in the Transportation Element of the City's General Plan. Major and Secondary Highway Improvement priorities are determined using the Department of Public Works' Pavement Management System. This provides a methodical approach for extending the life of roadways throughout the city.

Median Island Irrigation System Modifications is a new project added this year. Ongoing projects include Citywide Infrastructure Improvements Residential Street Slurry Seal, Traffic Signal Equipment, Bridge Rehabilitation and Seismic Retrofit, Bike Path Upgrades, Opticom Installation Curb Ramps, Street Sign Replacement and Thermoplastic Traffic Markings. The outcome of these projects is improved traffic safety, maintained road surfaces, prolonged pavement life and relieved traffic congestion.

A one-time, \$2.2 million budget in STIP augmentation funds for street repair of storm damaged streets is included in FY 1999-2000.

Total Public Thoroughfares Projects: \$24,990,000

STORM DRAINS PROJECTS

Storm water is removed from city streets through a network of seven regional drains that channels the water into the ocean through the city's harbors and bays. Because of the flat terrain and the configuration of the system 40 pump stations are required. El NirfVo conditions has highlighted the importance of a properly maintained system.

There are two projects with new money in this Section. First is the continuation of the Stormwater/Urban Runoff Management to comply with the federally mandated National Pollutant Discharge Elimination System (NPDES) program. The second project is Storm Drain System Improvements. This program would improve the system's capacity by constructing larger pipes and installing new laterals and catch basins.

Total Storm Drains Projects: \$600,000

TIDELANDS PROJECTS

Two assets that make Long Beach unique are its beaches and marinas maintained by the City. These resources provide recreational enjoyment to both residents and tourists. The FY99-00 CIP included \$3.3 million in new Tidelands and Marina funding. Since that time, the Tideland Operating and Marina Funds have not recovered and this level of funding is not available. The new funds requested for FY99-00 were reduced to \$1,550 000. Major projects include Marina Dock and Decking, Belmont Pier and Plaza Pool, Beach Erosion Control, Seawall Rehabilitation, rebuilding the Peninsula Boardwalk, Bluff Erosion, Launch Ramp Repairs and Marina Facilities Rehabilitation. Other projects have either been deferred or reduced in funds and scope. Examples of these projects include Beach and Marina Restroom Rehabilitation, Marina Stadium Improvements Marina Landscaping, Marina Tree Trimming, Mole Repair, and Beach and Marina Amenities.

Total Tidelands Projects: \$5,810,000

WATER DEPARTMENT PROJECTS

Planned capital improvements to the City's water and sewer system encompass a wide range of projects. The Water Department will continue replacing cast iron mains, which are approaching the end of their useful life, with more durable ductile iron pipes at an aggressive rate of 100,000 feet annually. In addition the Water Department will embark upon an extensive rehabilitation of the sewer system, the continuing expansion of the reclaimed water system and will complete upgrades to the Water Department Administration Building to meet current seismic codes. Rehabilitation of water wells and storage tanks at the Department's two reservoirs will ensure a reliable supply of water well into the future.

Total Water Department Projects: \$31,781,100

Additional Projects

- 1. Pine Ave. & Pacific Coast Hwy.:** Retail Development Land Lease Opportunity of 17,000 square feet.
- 2. Pacific Ave. & Pacific Coast Hwy.:** Retail Development Land Lease Opportunity of 65,124 square feet.
- 3. Atlantic Ave. & South St.:** Mixed Use Opportunity on two 3-acre parcels.
- 4. RFP Atlantic Ave. & Artesia Blvd.:** 2.15 acres of Redevelopment Agency land for development of high-quality neighborhood-serving retail center.
- 5. RFP 5060-5098 Long Beach Blvd.:** 1.3 acres of Redevelopment Agency land for development of high-quality residential or commercial development.
- 6. 3rd St. & Pine Ave.:** Retail Development Opportunity on up to 8,232 square feet of land.



LONG BEACH CALIFORNIA



Retail Development Opportunity

Pine Ave. & Pacific Coast Highway

If you're a developer with the talent and desire to do great work in a great city, Long Beach is the place and the time is now. With vision and a true appreciation for the developers who make dreams come true, we've become a diverse showcase of all that is good about Southern California. Today, with nearly 70 improvement projects of all types and sizes on the table, it's clear that Long Beach is just getting started. Call us, take advantage of our momentum and discover how you, too, can be part of what comes next.

Building a Better Long Beach.



City of Long Beach Redevelopment Agency
333 W. Ocean Blvd., 3rd Floor, Long Beach, CA 90802
562-570-6615 • www.longbeach.gov/cd/redevelopment

Pine Ave. & Pacific Coast Highway

WITHIN 5 MINUTES FROM THIS SITE

Traffic Count [‡]	37,500
2011 Population Projection	112,268
Workplace Population	39,955
Current Median Age	27.8
Average Household Income	\$34,917
Median Property Value [†]	\$419,000
Site Size	17,000 sq. ft.

Source:

DemographicsNow – Represents information for population within 5 minute drive time

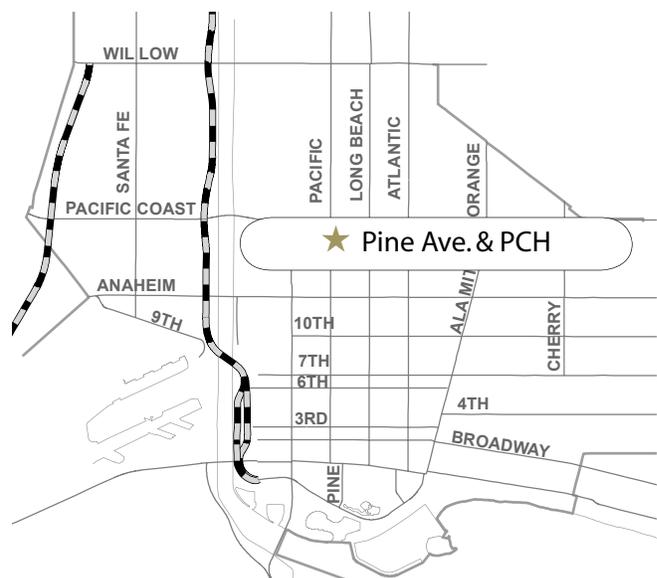
Buxton Report – Represents information for population within 5 minute drive time

#Long Beach Economic Development Bureau

†American FactFinder – Census 2000



This land lease opportunity is located in a vibrant and densely populated community in the heart of Central Long Beach. Ideally situated on Pacific Coast Highway with direct access to the 710 Freeway, this opportunity awaits the right developer. Be a part of what comes next.





LONG BEACH CALIFORNIA



Retail Development Opportunity

Pacific Ave. & Pacific Coast Highway

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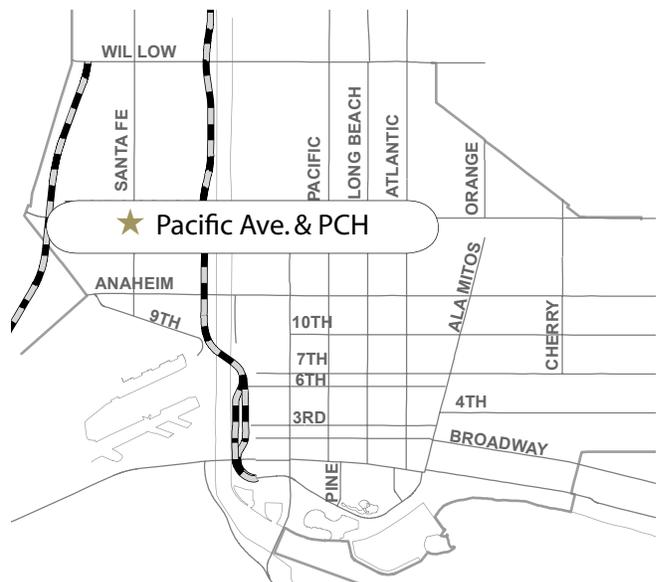
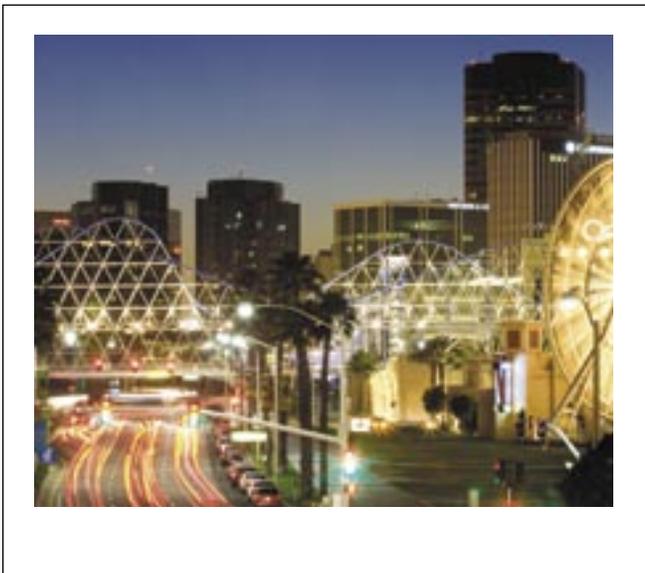
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LONG BEACH CALIFORNIA



Mixed Use Opportunity

North Village Center (Atlantic Ave. & South St.)

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North Village Center

WITHIN 5 MINUTES FROM THIS SITE

Traffic Count [‡]	23,300
2011 Population Projection	58,838
Workplace Population	23,302
Current Median Age	29.4
Average Household Income	\$44,867
Median Property Value [†]	\$450,000
Site Size	Two 3-acre parcels

Source:

DemographicsNow – Represents information for population within 5 minute drive time

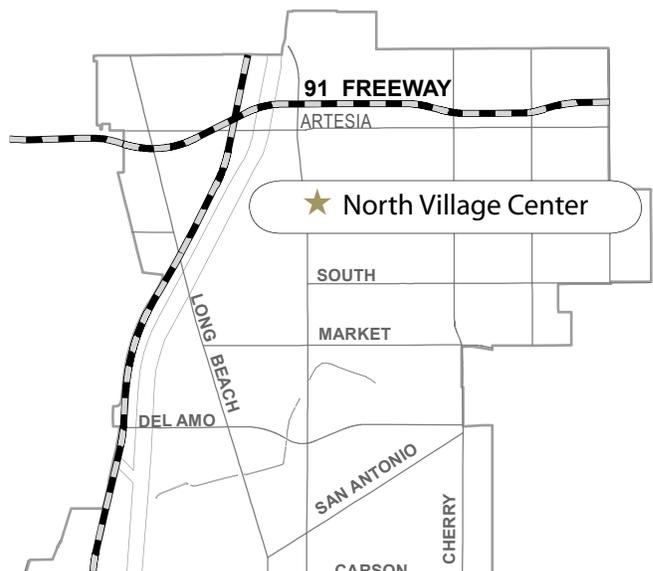
Buxton Report – Represents information for population within 5 minute drive time

‡Long Beach Economic Development Bureau

†American FactFinder – Census 2000



Two 3-acre parcels located on a major thoroughfare in rapidly growing North Long Beach. Convenient freeway access and large infill site mean the opportunities are endless. Come to Long Beach and be a part of what comes next.





LONG BEACH CALIFORNIA



Retail Opportunity

3rd Street & Pine Avenue

If you're a developer with the talent and desire to do great work in a great city, Long Beach is the place and the time is now. With vision and a true appreciation for the developers who make dreams come true, we've become a diverse showcase of all that is good about Southern California. Today, with nearly 70 improvement projects of all types and sizes on the table, it's clear that Long Beach is just getting started. Call us, take advantage of our momentum and discover how you, too, can be part of what comes next.

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3rd Street & Pine Avenue

WITHIN 5 MINUTES FROM THIS SITE

Traffic Count*	16,300
2011 Population Projection	92,492
Workplace Population	36,842
Current Median Age	30.5
Average Household Income	\$37,280
Median Property Value†	\$342,000
Site Size	1,432 to 8,232 sq. ft.

Source:
 DemographicsNow – Represents information for population within 5 minute drive time
 Buxton Report – Represents information for population within 5 minute drive time
 #Long Beach Economic Development Bureau
 †American FactFinder – Census 2000



Prime retail corner on Pine Avenue located in the heart of downtown’s vibrant dining and entertainment district. Walking distance to the Pike and Ocean Blvd. and the convention center. Just one block away from several new residential developments with approximately 400 new units and more under construction. Be a part of what comes next.

