CHESTERFIELD SQUARE

Project Overview

- Located in South Los Angeles
- First major development since 1992 civil unrest
- 1999 Pepperdine University Study: $900 Million in leakage
- 8 parcels encompassing 22 acres
- Over 285,000 Sqft. of buildings razed
- Over 20 tenants relocated
- Empowerment, Enterprise, and CRA Zones
Chesterfield Square
1994 Aerial Photograph
Chesterfield Square

Environmental Assessment Approach

- Phase I Assessments
- Asbestos Inspections of structures
- Phase II investigations completed at locations identified in Phase I
- Remediation of impacted areas with regulatory oversight
- Groundwater assessment
- Closure
Environmental Issues – Lumber Yard

- Release of diesel fuel from aboveground and underground storage tanks
- 783 tons of impacted soil excavated and transported to thermal desorption facility
1900 West Slauson
1900 West Slauson
Former Milk Processing

- Underground tank identified near loading dock.
- Removed 7,654 tons of gasoline-impacted soil.
- Investigations completed to assess impacts to groundwater using hydropunch sampling.
Remediation – 1900 Slauson
1850 West Slauson
1850 West Slauson – Former Cold Storage

- Two underground tanks encountered during grading
- No contamination detected.
Underground Tanks
1850 Slauson
1816 West Slauson
Former Gasoline Station
1816 West Slauson

- Gasoline Station from 1920’s through 1980.
- Four underground storage tanks removed in 1980 – no soil sampling conducted.
- One additional Tank encountered.
- 161 tons of gasoline-impacted soil removed and transported to thermal desorption facility.
Regulatory Agency Oversight

- Oversight by Los Angeles Regional Water Quality Control Board - Business Revitalization Center.

- Collected confirmation samples from excavations and site wide samples in areas not previously investigated.

- Site wide samples analyzed for VOCs, semi-volatile organics, metals, pesticides, and PCBs.
Regulatory Agency Requirements (Cont.)

- Held periodic meetings attended by RWQCB, Developer, SCS, Home Depot, and Home Depot’s environmental consultant.

- Data reviewed during meetings and next steps mutually agreed upon.

- Evaluation of data completed by comparison with risk values (PRG’s, background, guidance levels).
Factors Leading to Success

- Accessible regulatory personnel.

- Open communication between regulator and consultants.

- Continual evaluation and discussion of data resulted in a streamlined review process.
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Community Impact/Result

- $60 million 240,000 Sqft. community shopping center
- Tenants: Home Depot, Food 4 Less, Walgreens, Starbucks
- Over $90 millions in annual sales generated
- Service the need of the community
- Removal of urban blight; catalyst for future development
- 600 new jobs created
- Rents 60% greater than market
Los Angeles, California
approx. 220,000± Square Feet

Traffic Counts
Western & Slauson:
60,328 daily

Accessor's Numbers | Size (acres)
--------------------|----------
6001-001-018        | 0.35     
6001-001-019        | 0.60     
6001-001-020        | 0.45     
6001-001-021        | 0.91     
6001-001-022        | 1.63     
6001-001-023 NAP    | 9.82     
6001-001-024        | 5.03     
6001-001-025        | 1.79     
6001-001-026        | 1.72     
TOTAL ACREAGE:       | 22.3     

Western Avenue