



## **CleanTech Manufacturing Center REQUEST FOR INTEREST (RFI)**

### **The Vision**

**The City of Los Angeles is committed to being the national center for cleantech research and development and industrial manufacturing businesses devoted to ecologically sustainable processes and products. The goal is to create a community of businesses that share common values of sustainability, quality employment opportunities and innovation in manufacturing for the 21<sup>st</sup> century. Such concentration has proven successful in the Los Angeles entertainment, health care and aerospace industries. Concentration of like industries in an area known for innovation and creativity creates an unparalleled opportunity for success. The Community Redevelopment Agency of the City of Los Angeles (CRA/LA) espouses the principle of triple bottom-line investment that will benefit private enterprise, the community and the environment.**

### **One-Time Opportunity for New Development**

To showcase the City's efforts to lead the nation in cleantech business development, the City is making an exceptional investment in a new real estate development. The CRA/LA seeks to identify national and international visionary cleantech companies and sustainable manufacturers that are interested in locating to a 20-acre, CRA/LA-owned development site – the CleanTech Manufacturing Center (Center) – in Downtown Los Angeles. This site is part of the Los Angeles Cleantech Corridor which will comprise a cluster of clean technology and green-focused companies near the Los Angeles River. Interested firms will be poised to leverage generous economic incentives and lead Los Angeles' emergence as a model for sustainable industrial development in North America.

The firms sought for the Center include both established firms and emerging companies engaged in the assembly, manufacture or development of products in clean energy generation, sustainable building materials and furnishings, clean water technology, reduced emissions vehicle technology, manufactured products using recycled or organic materials and similar cleantech initiatives.

Firms may participate as owners/users in a build-to-suit development or as tenants in developer-owned buildings. Firms with space requirements of 40,000 to 400,000 square feet or more are the primary focus of this initial outreach. However, future opportunities for smaller users, including incubator space for start-ups, may also be available. All Center buildings are envisioned to be LEED certified at the highest level practicable. Parcels within the Center site are planned to be made available under long term ground lease(s) with the owner, the CRA/LA. Occupancy may occur as early as 2011.



## Exceptional Industrial and Manufacturing Site

The 20-acre Center site at Santa Fe Avenue and 15th Street is located within the greater Los Angeles Downtown area. The site is a prime industrial-zoned parcel uniquely positioned to provide jobs for those living in nearby loft and residential developments or for those commuting via local and regional public transit.

The new Center will be the southern anchor of the Los Angeles Cleantech Corridor extending four miles along the Los Angeles River from Chinatown south to the Center. The Center property was acquired from the State of California and is a former Brownfields Revitalization site. CRA/LA has conducted extensive cleanup and remediation and the site has been cleared by regulatory agencies for development. Site occupants must agree to CRA/LA development and employment policies, including prevailing wage and living wage requirements. For more information concerning applicable CRA/LA policies, please review the following web pages: [CRA/LA Policy Related Information](#) and CRA/LA [Adopted Policies and procedures](#) at [www.crala.org/ct](http://www.crala.org/ct).





The Center site enjoys excellent freeway and roadway access. It is located 18 miles from the Ports of Los Angeles and Long Beach, 12 miles from Los Angeles International Airport and 35 miles from Ontario International Airport. The Alameda Corridor, a direct rail line from the Ports to the rail terminals, is adjacent to the site. Union Station, the regional rail passenger transportation hub, is only 2.5 miles away. Additional site information can be obtained at the Center website at [www.crala.org/ct](http://www.crala.org/ct).

### **Development Incentives Now Available**

Firms locating to the Center will enjoy support and advantages not otherwise available at other development sites. Tenants will have access to a wide variety of city, state and federal financial incentives. The site is located within the Central Industrial Redevelopment Project Area, the Eastside State Enterprise Zone and the Los Angeles Federal Empowerment Zone. Incentives include City Department of Water and Power energy programs and rebates, significant employment and investment tax credits, permit expediting assistance, workforce recruitment and training and other programs. In addition, occupants may qualify for favorable ground-lease terms, New Market Tax credits, infrastructure grants and low interest CRA/LA loans.

### **Los Angeles and Cleantech**

Companies located in the Center will also have access to the region's significant and advantageous high-tech business resources. Los Angeles is known as the capital of the worldwide entertainment industry, and is also an historical and innovative center for industrial growth and emerging technologies. Los Angeles offers:

- A growing pool of high-tech, skilled workers engaged in technology jobs within Los Angeles County – numbering nearly 226,000 – the fourth largest source of jobs in the County
- The largest manufacturing employment base in the country with 470,000 jobs
- The largest number of Ph.Ds granted in any region of the country
- World-class research facilities at UCLA, USC and the California Institute of Technology, with a combined 42 Nobel Laureates and opportunities for collaboration in technology development
- Four of the nation's top ten engineering firms

The City of Los Angeles has made unprecedented and coordinated efforts to foster cleantech development. The Los Angeles Cleantech Corridor and CRA/LA's development of the CleanTech Manufacturing Center represent just some of CRA/LA's contributions to the City's commitment toward cleantech innovation and manufacturing. The Center also enjoys support from the business community, Mayor Antonio Villaraigosa and City Councilmember Jose Huizar. The City's commitment to cleantech business development is further evidenced in such investments as:

- The Los Angeles Department of Water and Power's \$5 billion projected investment in achieving 20 percent of customers' power from renewable sources by 2010 and 35% by 2030



- The Port of Los Angeles' \$15 million Technology Advancement Program as part of the 2006 Clean Air Action Plan targeted at investing in clean technology related to improving air quality and meeting clean energy goals
- \$46 million set aside by The Los Angeles City Employees' Retirement System (LACERS) funds in 2005 for cleantech investments over a ten-year period

## **Respond Now to Help Shape the Future**

Interested firms are asked to complete an [online Response Form \(www.crala.org/ct\)](http://www.crala.org/ct) by December 1, 2008. Ideal tenants will be firms with the following characteristics:

- Engaged in the manufacture, fabrication or development of sustainable products using sustainable processes
- Compensate all employees at a salary level at or above the living wage standards established by the City of Los Angeles and offer opportunities for career advancement
- Desire to be located in the Los Angeles region among firms engaged in like industries with a common regard for environmental sustainability
- Have space requirements of 40,000 to 400,000 square feet or more and an occupancy time horizon of 2011-2014

Interested firms are asked to send a maximum two-page cover letter of interest along with the response form online. Paper copies can also be sent to the address below:

The Community Redevelopment Agency of the City of Los Angeles  
CleanTech Manufacturing Center  
354 S. Spring Street, Los Angeles, CA 90013

Questions should be directed to this email address: [cleantechcenter@cra.lacity.org](mailto:cleantechcenter@cra.lacity.org). Responses should be received by December 1, 2008.

## **Please Note**

The CRA/LA's primary interest is to identify occupants for the Center site who meet CRA/LA's vision for sustainable industrial development. Extensive additional information such as illustrative site plans, annual reports and other details are not necessary at this time. Based upon the responses received, the CRA/LA plans to issue a Request for Proposals (RFP) in early 2009, soliciting specific development or occupancy proposals for all or a portion of the site. This RFI process is not a solicitation or procurement, and respondents to this RFI who submit proposals to any future formal procurement will not be limited in any way by the content of their responses to this RFI. Development companies who represent specific qualified industrial tenants may respond jointly with the interested tenant. CRA/LA will not review responses proposing speculative development without an identified cleantech tenant partner.