

OPPORTUNITY #26 - 22ND AVE. BROWNFIELD RECLAMATION

There are actually two (2) opportunities depicted in the map to the left. Both of these properties are owned by POLA, and any development discussed here will need to be approved by POLA. The first, shown shaded in orange is the conversion



of an existing brownfield on 22nd Ave. that is situated between the Red Car terminus storage yard to the west and an overflow parking lot to the east. Owned by POLA, this property is across the street and northwest of the Alta Sea development area.

The second opportunity, shown in green, is an undeveloped portion of the parking lot associated with the Crafted development on Miner St. Converting this land to some sort of rain garden or nature area will likely also require the approval of the Leasee.



Also shown on this map to the left of the green area is the 22nd Street Park to the west of the Crafted development area. 22nd Street Park is an 18-acre park on the site of a former tank farm in San Pedro across from 22nd Street Landing at the Port of Los Angeles. It offers walking and biking trails, shade trees, a bocce ball court, restrooms, ample parking and more than four-acres of flat grassy area for recreation — all with a water view.

Completed several years ago, the new park by POLA, bounded by 22nd Street, Crescent Avenue and Miner Street in San Pedro, has 500 trees, 1,700 shrubs and 4.5 acres of sod. The park includes a sloped area near Crescent Avenue and 22nd Street, that was rehabilitated to preserve and enhance the freshwater marsh and native plants while creating the new park. In addition, a pedestrian path was created from the elevated Crescent Avenue area down into the park flatlands to provide an up-close view of this native habitat. Other environmental features of the park include use of recycled water for landscaping maintenance (“purple pipe”) and bioswales for stormwater management.

The idea is to re-create a similar type environmental remediation and enhancement at both the existing brownfield and open space opportunities depicted here. While the land at the Crafted parking lot location could be converted relatively quickly, the brownfield may need to go through at least one level of environmental site assessment, and then an approved clean-up program before any kind of landscape development plan could be formulated and implemented.

