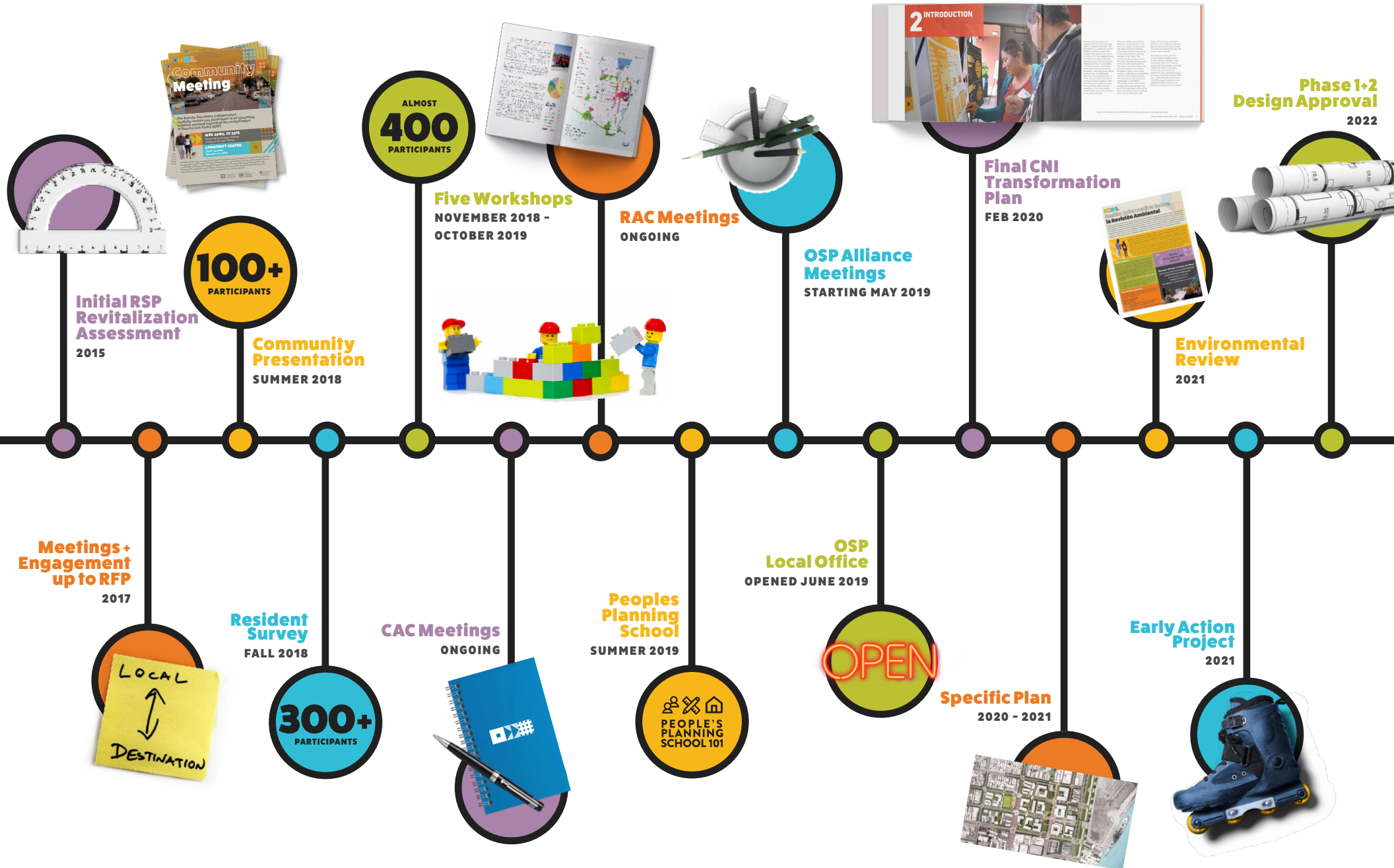


SUMMER SHARING KICKOFF Engagement



SUMMER SHARING KICKOFF

Engagement Timeline



SUMMER SHARING KICKOFF

Project Components

Phased demolition of the 479-unit public housing complex

Replacement with new housing, local-serving commercial uses, and amenities

Construction of:

Up to 1,600 homes

(mix of affordable + market-rate units, rentals + homes for purchase)

85,000 SF of residential amenities and services

45,000 SF of commercial/retail space

(e.g., grocery, pharmacy, laundromat, etc.)

New open space, bicycle, transit, and pedestrian amenities





SUMMER SHARING KICKOFF

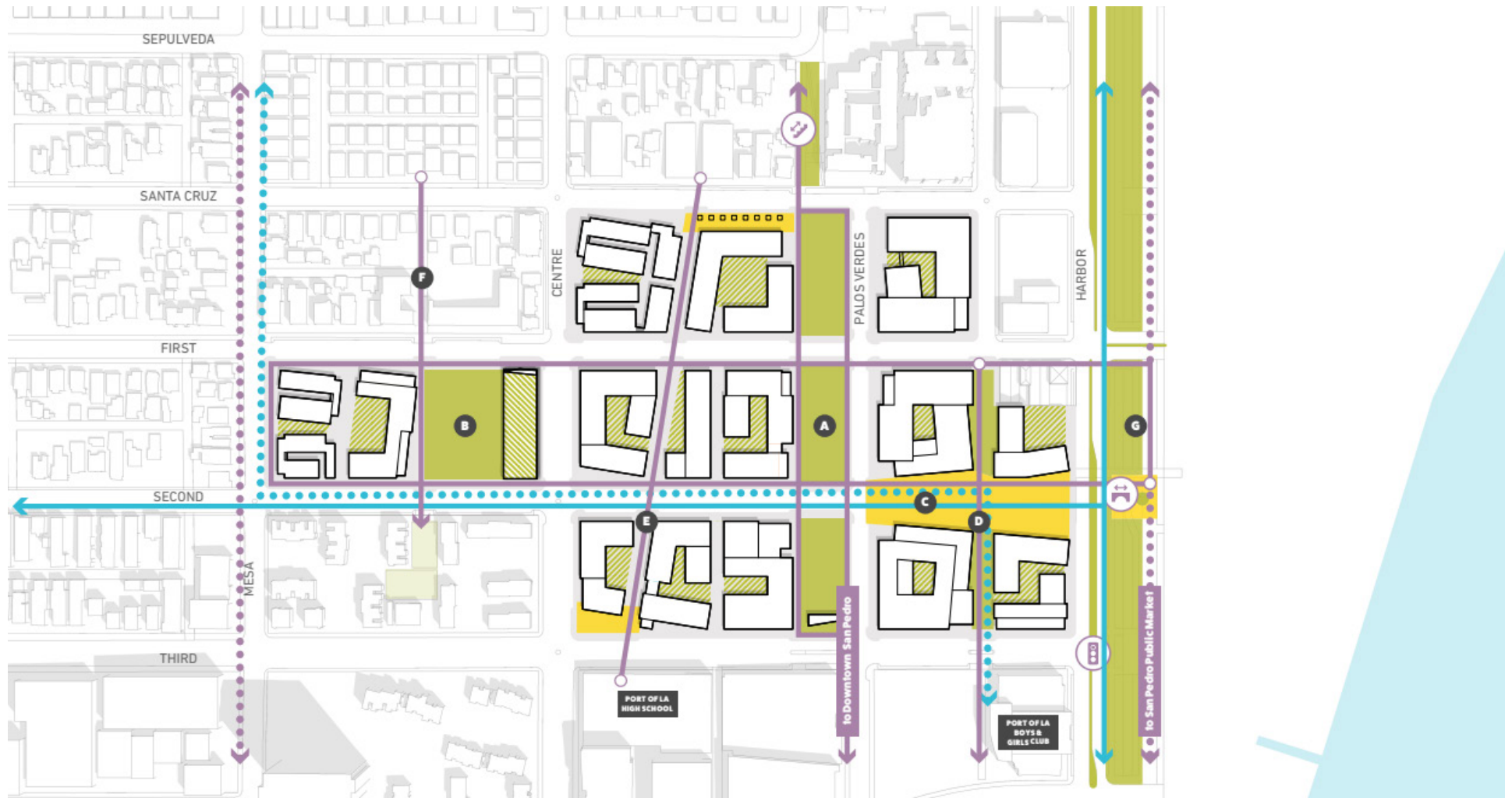
Land Use Districts



-  **Neighborhood General**
-  **Neighborhood Core**
-  **Waterfront Core**
-  **Open Space**

SUMMER SHARING KICKOFF

Conceptual Site Plan

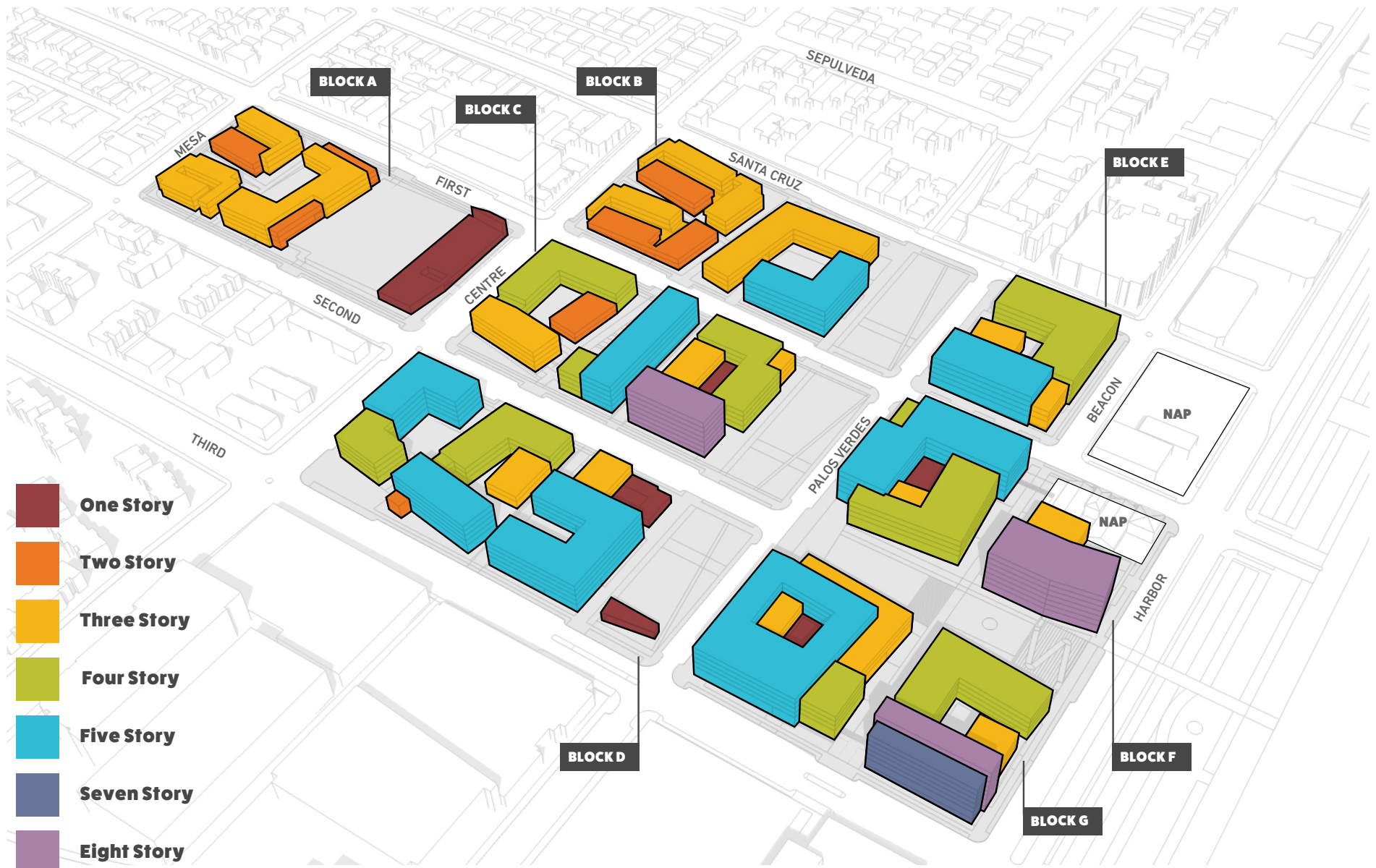


- | | | | | |
|-----------------------------------|-----------------------------------|---|--------------------|-----------|
| A Palos Verdes Linear Park | E Centre Paseo | Children's Corridor to Barton Hill Elementary | Public Stairway | Park |
| B Youth Sports Field | F Mesa Paseo | 8-80 Bikeway | New Traffic Signal | Courtyard |
| C Harbor Plaza | G Harbor Parkway Promenade | Neighborhood Health Loop | Pedestrian Bridge | Plaza |
| D Beacon Paseo | | Walking Trails | | |



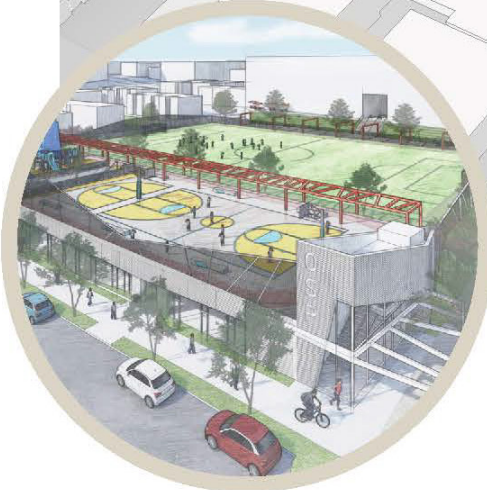
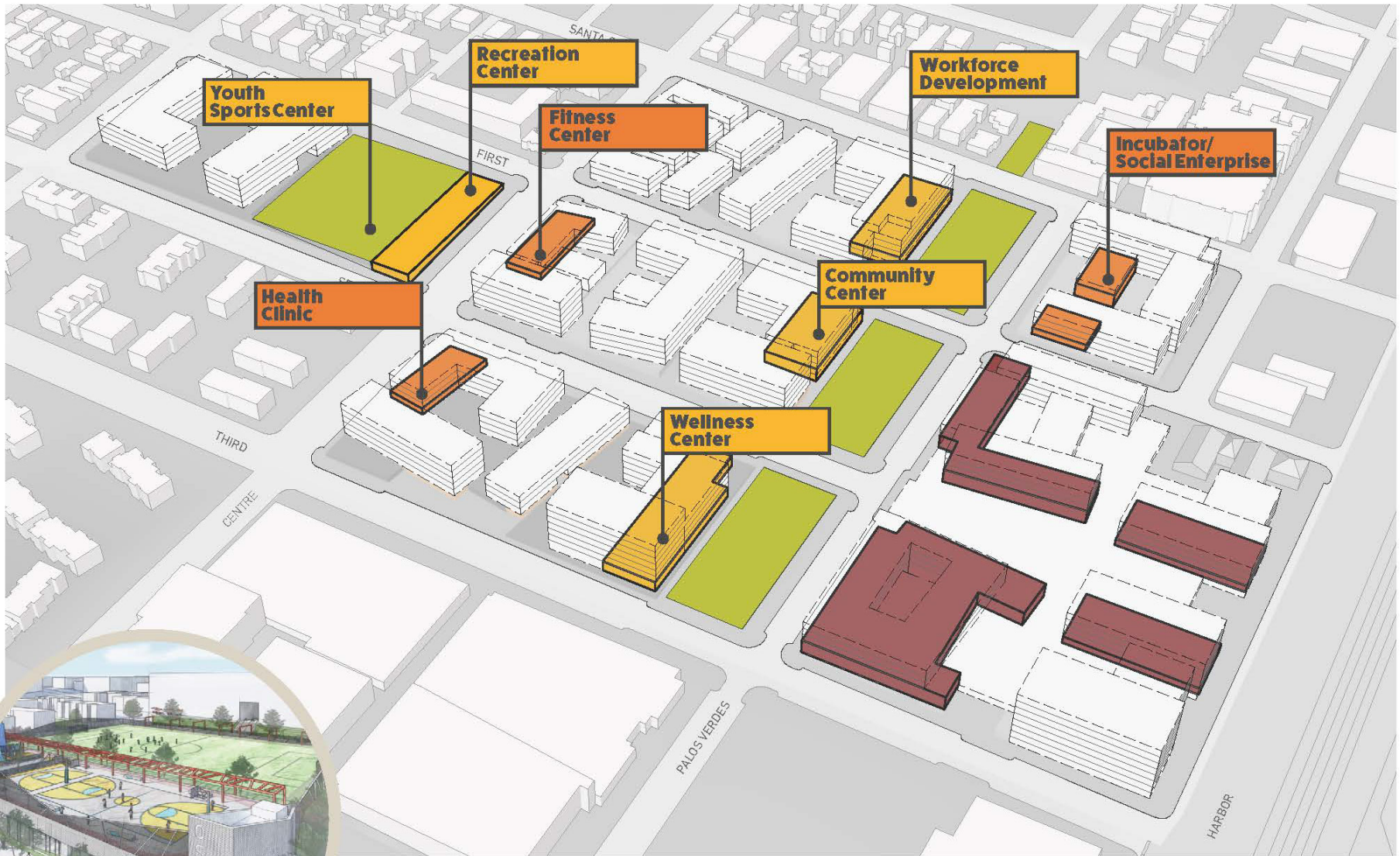
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Building Heights



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Services and Retail



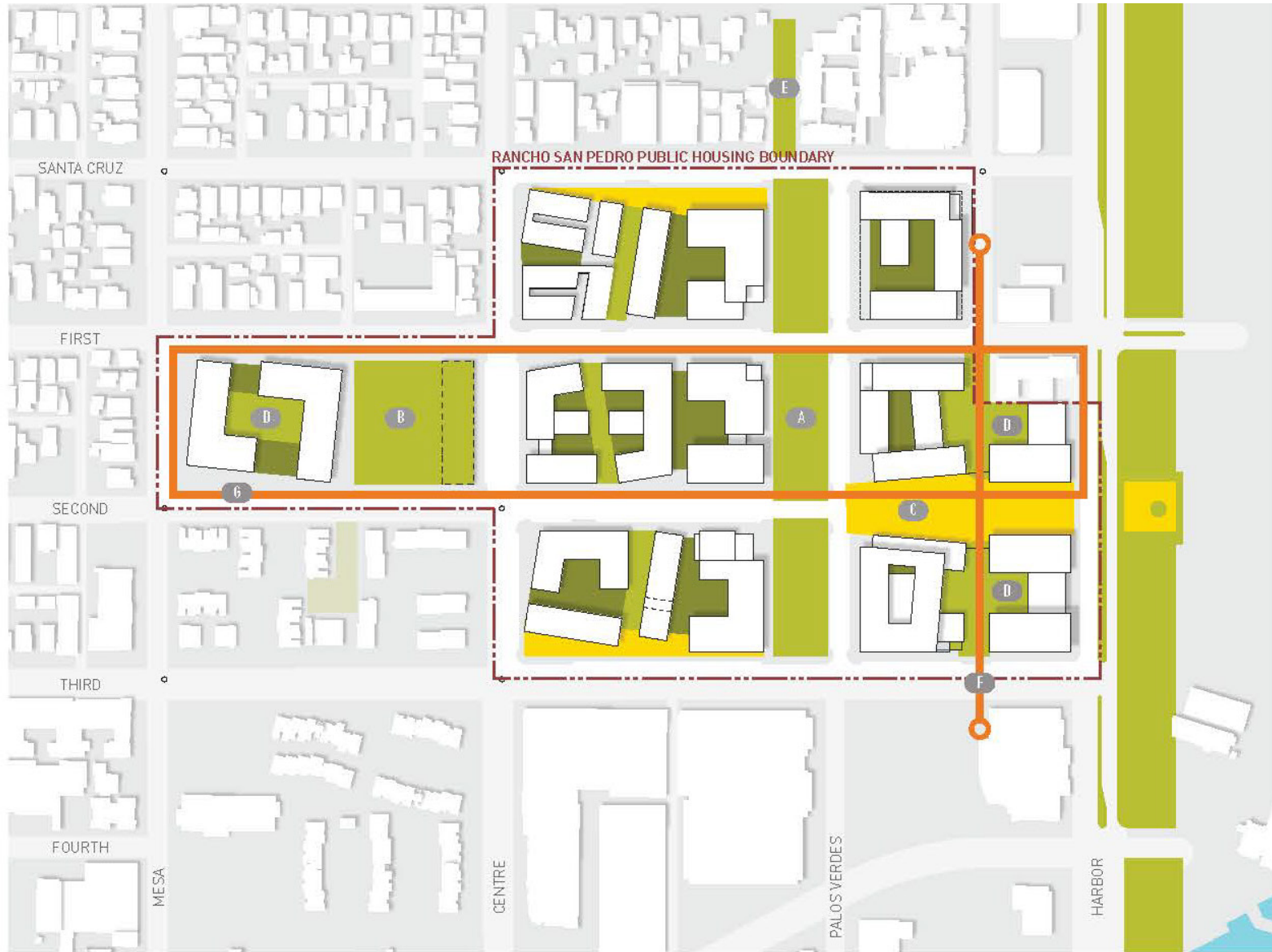
Community Amenities

Neighborhood Services

Neighborhood Serving Commercial

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Open Space and Amenities

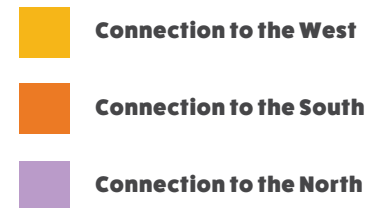
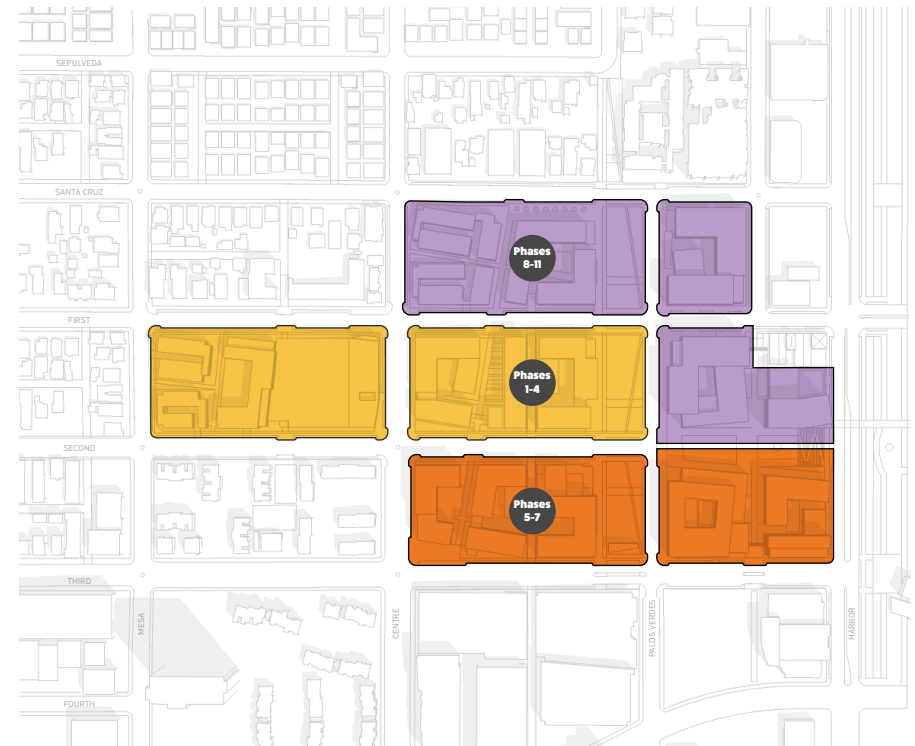


Anticipated Project Construction Timeline

Phased construction (3 main phases) beginning in 2024 and ending in 2037 (15 total years)

Initial phases focus on replacement of aging rental housing

Later phases involve development of commercial and community amenity uses and homeownership units



TRANSFORMATION PLAN

Residential

WHAT WE HEARD

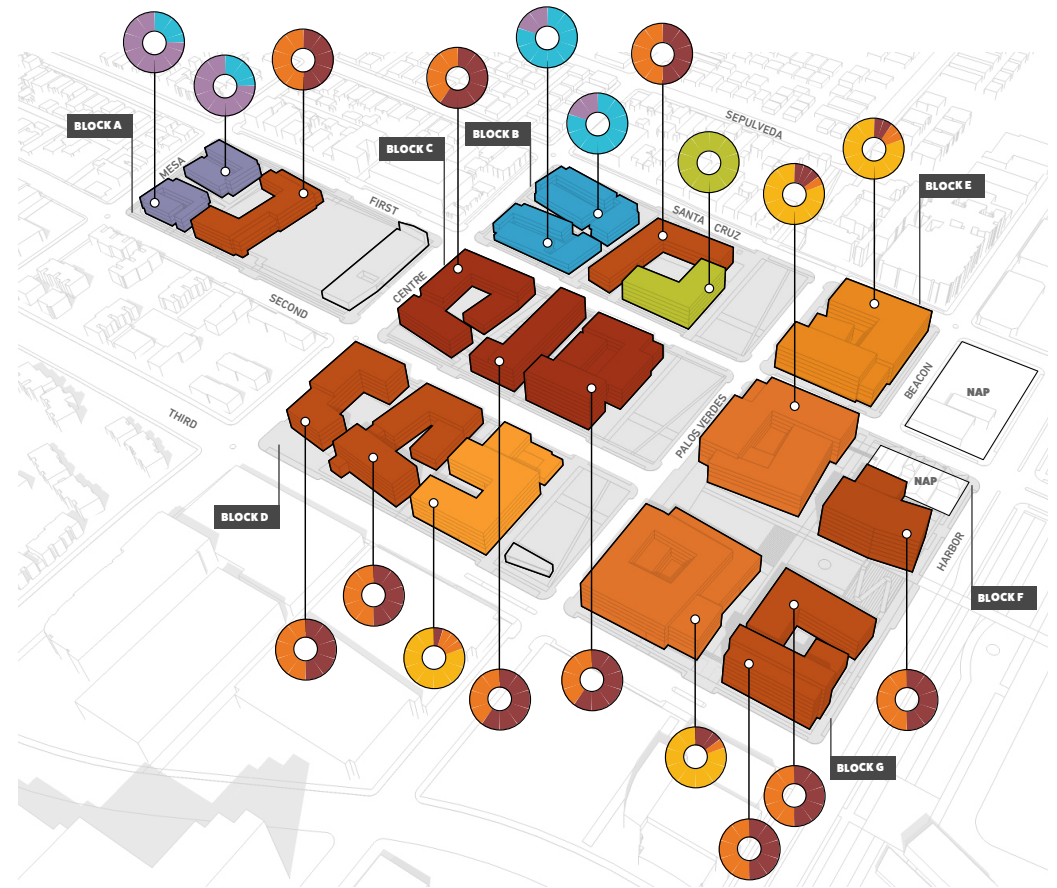
"We want to be a part of One San Pedro"

OSP WILL INCLUDE

Replacement homes are included in nearly every building

WHAT WE WANT TO KNOW

How can we support site transition? What are the concerns about being on site during construction?





TRANSFORMATION PLAN

Open Space

WHAT WE HEARD

“This should be a safe place for children to play and learn”

OSP WILL INCLUDE

There are 5 acres of new public open space

WHAT WE WANT TO KNOW

What should be in the private open spaces and in the smaller open spaces in each building?





TRANSFORMATION PLAN

Amenities and Services

WHAT WE HEARD

“Where does the new RAC office, social hall, and management office go?”

OSP WILL INCLUDE

Phase 1+2 replaces all current Rancho amenities and services

WHAT WE WANT TO KNOW

What other amenities and services should OSP include? Which ones should be prioritized?



TRANSFORMATION PLAN

Parking and Access

WHAT WE HEARD

“There is not enough secure parking”

OSP WILL INCLUDE

There will be more parking in secured garages under the buildings

WHAT WE WANT TO KNOW

Would you take public transit if offered a transit pass?



WE ARE HERE

Pre-development Timeline

Winter 2021

Anticipated release of Draft Specific Plan and EIR/EIS

2022

Specific Plan Adoption and Lead Agencies review and consider certification of the Final EIR/EIS

2023

Permitting and Financing for Phase 1

2024

Begin Construction of Phase 1

2026

Opening of Phase 1