

# CASE STUDY

## THE BRICKYARD

CBRE

Trammell Crow Company builds shared advantage for the community.



**THE BRICKYARD** is a 100% privately financed, state-of-the-art light industrial project that ended 70 years of dust on a parcel of land in Compton, California – bringing sustainable development and hundreds of local jobs to the community. The project, situated in close proximity to the region's main transportation arteries, is leased in part by the world's largest package delivery company and is LEED® Gold certified.

The story of the Brickyard is one of commitment and close collaboration with local community leaders, who shared TCC's vision of developing a property that promotes employment opportunities and long-term economic and health benefits for the city, and beyond.

### LOCATION

1701 N. Central Ave.  
Compton CA 90059

### PROPERTY

1,001,126 SF Class A  
industrial (2 buildings)

### ACCESS

LAX / Los Angeles and  
Long Beach world ports

## CHALLENGE

**FOR MORE THAN 60 YEARS** the Atkinson Brick Company forged hardened cinder blocks and other building materials on a corner of Sam Littleton Ave. and S. Central Ave. in Compton. In 2002, all industrial brick-making ceased, and the site was used for crushing concrete and asphalt, trucking and the storage of pipe. Several attempts were made to more fully exploit the property's prime location near LAX and coastal shipping ports, but its long history of heavy manufacturing required extensive environmental remediation

that proved economically, if not politically, difficult. By creating a project plan that would engage the community directly, TCC was able to acquire the property from Atkinson Enterprises in February 2014 after exercising a six-month option. While the deal was the largest land sale in Los Angeles County in the last 10 years, the challenge remained: to rehabilitate the property into a premier commercial hub for community stakeholders that increased economic growth for the city and created a healthier living environment for residents.

## SOLUTION

**TCC WORKED CLOSELY** with Los Angeles County jurisdictional agencies to complete a Remedial Action Plan, which allowed future commercial development. Through TCC's hands-on approach to community outreach, the team received project entitlements in July 2015.

Importantly, TCC attended neighborhood meetings and met personally with community leaders to clearly delineate the development plan and demonstrate the shared advantage the city would gain. This included economic benefits as well as the project's environmental design, which aimed to minimize any potential air quality, noise or traffic impacts. The project was successfully completed in November 2016 and certified LEED® Gold.

### HIGHLIGHTS:

**\$300,000/year** in tax revenue generated for school district

**\$250,000** invested in local job training program

**Millions** spent in partnership with City for street improvements

**500** trees planted & maintained around property

**\$45,000** invested to enhance Jackie Robinson Stadium



See all advantages ►

# THE BRICKYARD

## SHARED ADVANTAGE

**AS A GLOBAL LEADER** in commercial real estate development and an independently operated subsidiary of CBRE Group, Inc., Trammell Crow Company is deeply committed to the value delivered through a shared advantage approach to its business. These values complement the UN's Sustainable Development Goals (SDGs), and are demonstrated in its development of the Brickyard and TCC's long-term strategic goals for the project. Below highlights the advantages gained through an integrated program of environmental and social actions that generate sustained growth and continuous opportunity for the Brickyard and the City of Compton.

### OVERALL ECONOMIC IMPACT



Society as a whole benefits when more people are taking part in their community's growth. The Brickyard contributes to increasing the region's productivity, with a forecasted economic impact of around \$100 million per year.

### PUBLIC BENEFIT COMMITMENTS



### NEIGHBORHOOD IMPROVEMENTS



- Contributed \$2.2 million in land for street widening
- Performed \$5.7 million in street improvements
- Earned LEED® Gold Certification
- Added 52 clean air vehicle stalls and six electric vehicle charging stations
- Enhanced local bus stops
- Added one mile of wellness and fitness paths along the property boundaries
- Completed \$1 million in perimeter landscaping, including planting 500 trees
- Invested total of \$8.9 million in neighborhood improvements

- Committed to 35% local hire through City of Compton's CareerLink program
- Contributed \$300,000 annually to support Compton youth
- Established industrial jobs training in collaboration with Compton USD and Compton Community College District; donated \$250,000 to the program
- Granted priority bidding for local & minority subcontractors
- Contributed \$45,000 in upgrades and other enhancements to Jackie Robinson Stadium

### COMMUNITY TAX BENEFITS:

- \$1,402,350 annual tax contribution to City programs (\$558,050 in direct taxes to City General Fund + \$899,300 net annual contributions to other entities)
- \$515,000 to Compton Employee Retirement Fund
- \$503,050 net annual taxes to City General Fund
- \$330,900 Compton Unified School District
- \$55,000 to City services (Police & Fire)
- \$53,400 to Compton Community College

## INFORMATION



trammellcrow.com



thebrickyardsouthbay.com

### THE BRICKYARD

Abbey Ehman | +1 310.363.4704  
AEhman@trammellcrow.com

### SHARED ADVANTAGE

Dave Pogue | +1 408.453.7444  
dave.pogue@cbre.com