



Before

Site Facts

Site Name:

Northrop Grumman

Location:

Hawthorne

Site Size:

105 Acres

Historical Uses:

Aerospace Manufacturing

Length of Cleanup:

Three Years

Contaminants of Concern:

Solvents, Metals, Petroleum Hydrocarbons

Redeveloped Use:

Retail Center and High-Tech Business Park

Brownfield Revitalization

SUCCESS STORY, November 2006

Northrop Grumman - Lowe's

The City of Hawthorne calls itself, "The Hub of the South Bay". It has direct access to Los Angeles International Airport, the Port of Los Angeles, and three major freeways. One of those, I-105, carries the name of the son of the first Hawthorne settlers who went on to become the Mayor, the State's Lieutenant Governor, and Congressman, Glenn M. Anderson. Starting in 1939, Hawthorne captured for itself another name, "The Cradle of Aviation," being as it was home to the Northrop Grumman Corporation.

Northrop Grumman manufactured military and commercial aircraft parts at this 105-acre site, rolling out such memorable aircraft as the P-61 "Black Widow" radar-equipped night fighter, the B-35 flying wing, and the B-2 Stealth bomber. In 2000, it sold a portion of the property to Vought Aircraft, Inc., and Lowe Enterprises Real Estate Group. In 2005, Vought sold its portion of the property to developer MS Kearny. Vought continues assembling commercial aircraft fuselage parts for the Boeing 747 and 767 on a parcel of the property. But it is the use of the rest of the property that tells the brownfields success story.

Because Northrop Grumman had authorization from DTSC to operate hazardous waste storage units, DTSC assumed lead agency status for investigating and cleaning up the property. DTSC entered into complex negotiations and legal agreements with the company and with Lowe Enterprises Real Estate Group that allowed some of the valuable existing structures to be reused and the rest of the property to be redeveloped. DTSC oversaw removal of soil contaminated with solvents, and approved an on-going groundwater cleanup plan that allowed redevelopment to move along while still protecting human health and the environment.

Often, in the past, the loss of a major employer devastated the host communities. In this case, DTSC's environmental cleanup oversight helped ensure that the opposite is true. In 2001, the Hawthorne City Council approved the 1.7 million-square-foot commercial center and business park, The Exchange, a \$195 million dollar development project on the former Northrop Grumman site. It will feature a new, 260,000-square-foot retail center with a Lowe's Home Improvement Warehouse as its foundation. That will create between 1,500 and 2,000 jobs. In addition, existing buildings will become office, and industrial research and development space, with its first tenant being a 300,000 AT&T data center. The city estimates that the redevelopment will generate \$3 million in annual revenue, and one-time construction-related fees of \$2.5 million.



Office, and industrial research and development space.

The Brownfield success continues in Hawthorne at the Northrop Grumman site. Recently, DTSC collaborated with the city to develop an environmentally protective ordinance to enable the city to go forward with creating 100 new parcels with as many as 250 condominiums on the site of the former main manufacturing plant.



State of California Department of Toxic Substances Control

