



CCA

CENTRAL CITY  
ASSOCIATION  
OF LOS ANGELES

# THE REVIVAL OF DTLA

*Development projects that changed  
the Downtown Los Angeles landscape,  
2012-2017.*



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Established in 1924, Central City Association of Los Angeles (CCA) is the premier advocacy organization in the region and leading visionary on the future of Downtown Los Angeles. Through advocacy, influence and engagement, CCA enhances Downtown LA's vibrancy and increases investment in the region. CCA represents the interests of 400 businesses, trade associations and nonprofit organizations that together employ more than 350,000 people in Los Angeles County.

[www.ccala.org](http://www.ccala.org)

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# FOREWORD



Once deserted at 5 p.m. every weekday and most weekends, Downtown Los Angeles (DTLA) is now the place to be for culinary and cultural adventures, with streets alive and active late into the night. Moreover, DTLA has been revived as an international destination, thanks in no small part to CCA's members, who had the faith and the vision to advance a vibrant city center.

The first of its kind by CCA, this publication offers a glimpse of what some of our members' projects have contributed to the city at large and how they have transformed DTLA, its neighborhoods, and its identity for the better. It is still quickly growing, and I welcome you to join us in unlocking DTLA's potential.

**Jessica Lall,**  
*President & CEO, CCA*

\*This publication includes projects by members who opted in. It is not an exhaustive list.

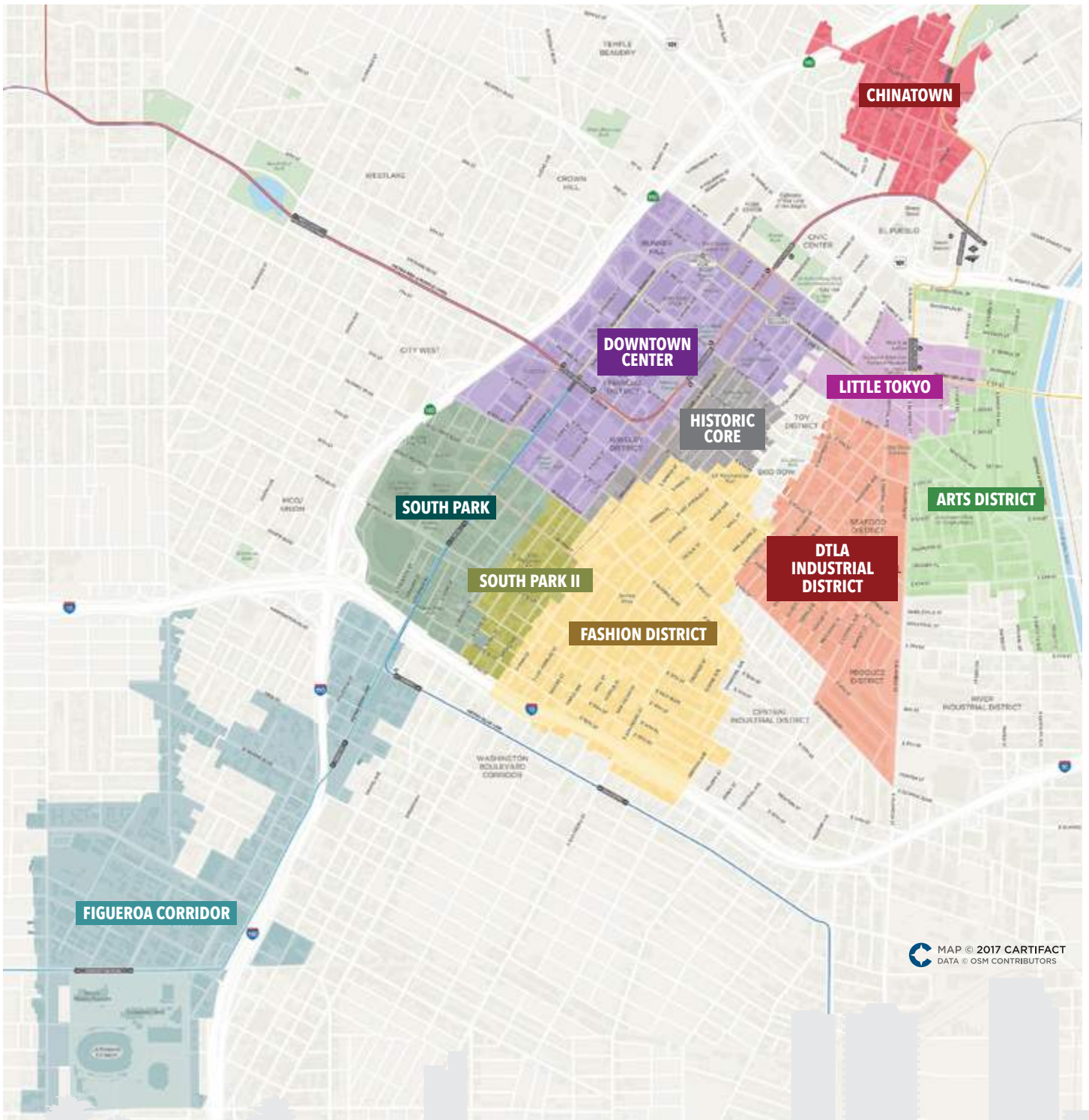
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# MAP OF DTLA



MAP © 2017 CARTIFACT  
DATA © OSM CONTRIBUTORS



# OVERVIEW

Member projects in this publication have provided the following benefits to DTLA and the greater region:



Permanent jobs created **12,853**



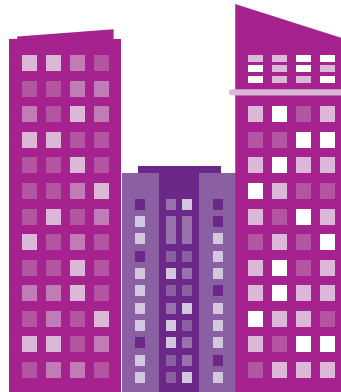
Construction jobs created  
**45,038**



Commercial Space (SF)  
**3,060,376**



Hotel Keys  
**2,844**



Residential Units  
**9,046**

Affordable Housing Units  
**134**

Permanent Supportive  
Housing Units  
**251**

Live/work Units  
**58**



INCREASE  
IN  
TAX  
BASE

**\$41 million**



Impact fees  
**\$140.4 million**



# ARTS DISTRICT

This formerly industrial area was transformed into an artist community in the mid-1970s. Today, the Arts District thrives with galleries, photography studios, advertising firms, media companies, and the Southern California Institute of Architecture (SCI-ARC). With its recent residential and restaurant boom boasting a population of about 2,400 people, it has grown to be one of the hottest places to live, work and play.



# FORD FACTORY

Constructed in 1912 by the Ford Motor Co., the Ford Factory is a historical landmark of the Arts District. Originally the site where Model T's and Model A's were assembled, the factory has since supported other business sectors like toys and apparel. The newly restored Ford Factory will be adapted for Warner Music Group's 254,000 square feet of creative offices and 60,000 square feet of ground-level retail and restaurant space. The building's new use will restore the original red brick exterior while redoing years of alterations from the previous renovations done in 1923, 1988 and 1996.



EXTERIOR RENDERING



INTERIOR RENDERING



HISTORIC EXTERIOR

**STATUS:****Under construction****ADDRESS:****777 S. Santa Fe Ave.****DEVELOPER:****Shorenstein\*****ARCHITECT:****Rockefeller Partners  
Architects\*****FORMER USE:****Warehouse,  
manufacturing****314K****Square feet of  
commercial space****Listed on the National  
Register of Historic  
Places**

\*Indicates CCA Member

## STATUS:

Open 2017

## ADDRESS:

963 E. 4th Street

## DEVELOPER:

Hudson Pacific  
Properties\*

## ARCHITECT:

HLW International

## LEASING:

CBRE\*

## FORMER USE:

Office space &  
manufacturing**130,000**Square feet of  
commercial space**25,000**Square feet of  
retail space

EXTERIOR RENDERING



INTERIOR RENDERING



FORMER USE

# FOURTH & TRACTION

The 101-year-old Coca-Cola Building, which originally served as the company's West Coast headquarters in the early 20th century, has been rehabilitated by **Hudson Pacific Properties**. It has been transformed as a modern creative complex with a rooftop restaurant space and a new 320-car parking garage, and its ground floor activates pedestrian activity with shops and restaurants.

\*Indicates CCA Member

# LA KRETZ INNOVATION CAMPUS

The La Kretz Innovation Campus serves as a clean tech industry hub, a place where entrepreneurs, engineers, scientists and policymakers can interact to promote and support the development of Los Angeles' green economy. Located at 5th and Hewitt, the Cleantech Corridor Campus comprises 3.2 acres and is owned by **LADWP**. The campus features offices, conference rooms, laboratories, a prototyping center, a manufacturing workshop and classrooms in a fully renovated 60,000-square-foot building.



EXTERIOR



INTERIOR



FORMER USE

**STATUS:**  
Open 2016

**ADDRESS:**  
525 S. Hewitt Street

**DEVELOPER:**  
Los Angeles  
Department of  
Water and Power\*  
Community  
Redevelopment  
Agency of Los Angeles

**ARCHITECT:**  
John Friedman Alice  
Kimm Architects

**FORMER USE:**  
Warehouse

**1,200**  
Number of permanent  
jobs created

**200**  
Number of construction  
jobs created

**\$7M**  
Awarded to local  
businesses during  
construction

**\$270M**  
Estimated 5-year overall  
economic impact on the  
LA Region

\*Indicates CCA Member



# CHINATOWN

A stone's throw from the city's civic and cultural center, Chinatown bustles with residents and visitors alike looking for culinary and cultural enlightenment at iconic destinations such as Far East Plaza and Central Plaza. With celebrations like Chinese New Year, Summer Nights, the Moon Festival and CicLAvia in the fall, it is a vibrant center of tourism, culture and community.

# BLOSSOM PLAZA

Adjacent to the Metro Gold Line's Chinatown Station is Blossom Plaza, a sizable apartment complex with 20,000 square feet of retail space and 237 residential units, 53 of which are set aside as affordable housing. **Johnson Fain** and **Togawa Smith Martin** designed the LEED Gold certified project, offering a variety of floor plans: studio, one-, two- and three- bedrooms, and 21 townhouse-style apartments. Its 19,000 square-foot pedestrian paseo offers a direct connection between Broadway and the elevated Metro stop.



EXTERIOR



COURTYARD



FORMER USE

## STATUS:

Open 2016

## ADDRESS:

900 N. Broadway

## DEVELOPER:

Forest City  
Development\*

## ARCHITECT:

Johnson Fain\*  
Togawa Smith Martin\*

## FORMER USE:

Surface parking lot  
and restaurant

## 20,000

Square feet of  
retail space

## 184

Residential units

## 53

Affordable housing  
units

\*Indicates CCA Member

**STATUS:**  
Open 2014

**ADDRESS:**  
639 N. Broadway

**DEVELOPER:**  
Equity Residential\*

**ARCHITECT:**  
TCA Architects \*

**LEASING:**  
Equity Residential\*  
Avison Young\*

**FORMER USE:**  
Surface parking lot

**281**

Number of permanent jobs created

**250**

Number of construction jobs created

**435%**

Increase in tax base  
(increase from \$13.4M to \$71.7M)

**280**

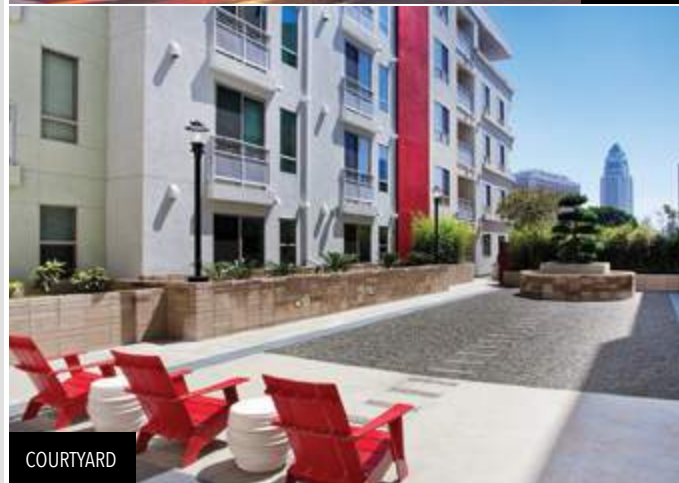
Residential units

**18,000**

Square feet of commercial space



EXTERIOR



COURTYARD

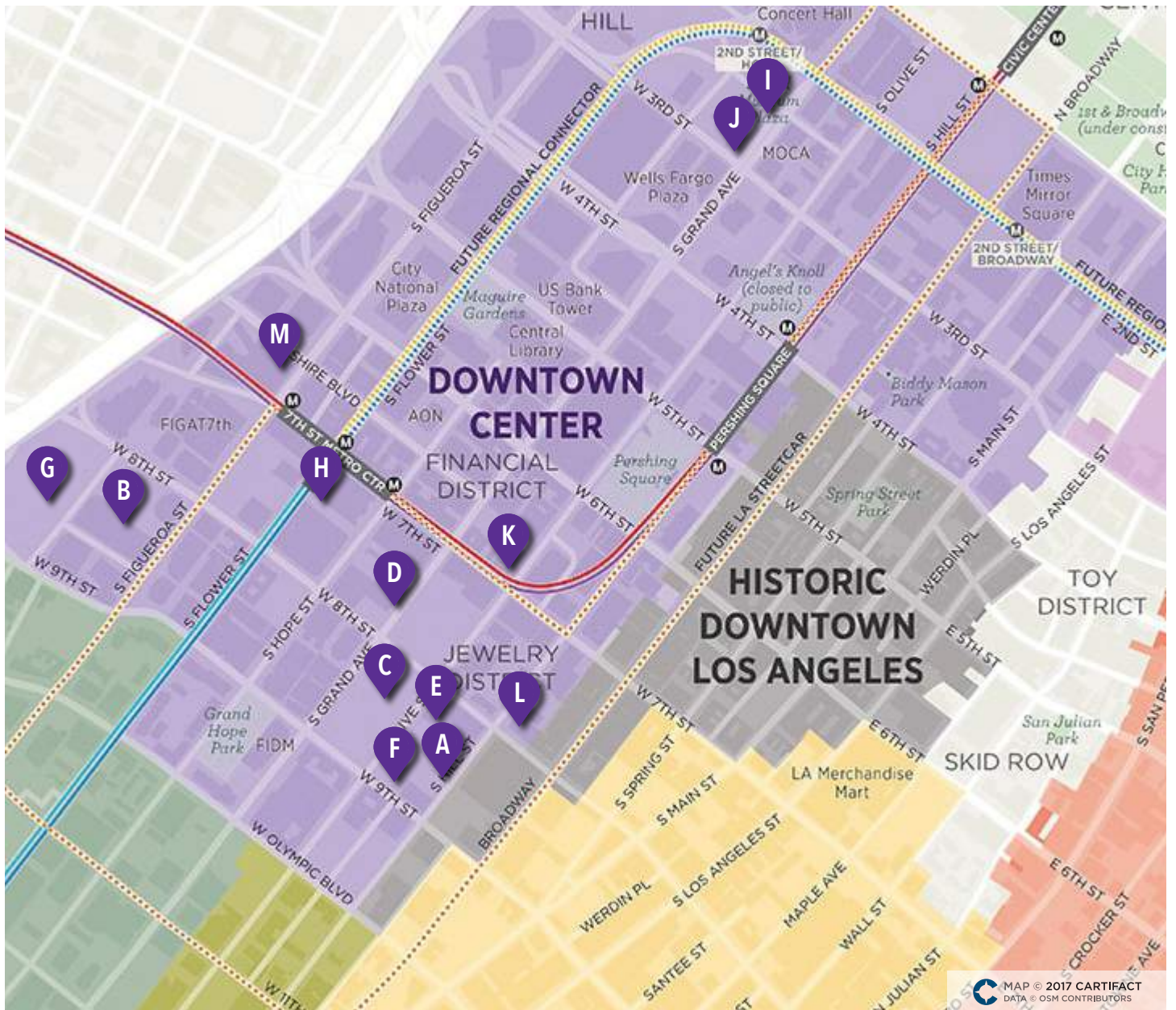


FORMER USE

# JIA APARTMENTS

As Chinatown's first market-rate housing development and **Equity Residential's** first ground-up development in Downtown, Jia Apartments signaled the start of a new period of investment in the area when it opened in 2014 and replaced a surface parking lot. Design elements such as the prominent use of red, which symbolizes joy and good fortune, as well as the aesthetic of Chinese sliding doors on the balcony railings, pay homage to its neighborhood. It was ahead in the game in providing dog-friendly facilities, allowing up to three canine residents per unit without size restriction and consequently attracting a young generation of urban dwellers.

\*Indicates CCA Member



# DOWNTOWN CENTER

Downtown Center is home to the Financial District, Jewelry District and Bunker Hill, as well as landmarks such as the U.S. Bank Tower, the Wilshire Grand and the Los Angeles Public Library. Business giants CBRE and Gensler are headquartered here, and the tech scene booms with two WeWork locations, NationBuilder and at least 80 other companies. Bottega Louie took a chance early on in 2007 as one of the very few dining options in the area with their iconic Grand Avenue location and, to this day, anchors Restaurant Row on 7th Street to serve its hungry customers.

STATUS:  
**Under construction**

ADDRESS:  
**825 S. Hill:**

DEVELOPER:  
**Onni Group\***

ARCHITECT:  
**Chris Dikeakos  
Architects, Inc.**

INTERIOR:  
**Onni & Robert Bailey  
Interiors (Penthouse)**

FORMER USE:  
**Surface parking lot**

**30**

Number of  
permanent jobs  
created

**300**

Number of  
construction jobs  
created

**522**

Residential units

**4,500**

Square feet of  
commercial space



EXTERIOR RENDERING



FORMER USE

# 825 SOUTH HILL

Vancouver-based developer **Onni Group** is currently transforming a surface parking lot at 825 South Hill into a soaring 49-story rental tower at the heart of the South Park District. Offering unprecedented luxury suites and stunning amenity spaces, the project is just steps from Whole Foods, L.A. Live, restaurants and galleries, green spaces and much more. When completed, the 637-foot tower will be among the tallest residential buildings in California.

\*Indicates CCA Member



# 990 W. 8th

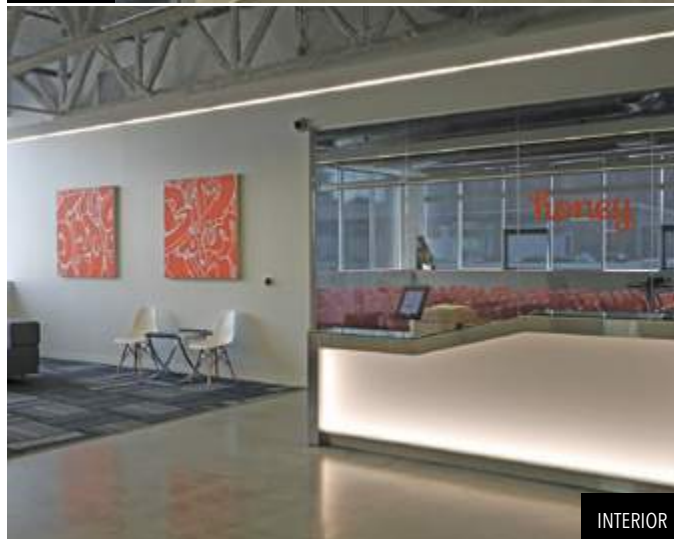
Developed by **L&R Group** in 2015, 990 W. 8th is a six-story building with ground floor retail space, top floor offices and parking in between. Creative tech company Honey is currently leasing the top floor, boasting a 23,000-square-foot office space, tripling what they had at their 600 Wilshire office. On the ground floor is Reliant Immediate Care Medical Group, an unexpected tenant in the sea of ground-floor restaurants, but, of course, welcome in an area with few urgent care centers.



EXTERIOR



INTERIOR



INTERIOR

**STATUS:**  
Open 2015

**ADDRESS:**  
990 W. 8th

**DEVELOPER:**  
L&R Group of Companies\*

**ARCHITECTS:**  
KTVG\*  
(Reliant Immediate Care)

**International Parking Design, Inc.**  
(parking garage)

**Heitman Architects Incorporated**  
(corporate office)

**LEASING:**  
CBRE\*

**FORMER USE:**  
Surface parking lot

**23,000**

Square feet  
of office space

**118**

Public parking spaces

\*Indicates CCA Member

## STATUS:

**Open 2017**

## ADDRESS:

**801 S. Olive**

## DEVELOPER:

**Carmel Partners\***

## ARCHITECT:

**Solomon Cordwell  
Buenz Architecture**

## INTERIOR:

**Rodrigo Vargas  
Design**

## FORMER USE:

**Surface parking lot****20****Number of  
permanent jobs  
created**

(residential only)

**\$3.9M****Impact fees paid  
by the project****363****Residential units****10,000****Square feet of  
commercial space****409****Bike parking spaces**

EXTERIOR RENDERING



EXTERIOR RENDERING



FORMER USE

# ATELIER

**Carmel Partners** replaced a surface parking lot at 801 S. Olive with a residential building called Atelier. Open in May 2017, Atelier added 363 much-needed residential units to the housing stock, as well as 10,000 square feet of ground-level commercial space to a booming stretch of Olive Street. Olive has seen much investment in the last several years due to this building and projects like it. These investments increase the walkability of Downtown and help advance a safe, 24/7 city center.

\*Indicates CCA Member

# EIGHTH & GRAND

**Carmel Partners'** Eighth & Grand is a mid-rise, luxury apartment building in the Financial District boasting Whole Foods' flagship market, restaurant and bar, in addition to 700 residential units and four levels of underground parking for its residents and guests. It provides plenty of foot traffic on Grand Avenue on a daily basis, truly activating a part of the street that was previously occupied only by parking.



STREET VIEW



INTERIOR



FORMER USE

**STATUS:****Open 2015****ADDRESS:****770 S. Grand Avenue****DEVELOPER:****Carmel Partners\*****ARCHITECT:****Daryoush Safai****INTERIOR:****Commune Design****FORMER USE:****Surface parking lot****340****Number of permanent jobs created****\$4.7M****Impact fees paid by the project****700****Residential rental units****50,000****Square feet of commercial space**

\*Indicates CCA Member

## STATUS:

Open 2017

## ADDRESS:

416 W. 8th Street

## DEVELOPER:

Sydell Group Ltd.\*

## ARCHITECT:

Killefer Flammang  
Architects

## INTERIOR:

Roman and Williams

## FORMER USE:

Office building

**226**

Hotel keys

**60**Hotel employees  
per shiftDesignated Historic  
Cultural Monument

STREET VIEW



INTERIOR



INTERIOR

# FREEHAND HOTEL

Freehand Hotel is an adaptive reuse of The Commercial Exchange Building, a vintage office building built in 1924. Its thirteen floors have been reactivated after a couple decades of vacancy. It is a mix of traditional hotel and hostel-type rooms, boasting a rooftop deck and fitness center for its guests. The hotel brought back to life its iconic blade sign, which has not been used regularly since it appeared in Alfred Hitchcock's 1955 film, *To Catch A Thief*.

\*Indicates CCA Member

# LEVEL FURNISHED LIVING

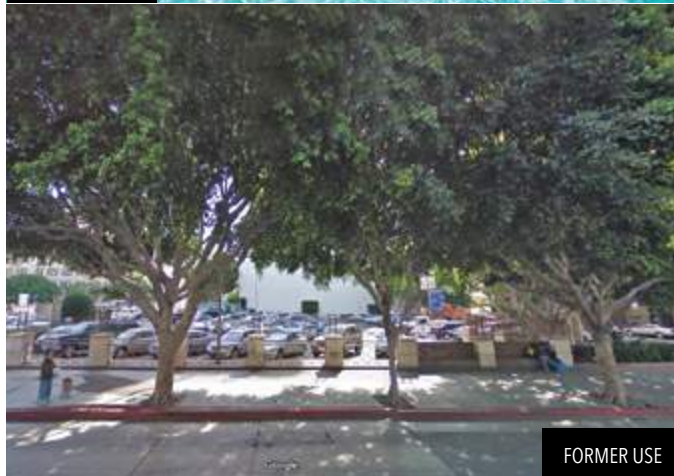
Level Furnished Living DTLA, a 33-story tower offering nightly, monthly and yearly leases, is the first Downtown Los Angeles project by Vancouver-based **Onni Group**. It's an artful blend of a luxury apartment and a boutique hotel offering one-, two-, or three-bedroom suites. On the ground floor, New York City-based fitness company Soulcycle, gourmet ice cream maker Gresescent, Sakana Sushi Lounge and Cognoscenti Coffee activate the northeast corner of Olive and 9th Streets.



AERIAL VIEW



AMENITY DECK



FORMER USE

**STATUS:**  
Open 2016  
**ADDRESS:**  
888 S. Olive Street  
**DEVELOPER:**  
Onni Group\*  
**ARCHITECT:**  
Martinez + Cutri Corp.  
**INTERIOR:**  
Project 22 Design  
**FORMER USE:**  
Surface parking lot

**24**  
Number of permanent jobs created

**300**  
Number of construction jobs created

**\$1.4M**  
Impact fees paid by the project to LAUSD

**300**  
Extended stay units

**10,468**  
Square feet of commercial space

\*Indicates CCA Member

# METROPOLIS

A surface parking lot at Francisco and 8th Streets has officially been transformed into a stunning mixed-use project by **Greenland USA**, a subsidiary of China-based Greenland Holding Group. Its hotel, operated by Hotel Indigo, and its first residential tower opened in summer 2017. The other two residential towers are expected to be completed in 2020.

**STATUS:**  
First phase open 2017

**ADDRESS:**  
899 Francisco Street

**BID:**  
South Park

**LEASING FINANCER:**  
CBRE\*

**DEVELOPER:**  
Greenland USA\*

**ARCHITECTS:**  
Gensler\* (Phase I)  
Harley Ellis Devereaux\*  
(Phase II)

**INTERIOR DESIGNERS:**  
SPAN (Phase I & II)  
Harley Ellis Devereaux\*  
(Phase I AOR)

**BAMO** (R3 amenity  
& penthouse)

**LANDSCAPE:**  
RELM\* (Phase 1)

**OJB** (Phase II)

**FORMER USE:**  
Surface parking lot

## 450

**Number of permanent jobs created**

150 for Hotel Indigo  
280 for retail  
20 for residential

## 15,000

**Number of construction jobs**

## \$13.9M

**Impact fees paid by the project**

Quimby - \$7.6 M  
LAUSD - \$6.3 M

## 1,500

**Residential condos**

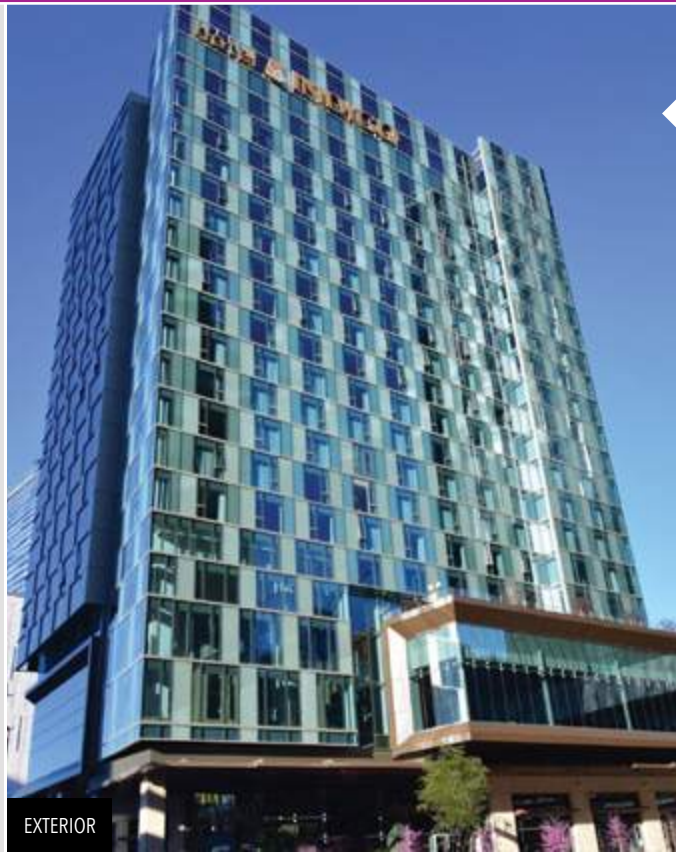
## 70,000

**Square feet of commercial & restaurant space**

## 350

**Hotel keys**

\*Indicates CCA Member



EXTERIOR



INTERIOR RENDERING



FORMER USE

# THE BLOC

Downtown Macy's Plaza has been newly renovated into an open air mall and 33-story office tower called The Bloc developed by **The Ratkovich Company**. Taking up the entire block at 7th and Flower, The Bloc now has open space with plenty of natural light and fresh air. It's connected to the second busiest Metro stop through the first portal of its kind in the county, a great example of a public private partnership (P3). Local boutiques and artisans can be found next to art installations and live performances. Among the brick and mortar eateries like The District and Every Table are a host of regular events such as Food Truck Fridays and Taco Tuesdays.



AERIAL VIEW



COURTYARD RENDERING



FORMER USE

## STATUS:

Open 2016

## ADDRESS:

700 S. Flower

## DEVELOPER:

The Ratkovich Company\*

## ARCHITECT:

Johnson Fain\*

## 496

Hotel Keys

(Sheraton Grand)

## 1,859

Parking space garage

\*Indicates CCA Member

## STATUS:

Open 2015

## ADDRESS:

221 S. Grand Ave.

## DEVELOPER:

The Broad Foundation

## ARCHITECT:

Gensler\*  
Diller Scofidio +  
Renfro

## FORMER USE:

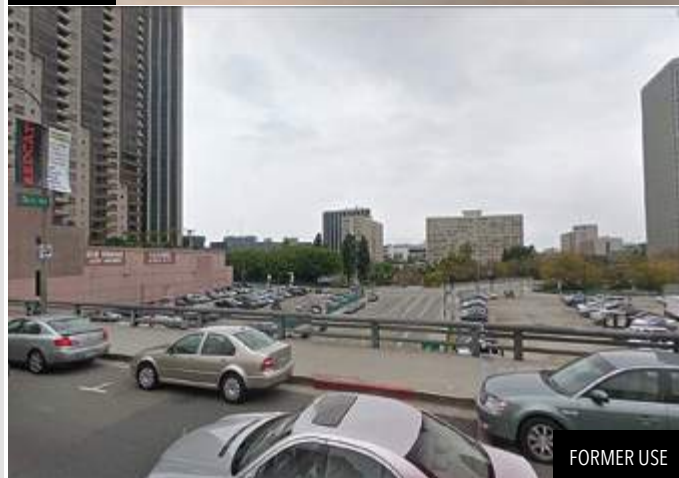
Surface parking lot

**200**Number of  
permanent jobs  
created**1,350**Number of  
construction jobs  
created**\$4.8M**Total tax revenue  
in first year

EXTERIOR



INTERIOR



FORMER USE

\*Indicates CCA Member

# THE BROAD

The Broad opened in September 2015 and has since become one of Bunker Hill's most visited attractions boasting 820,000 visitors in its inaugural year. Eli and Edythe Broad's museum houses more than 2,000 works of art and holds one of the most prominent collections of postwar and contemporary art worldwide. What used to be an open-air parking lot on Grand Avenue is now a bustling cultural destination, engaging Los Angeles locals as well as tourists, and delighting museum goers of all backgrounds.



# THE EMERSON

The Emerson, completed in 2014 by **Related California**, is the first residential apartment building on Bunker Hill in more than a decade. The Emerson's 24,000 square-foot public plaza links to The Broad and provides linkage to Grand Avenue and Metro's Regional Connector. The Emerson is the first residential tower of the Grand Avenue Project, a visionary public-private partnership with the Los Angeles Grand Avenue Authority to revitalize DTLA's cultural and civic core with a mix of commercial, retail, cultural and residential units stitched together with great public spaces and world class architecture.



AERIAL VIEW



AMENITY DECK



FORMER USE

**STATUS:****Open 2014****ADDRESS:****225 S. Grand Avenue****DEVELOPER:****Related California\*****ARCHITECT:****Arquitectonica\*****INTERIOR:****Marmol Radziner  
+ Associates****FORMER USE:****Surface parking lot****80****Number of  
permanent jobs  
created**(10 in the tower;  
70 at Vespaio)**600****Number of  
construction jobs  
created****\$2.5M****Impact fees paid  
by the project**(QUIMBY and school fees  
accounted for \$1.05M)**\$1.7M****Increase in tax base  
annually****216****Residential units****55****Affordable units**

\*Indicates CCA Member

## STATUS:

Open 2018

## ADDRESS:

649 S. Olive

## DEVELOPER:

Sydell Group Ltd.\*

## ARCHITECT:

Killefer Flammang  
Architects

## INTERIOR:

Studio Jacques Garcia

## FORMER USE:

Office

**350**Number of  
permanent jobs  
created**350-  
400**Number of  
construction  
jobs created**\$78.8K**Impact fees paid  
by the project**241**

Hotel keys

**\$100K-  
\$370K**Increase in tax  
base annually

EXTERIOR



INTERIOR



MEZZANINE

# THE NOMAD HOTEL

New-York based **Sydell Group** transformed the long vacant but iconic Giannini Place, the 12-story building originally built as the Bank of Italy in 1923, into the boutique NoMad Hotel. The former office building is now 241 guest rooms, retail and restaurant space on the ground floor, and a rooftop pool and event deck.

\*Indicates CCA Member

# UNION LOFTS

Union Lofts was built by the architecture firm Curlett & Beelman as the headquarters of Union Bank in 1928. Vancouver-based **Onni Group** transformed the ten floors of office space into a mix of studio, one- and two-bedroom apartments with an impressive view of the Downtown skyline on the rooftop.



EXTERIOR



ROOFTOP



INTERIOR

## STATUS:

Open 2016

## ADDRESS:

325 W. 8th Street

## DEVELOPER:

Onni Group\*

## ARCHITECT:

Curlett & Beelman  
(Original 1922 building)

## INTERIOR:

Onni Group\*

## FORMER USE:

Office

3

Number of  
permanent jobs  
created

(residential only)

92

Residential units

10,508

Square feet of  
commercial space

\*Indicates CCA Member

## STATUS:

**Open 2017**

## ADDRESS:

**900 Wilshire Blvd.**

## DEVELOPER:

**Hanjin, Korean Air**

## CONSTRUCTION:

**Turner Construction\***

## ARCHITECT:

**AC Martin\***

## FORMER USE:

**Office****900****Hotel keys**

(InterContinental Hotel)

**400K****Square Feet of  
office space****45,000****Square Feet of retail/  
restaurant space****1,750****Number of  
permanent jobs  
created****11,500****Number of  
construction jobs  
created****Increase in tax base:****\$80M****in additional revenue  
during construction****\$15M****in new revenue  
annually**

\*Indicates CCA Member



EXTERIOR



HOTEL INTERIOR



FORMER USE

# WILSHIRE GRAND

The Wilshire Grand designed by **AC Martin** is the tallest building west of the Mississippi River, stealing the title from nearby U.S. Bank Tower. Developers Hanjin and Korean Air replaced the 1952 Wilshire Grand building with one that is the first high-rise to be rid of a helipad - a long-time requirement from the city that was removed recently. The iconic 73-story building has office space, retail, restaurants and the InterContinental Hotel, and boasts a sky lobby on the 70th floor, a rooftop pool and Los Angeles-inspired design.



# FASHION DISTRICT

The Fashion District is easily the top destination for buyers, retailers, wholesalers, shoppers, fashion students, stylists and shoppers. And with the addition of residents with recent projects such as the Max Lofts, Broadway Palace and others in the pipeline, it is positioned to become a 24-hour destination. It also houses part of Gallery Row on Spring Street, which you can experience in full throttle during the Downtown Art Walk each second Thursday of the month.

## STATUS:

Open 2017

## ADDRESS:

1026 S. Broadway

## DEVELOPERS:

G.H. Palmer  
Associates\*  
L&R Group of  
Companies\*

## ARCHITECTS:

Nelson/Boivin  
Oakes Architects  
Galvin Preservation  
Associates Inc.

## FINANCERS:

US Bank\*  
PNC  
Comerica Bank

## LEASING:

GHP Management  
(Residential),  
Colliers International\*  
(Commercial)

## FORMER USE:

Surface parking lot

**236**

Residential units

**32,000**Square feet of  
commercial space

EXTERIOR



COURTYARD



FORMER USE

# BROADWAY PALACE PHASE 1

**G.H. Palmer Associates**, in partnership with **L&R Group of Companies**, transformed a large parking lot and 30,000 square feet of dilapidated office space into 236 apartments and 32,000 square feet of new retail, commercial and active ground floor space. Phase 1 opened last year and Phase 2 is nearly complete. It is in close proximity to the Ace Hotel and future hotels The Hoxton and The Viceroy.

\*Indicates CCA Member

# BROADWAY PALACE PHASE 2

**G.H. Palmer's** Broadway Palace Phase 2 nears its completion, soon adding 439 residential units to the housing supply. With a prime location across the street from the Ace Hotel, it will pump the booming retail scene with plenty more foot traffic.



EXTERIOR



FORMER USE

**STATUS:**  
**Under Construction**

**ADDRESS:**  
**938 Broadway**

**DEVELOPER:**  
**G.H. Palmer  
Associates\*  
L&R Group of  
Companies\***

**ARCHITECT:**  
**Nelson/Boivin  
Oakes Architects  
Galvin Preservation  
Associates Inc.**

**FINANCERS:**  
**US Bank\*, PNC,  
Comerica Bank**

**LEASING:**  
**GHP Management  
(Residential),  
Colliers International\*  
(Commercial)**

**FORMER USE:**  
**Surface parking lot**

## 439

Residential units

## 20,000

Square feet of  
commercial space

\*Indicates CCA Member

## STATUS:

Open 2013

## ADDRESS:

240 E. 6th Street

## DEVELOPER:

Skid Row Housing  
Trust\*

## ARCHITECT:

Michael Maltzan  
Architecture

## INTERIOR:

Collaborative House

## FORMER USE:

Wholesale

**38**Number of  
permanent jobs  
created**560**Number of  
construction jobs  
created**\$228K**Impact fees paid  
by the project**102**Permanent supportive  
housing

EXTERIOR



FORMER USE

# STAR APARTMENTS

Star Apartments, developed by **Skid Row Housing Trust**, provides permanent supportive housing to 100 formerly homeless individuals using innovative modular pre-fabricated units that are cantilevered over a two-story concrete superstructure. The apartments are terraced above a Health and Wellness Center on the second floor, which includes a community kitchen, art rooms, running/walking track and space for supportive services. On the ground floor, the Star houses a clinic operated by the Los Angeles County Department of Health Services (DHS), which serves both Star residents and the surrounding community. It is also headquarters for DHS' Housing for Health Division, which is committed to funneling resources towards the most critical determinant of health: housing.

\*Indicates CCA Member



# THE MAX LOFTS

In 2012, developer **Capital Foresight** acquired the Maxfield Building, a 1925 Art Deco structure designed by John M. Cooper. In the Fashion District where a number of older office buildings are capable of being converted to apartments, Capital Foresight reinvigorated the building, now known as the Max Lofts, into a 96-unit residential building complete with 12-foot-high ceilings, polished concrete floors, a communal rooftop and a fitness center.



EXTERIOR



FORMER USE

## STATUS:

Open 2016

## ADDRESS:

819 Santee St.

## DEVELOPER:

Capital Foresight\*

## ARCHITECTS:

Marc Lahmon  
PSL Architects

## LENDER:

U.S. Bank\*

## LEASING:

Cannon  
Management

## FORMER USE:

Office space

6

Number of  
permanent jobs  
created

40

Number of  
construction jobs  
createdImpact fees paid  
by the project  
(QUIMBY)

96

Residential Units

3,500

Square feet of  
commercial space

\*Indicates CCA Member

STATUS:  
Under construction

ADDRESS:  
1100 S. Broadway

DEVELOPERS:  
Case Real  
Estate Partners\*,  
The Kor Group

ARCHITECT:  
Omgivning\*

INTERIOR:  
Kelly Wearstler

FORMER USE:  
Hotel

**\$151K**  
Impact fees paid  
by the project

**148**  
Hotel keys

**3**  
Restaurants

Designated Historic  
Cultural Monument



EXTERIOR RENDERING



ROOFTOP RENDERING

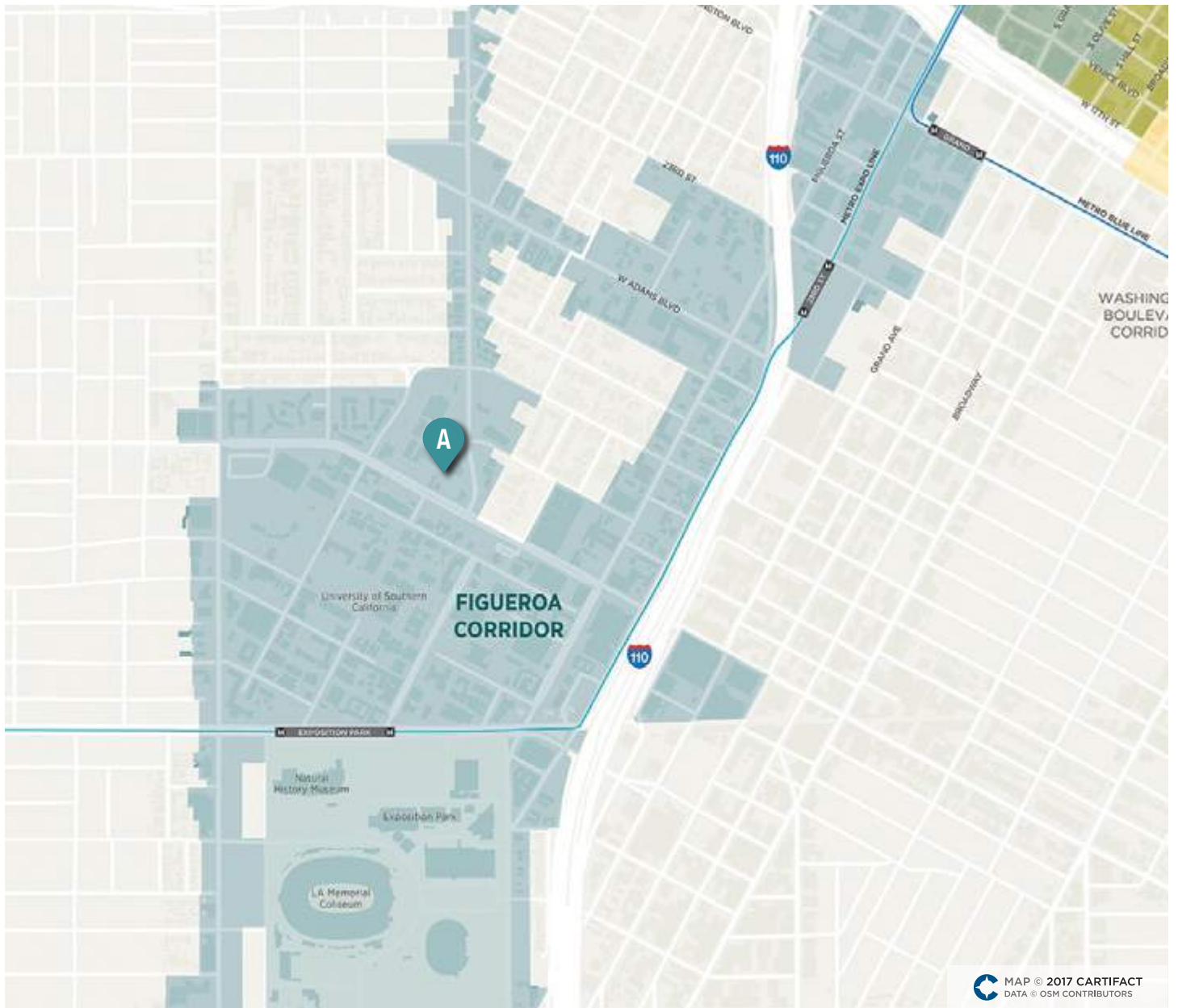


HISTORIC EXTERIOR

# THE PROPER HOTEL

The Proper Hotel, formally named the Downtown L.A. Proper Hotel, is an adaptive reuse project in the Downtown area led by **Case Real Estate Partners** and **The Kor Group**. Originally constructed in 1925, the hotel will be the newest addition to The Proper Hospitality Company's chain of lifestyle hotels in Los Angeles. The interior will be completely remodeled while maintaining the historic red-brick exterior after being vacant since 2004. The renovation will also convert many of the building's pre-existing spaces into communal areas like a library and screening room.

\*Indicates CCA Member



# FIGUEROA CORRIDOR

Best known for the University of Southern California, L.A. Memorial Coliseum, Exposition Park and the Shrine Auditorium, the Figueroa Corridor is home to many architectural landmarks and world class museums such as the Natural History Museum, the California African American Museum and the California Science Center. It's currently undergoing a major facelift through MyFigueroa aimed at improving the pedestrian, bike and transit experience. It is also home to the future Banc of California Stadium where the L.A. Football Club will play.

## STATUS:

Open 2017

## ADDRESS:

3301 S. Hoover St.

## DEVELOPER:

University of  
Southern California\*

## ARCHITECT:

Harley Ellis  
Devereaux\*

(Project)

McKenty Malak  
Architects

(Retail Space)

**8,000**Number of permanent  
jobs created**4,000**Number of  
construction jobs  
created**150K**Square feet of  
commercial space

AERIAL RENDERING



STREET VIEW RENDERING

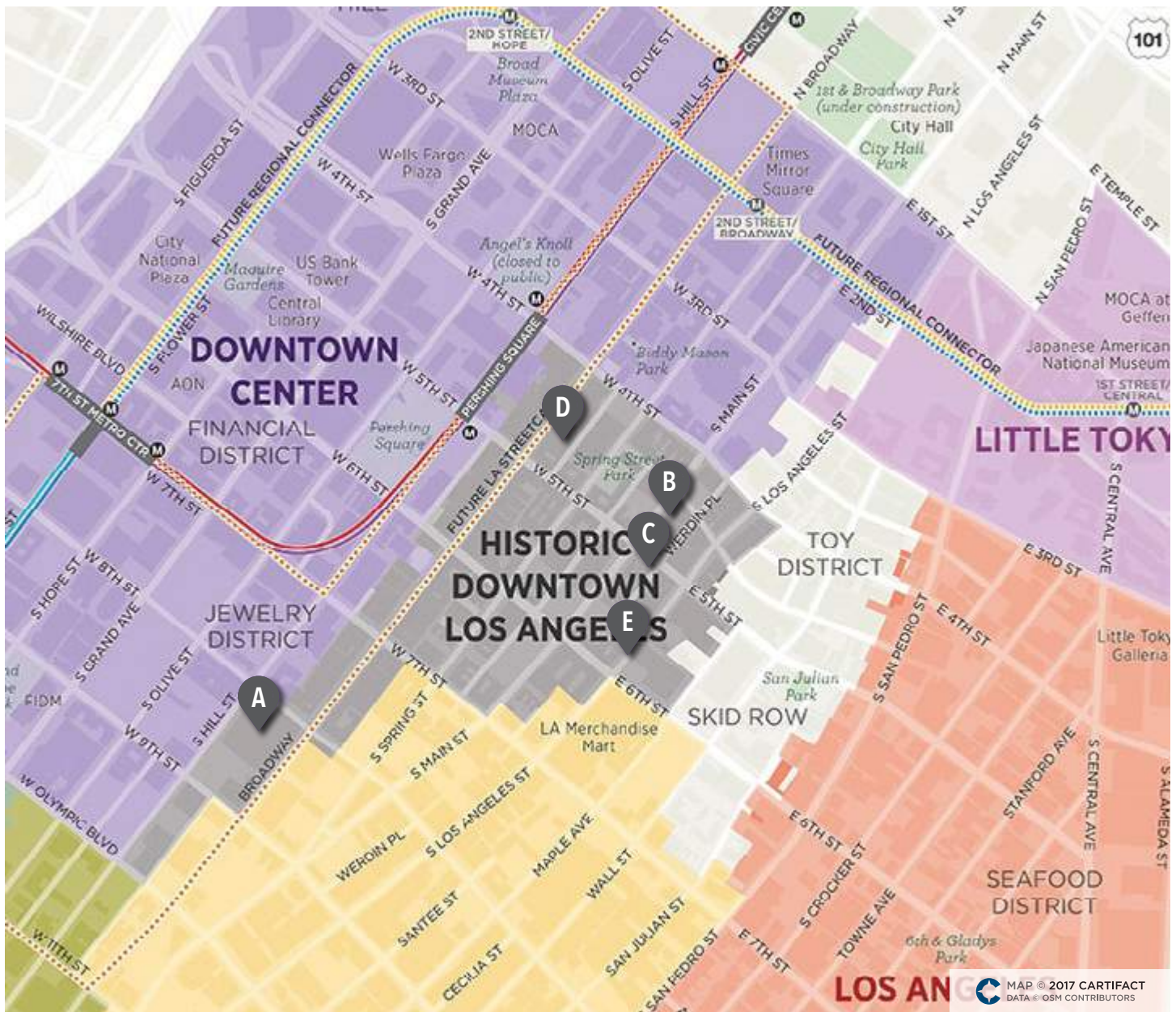


HISTORIC EXTERIOR

# USC VILLAGE

USC Village will provide more than \$40 million in community benefits, including up to \$20 million for an affordable housing fund managed by the city. The project will be an all-inclusive living environment for over 2,500 undergraduates, combining student housing with retail, dining, recreational and educational facilities. Retail stores such as Target, Trader Joe's and Starbucks are moving in along with a 30,000 square foot fitness center. USC pledged to hire 30 percent from the area of which 10 percent will be from diverse backgrounds in order to provide job training for the local community.

\*Indicates CCA Member



# HISTORIC CORE

The Historic Core is packed with cafes, bars and neighborhood amenities tucked into historic landmarks. Top destinations such as Spring Arcade, The Last Bookstore (the largest used bookstore in California), Grand Central Market, Los Angeles Theater and The Regent are just a few stops you can make through the neighborhood.

STATUS:  
Under construction

ADDRESS:  
801 S. Broadway

DEVELOPER:  
Broadbridge  
(Waterbridge  
Capital)

ARCHITECT:  
Omgivning\*

EXTERIOR RESTORATION:  
Spectra Company

FORMER USE:  
Retail

**\$49K**

Impact fees paid  
by the project  
(Seismic-only  
permit fee)

**400K**

Square feet of  
creative office space

**1.1M**

Square feet of  
creative office space

Designated Historic  
Cultural Monument



EXTERIOR RENDERING



ROOFTOP RENDERING



HISTORIC EXTERIOR

# BROADWAY TRADE CENTER

New York-based Waterbridge Capital is undertaking an impressive adaptive reuse of a 15-story, 108-year-old former department store, which will activate nearly a full city block in the Historic Core. Designed by **Omgivning**, the bottom two floors boasting 25-foot-high ceilings will be transformed into an “Earth Market” with shops and restaurants. Next will be a few floors of creative office space, five floors of a 150-key hotel, a private club on the ninth floor and finally, a roof deck open to the public with a pool and performance space.

\*Indicates CCA Member

# NEW GENESIS APARTMENTS

Genesis Hotel was an aging two-story building with 30 single occupancy residential units and two commercial spaces on the ground floor. **Skid Row Housing Trust** purchased the neighboring 9,800 square-foot parking lot, which it combined with the 7,000 square-foot footprint of the existing Genesis Hotel. A LEED for Homes Platinum development with 106 units, the New Genesis Apartments has permanent supportive housing for people who were recently homeless, as well as affordable housing for low-income individuals.



EXTERIOR



COURTYARD



FORMER USE

**STATUS:**  
Open 2012  
**ADDRESS:**  
456 S. Main Street  
**DEVELOPER:**  
Skid Row Housing Trust\*  
**ARCHITECT:**  
Killefer Flammang Architects  
**INTERIOR:**  
Collaborative House  
**FORMER USE:**  
Surface parking lot

**14**  
Number of permanent jobs created

**788**  
Number of construction jobs created

**\$436K**  
Impact fees paid by the project

**80**  
Permanent supportive housing units

**26**  
Affordable housing units

**2,400**  
Square feet of commercial space

\*Indicates CCA Member

## STATUS:

Open 2014

## ADDRESS:

108 E. 5th St.

## DEVELOPER:

Skid Row  
Housing Trust\*

## ARCHITECT:

Killefer Flammang  
Architects

## INTERIOR:

Collaborative House

## FORMER USE:

Retail

7

Number of permanent  
jobs created

750

Number of  
construction jobs  
created

\$88.8K

Impact fees paid  
by the project

69

Permanent supportive  
housing units

3,500

Square feet of  
commercial space

\*Indicates CCA Member



EXTERIOR



HISTORICAL

# NEW PERSHING APARTMENTS

The New Pershing Apartments replaced the Pershing Apartments and Roma Hotel built in 1889 and 1905 respectively. Located on the corner of 5th and Main, this 69-unit building serves as permanent supportive and affordable housing. There is space on site for supportive services along with community spaces in order to promote a healthy living environment for homeless and low-income individuals. The New Pershing Apartments received a LEED Gold certification for its sustainable features such as a community garden, energy efficient appliances and reuse of the existing structure.



# THE BROADWAY LOFTS

The Bumiller Building, designed by Morgan & Walls in 1906, has been transformed into a number of uses since then, including as a high-end department store, then as a number of different theaters. Today, thanks to **ICO Development** and **Omgivning**'s adaptive reuse, the building has been re-activated as 58 live/work units all with natural light shining through its windows. Down the street from popular Grand Central Market, it is central to Downtown's many eateries in the middle of the burgeoning Historic Core.



EXTERIOR



COURTYARD



HISTORIC EXTERIOR

STATUS:

**Open**

ADDRESS:

**430 S. Broadway**

DEVELOPER:

**ICO Development\***

ARCHITECT:

**Omgivning\***

FORMER USE:

**Theater, office**

## \$165K

**Impact fees paid  
by the project**  
(in school fees)

## 58

**Live/work units**

\*Indicates CCA Member

**STATUS:**  
Under Construction

**ADDRESS:**  
550 S. Main Street

**DEVELOPER:**  
Jade Enterprises\*

**ARCHITECT:**  
Tate Snyder Kimsey

**INTERIOR:**  
Style Interiors

**FORMER USE:**  
Surface parking lot

**159**

Residential Units

**23,000**

Square feet of  
commercial space



EXTERIOR



COURTYARD



FORMER USE

# TOPAZ

**Jade Enterprises** replaced a surface parking with a mixed-used development, rising seven stories and containing 159 apartment units and 23,000 square feet of commercial space on the ground floor. Residents can enjoy a fitness center, a media room, a swimming pool and multiple outdoor courtyards. On the street level, a beautiful large urban window and light curtain will be illuminated at night along its Los Angeles Street face.

\*Indicates CCA Member



# SOUTH PARK

Nestled in the Sports & Entertainment District, South Park is home to the STAPLES Center, Los Angeles Convention Center, Microsoft Theater, GRAMMY Museum and more, complemented by an eclectic dining experience with Bottle Rock L.A., Barcito, Broken Spanish and Prank. Notable about the neighborhood is the presence of impressive public art, where there are 11 large-scale murals and 11 utility boxes decorating the district. It is one of the fastest growing neighborhoods in the city.

**STATUS:**  
Under construction

**ADDRESS:**  
825 S. Hill

**DEVELOPER:**  
Onni Group\*

**ARCHITECT:**  
Chris Dikeakos  
Architects, Inc.

**INTERIOR:**  
Onni & Robert Bailey  
Interiors (Penthouse)

**FORMER USE:**  
Surface parking lot

**30**

Number of  
permanent jobs  
created

**300**

Number of  
construction jobs  
created

**522**

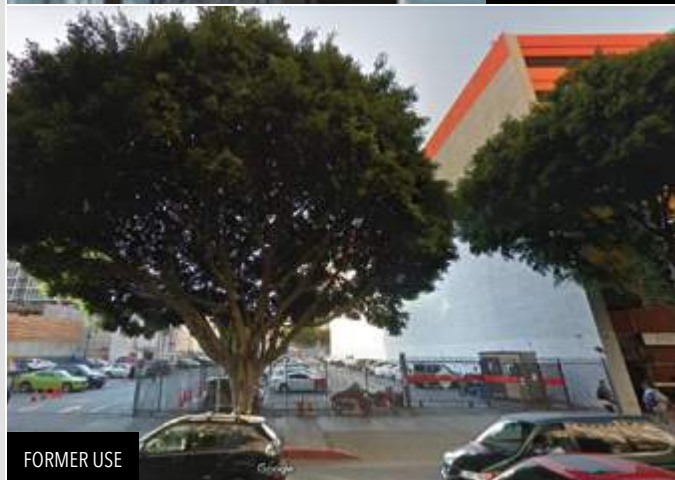
Residential units

**4,500**

Square feet of  
commercial space



EXTERIOR RENDERING



FORMER USE

# AVEN TOWER

**Mack Real Estate Development**, in partnership with **AECOM Capital**, is transforming a surface parking lot into a 38-story tower at Grand Avenue and 12th Street containing 512 residential units, 10,000 square feet of ground-floor commercial space and a 801-space parking garage. It will also integrate six townhomes to diversify its residential offerings. A half-acre park will serve as the development's front door, providing a substantial community benefit to the area. This is phase two of three to complete Mack Real Estate Development's \$1 billion South Park project.

\*Indicates CCA Member

# CIRCA

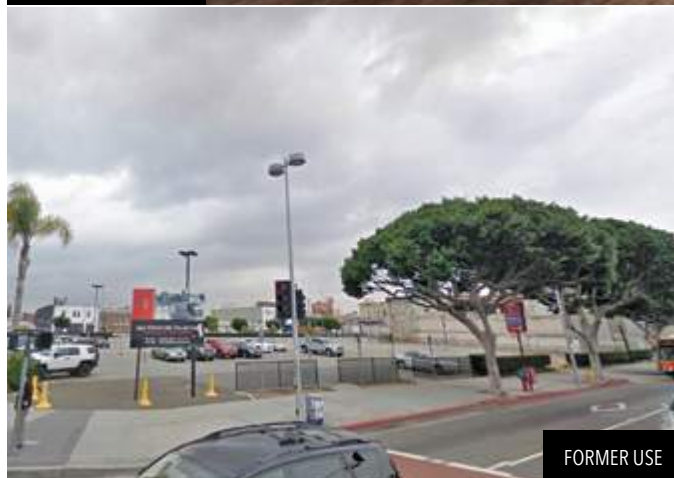
**Harley Ellis Devereaux** designed Circa, a project that replaces a surface parking lot and consists of two 36-story towers located across the street from the Los Angeles Convention Center atop an eight-level podium. The towers, seemingly identical from the outside, feature contrasting lobbies in the east and west towers inspired by impactful natural sculptural elements—an iceberg in the east and sand dune in the west.



EXTERIOR RENDERING



INTERIOR RENDERING



FORMER USE

**STATUS:**  
**Under construction**

**ADDRESS:**  
**1200 S. Figueroa**

**DEVELOPER:**  
**1200 S Figueroa  
Development, Inc.**  
(Jamison Services and  
Hankey Capital)

**ARCHITECT:**  
**Harley Ellis  
Devereaux\***

**INTERIOR:**  
**HansonLA\***

**FORMER USE:**  
**Surface parking lot**

**648**

**Residential units**  
(apartments)

**40,000**

**Square feet of  
commercial space**  
(on ground floor)

\*Indicates CCA Member

STATUS:  
**Open 2017**  
 ADDRESS:  
**1200 S. Grand Avenue**  
 DEVELOPER:  
**The Wolff Company**  
 ARCHITECT:  
**TCA Architects\***  
 CONSTRUCTION:  
**Bernards**  
 FORMER USE:  
**Surface parking lot**

**347**

Residential rental  
 units

**20,000**

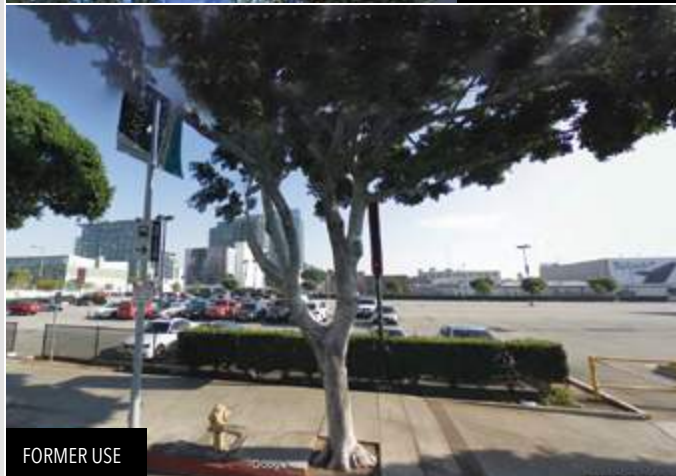
Square feet of  
 commercial space  
 (ground-floor retail)



EXTERIOR



COURTYARD RENDERING



FORMER USE

## G12

Located at the southeast corner of 12th Street and Grand Avenue and designed by **TCA Architects**, G12 consists of a seven-story structure featuring 347 residential units and 20,000 square feet of ground-floor retail space. One of a handful of multifamily residential developments along Pico Boulevard, the project offers a good mix of housing types - studio, one and two-bedrooms units. Other noteworthy features include a rooftop deck, fitness center, courtyards, a swimming pool and two levels of subterranean parking.

\*Indicates CCA Member

# HOPE + FLOWER

Vancouver-based developer **Onni Group** will replace a five-story office building and surface parking lots with a pair of South Park high-rise towers near Staples Center. The two steel-and-glass buildings will add a total of 730 residential units, 842 parking stalls and 8,000 square feet of retail space near Pico Station, a de facto mobility hub in the area. This makes it a prime property for retailers and residents looking for a walkable and transit-oriented experience.



EXTERIOR RENDERING



CURRENT EXTERIOR

**STATUS:**  
Under construction

**ADDRESS:**  
1212 S. Flower

**DEVELOPER:**  
Onni Group\*

**ARCHITECT:**  
Solomon Cordwell  
Buenz Architecture

**INTERIOR:**  
Rodrigo Vargas  
Design

**FORMER USE:**  
Office space

**730**  
Residential units

**8,000**  
Square feet of  
commercial space

\*Indicates CCA Member

**STATUS:**  
Under construction

**ADDRESS:**  
1101 S. Flower Street

**BID:**  
South Park

**DEVELOPER:**  
Oceanwide Holdings\*

**ARCHITECT:**  
CallisonRTKL\*

**FORMER USE:**  
Surface parking lot

**9,000**

Number of  
construction jobs  
created

**504**

Residential condos

**166,000**

Square Feet of  
commercial space

**35,000**

Square feet of LED  
advertising space

**183**

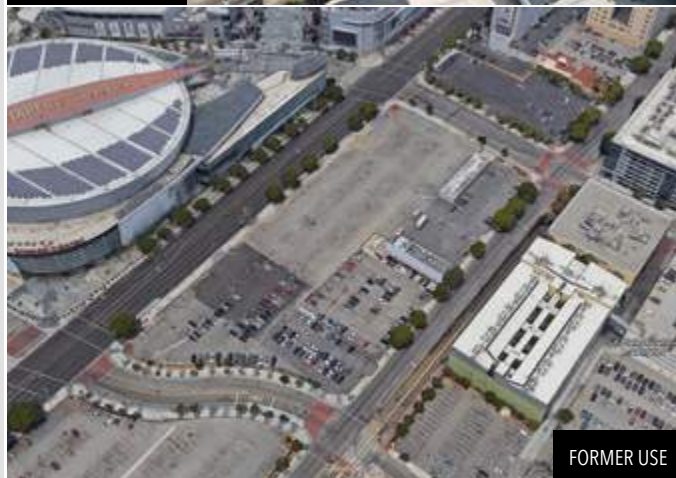
Hotel keys



EXTERIOR RENDERING



AERIAL RENDERING



FORMER USE

# OCEANWIDE PLAZA

Oceanwide Plaza is the first North American development by international developer, **Oceanwide Holdings**. This project will include a five-star Park Hyatt hotel, the Park Hyatt Los Angeles Residences at Oceanwide Plaza and a collection of curated retailers and restaurants. The project will comprise three residential and hotel towers along with a lifestyle podium anchored by an open-air galleria known as The Collection at Oceanwide Plaza. A ribbon-shaped LED signage along Figueroa Street will wrap the lifestyle center as the character-defining hallmark of the project.

\*Indicates CCA Member



# OLIVE DTLA

The Wolff Company's OLiVE DTLA consists of a seven-story edifice featuring 293 residential units, 15,000 square feet of ground-floor retail space and amenities such as a fitness center, clubhouse and courtyards. Designed by **TCA Architects**, the project offers a mix of studio, one- and two-bedroom rental units.



EXTERIOR



INTERIOR RENDERING



FORMER USE

**STATUS:**  
Open 2016  
**ADDRESS:**  
1243 S. Olive Street  
**DEVELOPER:**  
The Wolff Company  
**ARCHITECT:**  
TCA Architects\*  
**CONSTRUCTION:**  
Bernards  
**FORMER USE:**  
Surface parking lot

**293**  
Residential rental units  
**17,300**  
Square feet of commercial space

\*Indicates CCA Member

**STATUS:**  
Under Construction

**ADDRESS:**  
424 West Pico Blvd.

**DEVELOPER:**  
Jade Enterprises\*

**ARCHITECT:**  
TCA Architects\*

**INTERIOR:**  
Style Interiors

**FORMER USE:**  
Surface parking lot

**162**

Residential condos

**13,200**

Square feet of  
retail space



EXTERIOR



INTERIOR RENDERING



FORMER USE

\*Indicates CCA Member

# ONYX

**Jade Enterprises** replaced a standalone restaurant building with 162 apartments, 13,200 square feet of street-fronting retail space and 163 underground parking spaces. Residents will enjoy a gym, a swimming pool and a business center. Onyx is located one block west of the Pico Station, which services the Blue and Expo lines.

# TEN50

TEN50, developed by **Trumark Urban**, provides one of the few Downtown sets of condos available for purchase in almost a decade. The 25-story, glass cubed building offers one- and two- bedroom units as well as penthouses starting at \$700,000. Residents enjoy luxury amenities such as a drone landing pad for deliveries, yoga deck, pool, fitness center and screening room, along with other community spaces.



EXTERIOR



INTERIOR RENDERING



BEFORE DEVELOPMENT

**STATUS:**  
Open 2017

**ADDRESS:**  
1050 S. Grand Avenue

**DEVELOPER:**  
Trumark Urban\*

**ARCHITECT:**  
HansonLA\*

**CONSTRUCTION:**  
LendLease\*

**INTERIOR DESIGNER:**  
Handel Interior Design and Architects

**FORMER USE:**  
Surface parking lot

**151**  
Residential condos

**6,000**  
Square feet of commercial space

\*Indicates CCA Member

## STATUS:

Open 2017

## ADDRESS:

1230 S. Olive Street

## DEVELOPERS:

Mack Real Estate  
Development\*  
M Capital  
Capri Capital Partners

## ARCHITECTS:

Togawa Smith  
Martin\*  
AC Martin\*

## FORMER USE:

Surface parking lot

**\$150K**

Impact fees paid  
by the project

(donation to Metro  
Charter Elementary  
School)

**362**

Residential rental  
units

**4,000**

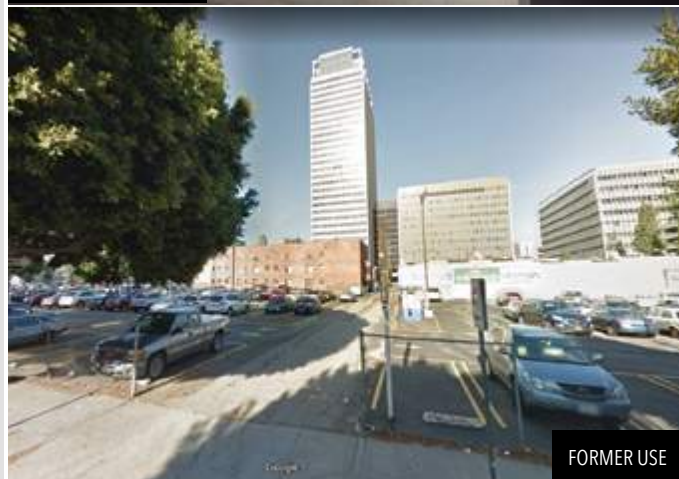
Square feet of  
commercial space  
(ground-floor retail)



EXTERIOR



INTERIOR RENDERING



FORMER USE

\*Indicates CCA Member

# WREN

## Mack Real Estate

**Development** recently completed Wren, a 362-unit complex, with 22 two-level townhomes fronting Olive and Hill Streets. Residents can enjoy swimming facilities, fitness center, yoga studio and two roof decks. First Draft Taproom & Kitchen is set to occupy the ground-floor restaurant space, scheduled to open in fall 2017. Wren is phase one of three of Mack Real Estate Development's grand scheme for South Park.

## OTHER

## DA VINCI

Geoff Palmer, through his company **GH Palmer Associates**, was one of the first pioneers in the Downtown housing market scene, proving that the appetite existed in 2002 with Medici on Bixel Street. His projects have increased the housing stock in an area in need of residences. Da Vinci is Palmer's seventh development overall in the area, adding 526 rental units to the market.



EXTERIOR



INTERIOR



FORMER USE

**STATUS:**  
Open 2016

**ADDRESS:**  
909 W. Temple Street

**DEVELOPER:**  
G.H. Palmer Associates\*

**ARCHITECT:**  
Nelson-Boivin Architects

**FINANCER:**  
US Bank\*

**LEASER:**  
Colliers International\*

**FORMER USE:**  
Surface parking lot

**526**

Residential rental units

**11,000**

Square feet of retail space

\*Indicates CCA Member



# SPECIAL THANKS

CCA would like to thank all of our members who opted to include their development projects in this publication. Special thanks to Urbanize LA and ZIMAS for providing up-to-date information for each project. We look forward to continuing to work with you to enhance DTLA's vibrancy and increase investment in the region.





CCA

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ASSOCIATION  
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