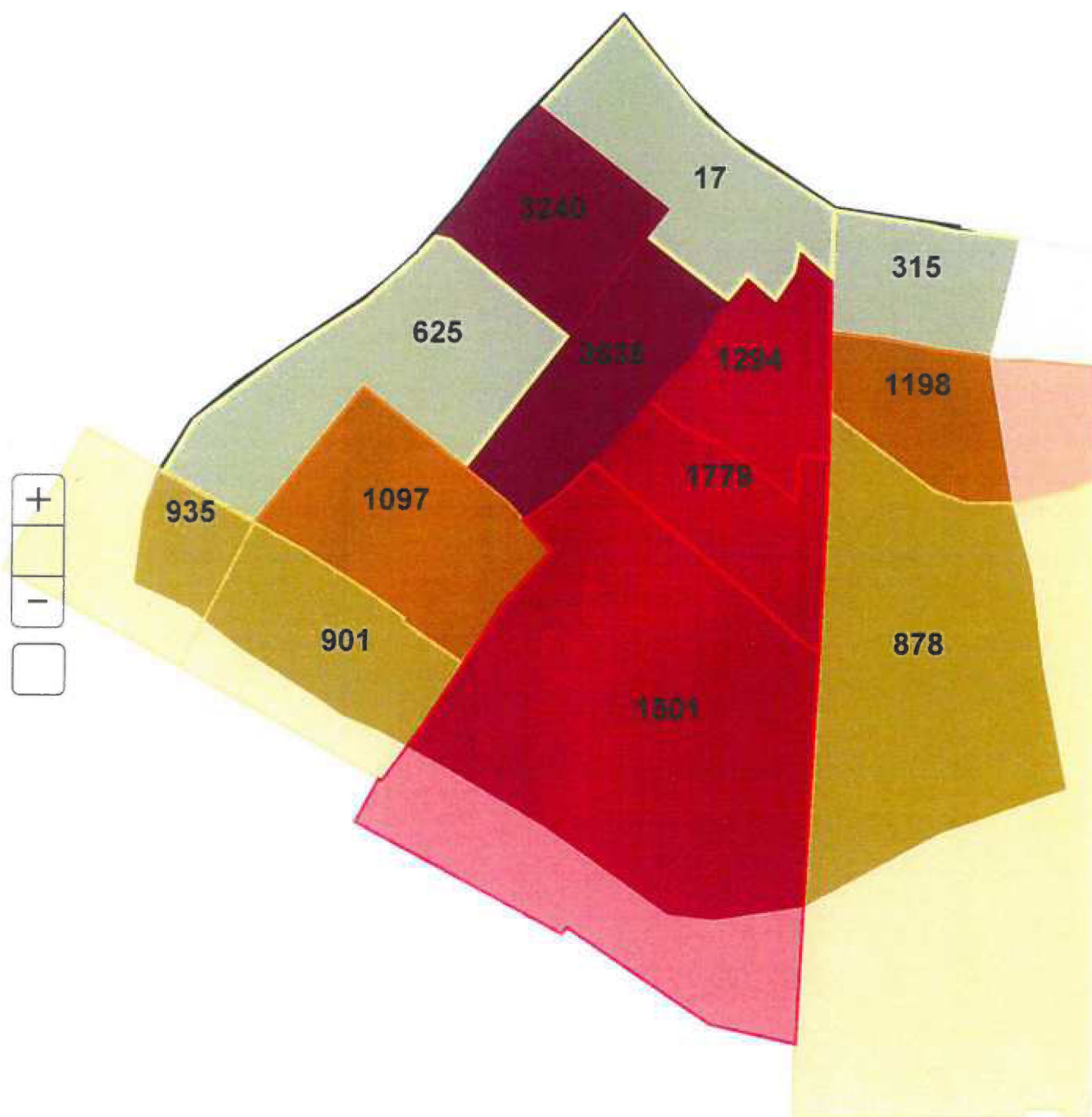
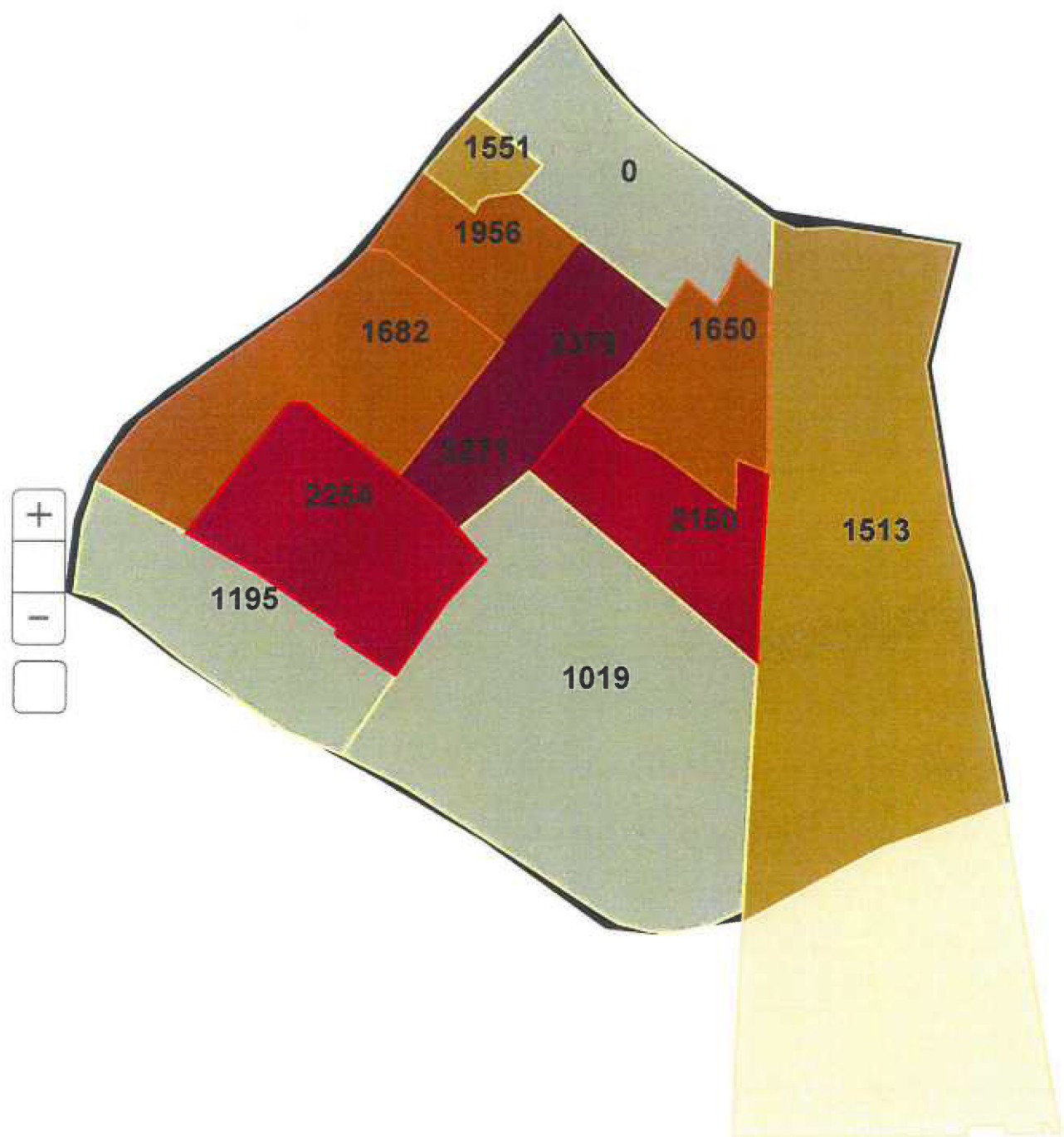


EXHIBIT 37

2000 Census: Amount of Housing



2010 Census: Number of Housing Units



Relationship Between Development Projects and Census Data

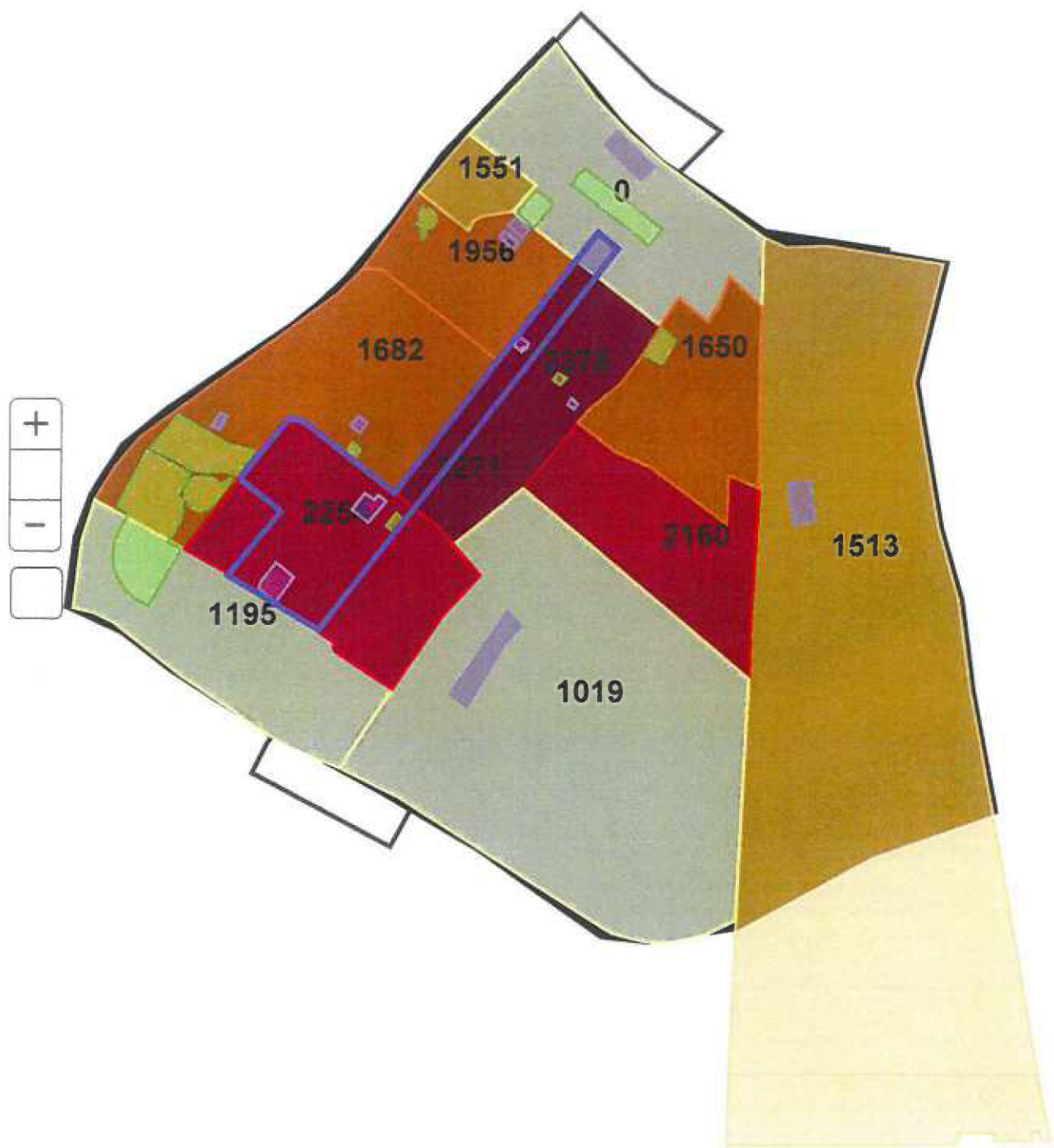


EXHIBIT 38



http://www.ladowntownnews.com/development/here-comes-the-boom-updates-on-downtown-projects/article_f33353ac-76c5-11e6-a23a-9fe0a5514b1d.html

FEATURED

Development

Here Comes the Boom!: Updates on 105 Downtown Projects

By Eddie Kim, Emily Manthei, Jon Regardie and Nicholas Slayton Sep 13, 2016

DTLA - As Downtown Los Angeles boomed over the past five years, a big question persisted: How long could the rush of housing, office space, civic projects and other developments last? Will the market, particularly on the residential side, become saturated and slow down?

The answer has become clear in the last few months: Barring an unexpected economic downturn, the Downtown market will continue to grow, and the housing sector in particular will expand for at least the next three or four years.

[Get DTLA stories in our daily email newsletter.]



The evidence comes in the work that is in the early stages today. Even as big projects such as Chinatown's Blossom Plaza and the Arts District's Garey Building open, new developments are either breaking ground or being broached. Work finally started last month on the long-awaited Park Fifth near Pershing Square. A new developer is in place for the 34-story tower at Fourth Street and Broadway. That's just the start, and many of the projects are slated to come online in 2019 or 2020.

In the following pages Los Angeles Downtown News runs down the latest information on 105 projects. These range from a trio of billion-dollar mixed-use developments in South Park to a park in the Arts District to a flurry of hotels across the community.

Once again, wherever you look, you see cranes. Get used to them — they'll be here for a while.

NEW PROJECTS

These projects were either publicly announced, were revived or gained prominence in the past four months.

520 MATEO ST.: A large mixed-use project has been proposed for the Arts District. According to plans filed with the city, developer Carmel Partners would create 600 live/work condominiums on a two-acre plot at 520 Mateo St. along Santa Fe Avenue and Fourth Place. The project would have 60,000 square feet of retail space. A 1988 industrial building on the site would need to be demolished to make way for a new complex, though details of the layout remain unclear. The project would be near the similar mixed-use At Mateo development. The budget and timeline are unknown.

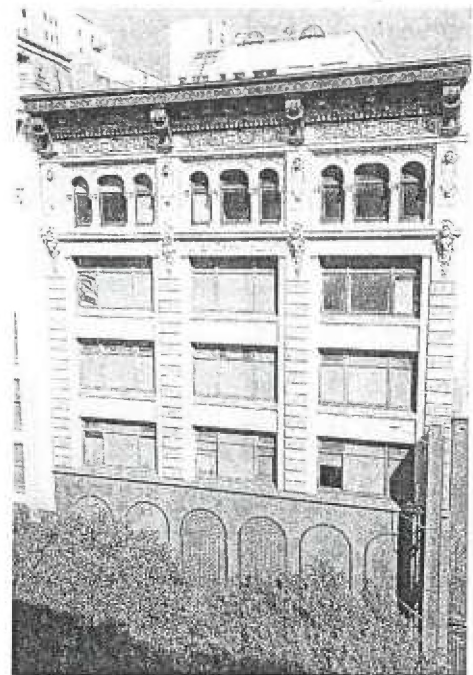
BROOKS BUILDING: Plans have been announced to turn the former J.E. Carr Building next to Clifton's Cafeteria into a 30-unit residential development. The project at 644 S. Broadway will be called the Brooks Building, after a former tenant. The developer, dubbed 640 S. Broadway, is made up of the longtime owner and outside investment partners. The Renaissance

Revival-style edifice opened in 1909 as the home of a furniture company, but the upper levels have been vacant since the 1980s. Santa Monica-based HLW Architects is handling the designs. An additional level will be added to the seven-story structure and the converted property will include one- and two-bedroom apartments. Also in the works is a 2,500-square-foot ground-floor bar and an automated parking facility. No timeline or budget have been revealed.

CECIL HOTEL RENOVATION: The 15-story edifice at 640 S. Main St. is getting an overhaul from New York City-based Simon Baron Development. The company signed a 99-year lease for just under \$3 million per year to operate the Historic Core building, which now includes the budget Stay on Main hotel. Half of the building will remain a hotel. Architecture firm

Omgivning is handling designs and the new operator will also add a low-income housing component. The New York City-based company Ollie will lease and operate 301 micro-apartments in the property. The budget for the redevelopment has not been revealed, but the project is expected to start construction in the spring of 2017.

EIGHTH AND FIGUEROA TOWER: Developer Mitsui Fudosan America is seeking entitlements to build a 43-story tower on a current parking lot near the FIGat7th shopping center. Renderings from the Chinatown-based architecture firm Johnson Fain show a steel and glass edifice at Eighth and Figueroa streets with a wide podium that holds an amenities deck. The high-rise would house 436 apartments; the project would also have 460 parking spaces, 400 bicycle stalls and 10,000 square feet of ground-floor retail space fronting both Figueroa and Eighth streets. Mitsui Fudosan America is the U.S. subsidiary of Japanese developer Mitsui Fudosan. This would be its first project in Los Angeles. The budget and timeline have not been announced.



Brooks Building

photo by Gary Leonard

FOURTH AND BROADWAY TOWER: SCG America, a subsidiary of China's Shanghai Construction Group, acquired a nearly one-acre parcel at the southeast corner of Fourth Street and Broadway last year for \$32 million, and is sprucing up previously announced plans for a high-rise. CallisonRTKL is handling designs for a 34-story building that will have 450 residential units. No budget has been announced. According to a project representative, the plan is to break ground early next year and finish construction in 2020. The project would include 7,000 square feet of ground-floor retail space.

GARLAND BUILDING: Plans are in the works to turn the 11-story edifice at 740 S. Broadway into 47 residential units, according to project representative Kate Bartolo. The Santa Monica-based HLW Architects will handle the designs for the project known as the Garland Building, after William Garland, the original developer of the 1913 structure. The building houses the Globe Theater; the venue will remain open during construction. A pair of bars will be created on the ground floor, one on either side of the theater. The project's timeline and budget have not been announced. The building currently lacks parking; Bartolo said the developers are exploring ways to provide parking to future tenants.

MUSIC CENTER PLAZA RENOVATION: In July, County Supervisor Hilda Solis and Music Center President and CEO Rachel Moore announced that a major renovation is in the works for the 52-year-old campus bounded by Grand Avenue and Temple, Hope and First streets. The \$30 million project will rework the Music Center Plaza, flattening various rises and dips, and extending the eastern stairway so it stretches across more of the Grand Avenue side, enhancing views to Grand Park and the Civic Center and increasing interactivity with the community. Work is scheduled to start by February and last 14 months. The majority of the funds will be allocated by the county, though the Music Center must raise \$5 million on its own. Three new restaurants will open and there will be enhanced patio seating. The project includes the installation of permanent restrooms; facilities are currently in portable trailers.

SUBWAY TERMINAL BUILDING UPGRADES: Developer Forest City is working on turning 130,000 vacant square feet of space in the Subway Terminal Building into retail and office space; that includes the ground floor and two subterranean levels, according to Nate Arnold, senior construction project manager for Forest City. The building opened in 1925 as a hub for the Red Car subway, and the upper floors have been turned into a

housing complex known as Metro 417. Plans call for making the street level space a commercial market, while the first lower level would become office space. The lowest level would also be commercial space. The building is currently being brought up to code. Arnold said that there is no estimate on when the project will open. The retail leasing is being handled by Jones Lang LaSalle; no tenants have been signed.

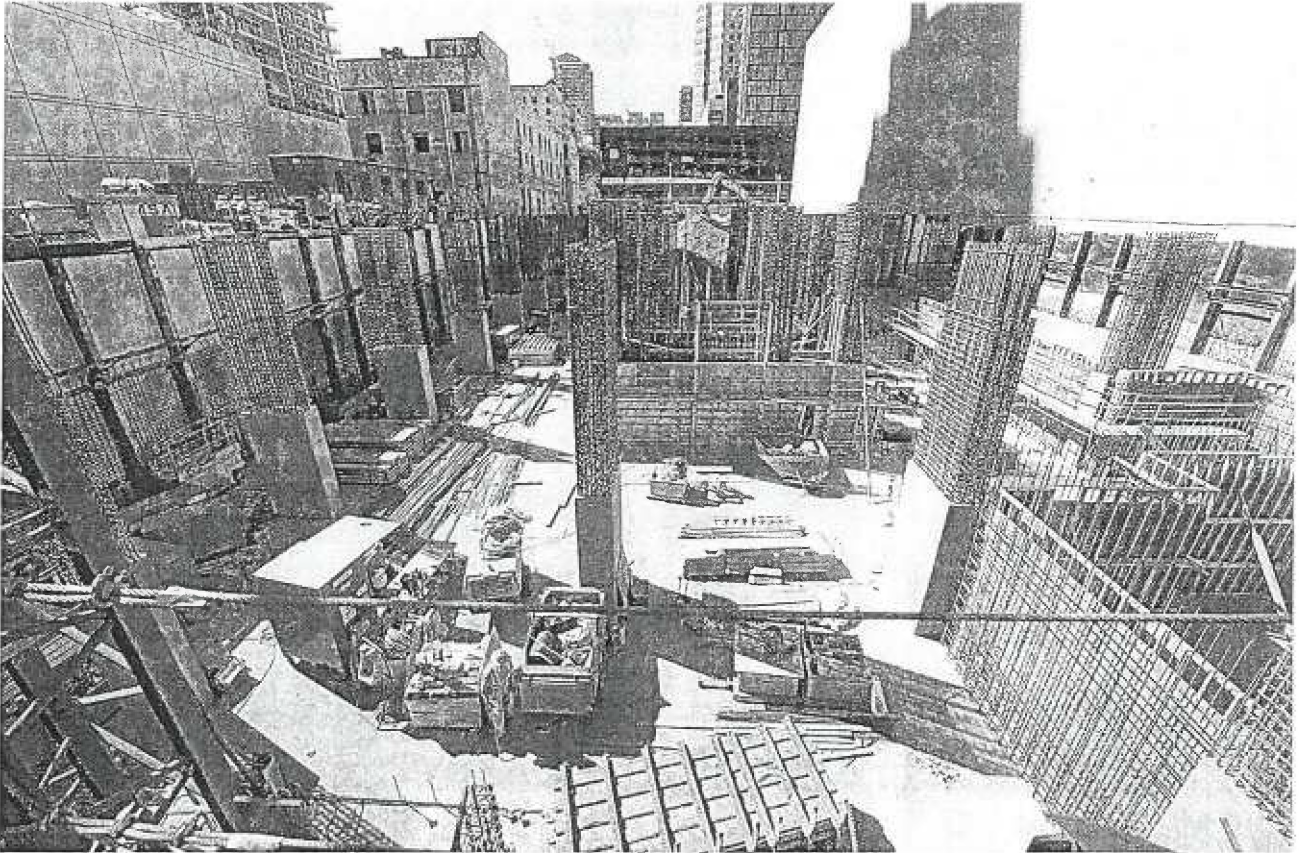
RESIDENTIAL

255 GRAND RENOVATION: A number of common space improvements have been completed at the former Grand Promenade tower, now known as 255 Grand, according to the building's general manager, Aaron Bazile. Additions include a 2,200-square-foot fitness center, barbeque grills, meeting rooms and outdoor fire pits. Owners Goldrich and Kest Industries and Shapell Properties are modernizing the 1989 building on Bunker Hill to allow it to compete with Downtown's collection of new rental complexes. The budget is \$34 million, and units on 13 of the 27 floors have been updated. The 391 apartments include two levels of penthouses. Bazile said the renovation is slated to be finished in October of 2017.

801 E. FIFTH ST.: Developer Daryoush Dayan aims to modernize former Salvation Army structures at 801, 809 and 813 E. Fifth St., which currently stand boarded up and unoccupied. According to the most recent information available, Dayan is seeking entitlements to convert the Skid Row buildings into 132 market-rate micro-lofts, starting at 214 square feet. The 66,000-square-foot project would include a fourth building, at 721 E. Fifth St., with 28 micro-loft units of veteran housing. There would also be 7,500 square feet of ground-floor retail space. Downtown-based David Gray Architects is handling the designs. No timeline or budget have been announced.

801 S. OLIVE ST.: The glass façade at San Francisco-based Carmel Partners' 33-story residential tower at 801 S. Olive St. is largely complete, and work on the interior build-out is ongoing. The project is slated to wrap in late 2017, according to company Senior Vice President of Development Dan Garibaldi. The tower at Eighth and Olive streets will have 363 units, with studios, one- and two-bedroom apartments and eight penthouses.

Amenities will include a rooftop pool and lounge area, a second pool and recreation area on the fifth-floor deck, a fitness center and more. There will also be 10,000 square feet of street-facing retail. The tower's five-story parking facility will be wrapped in translucent panels so that it glows softly at night.



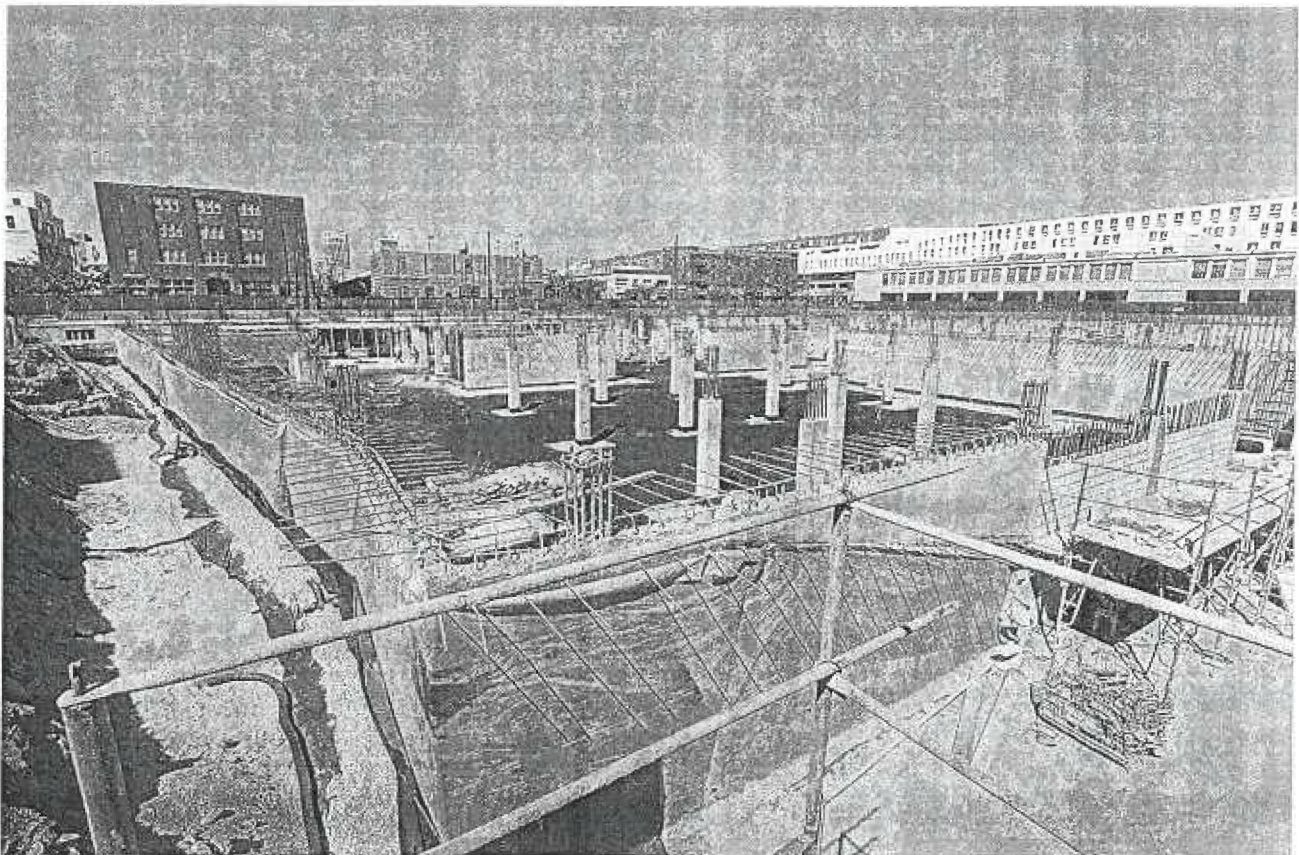
825 S. Hill St.

photo by Gary Leonard

825 S. HILL ST.: Construction continues on the Onni Group's 49-story tower at 825 S. Hill St. The Vancouver-based company broke ground on the project, which spans the block from Hill Street to Olive Street, in February. The project, which will create 490 apartments, is progressing on schedule, according to Onni Development Manager Mark Spector, though he did not reveal an anticipated opening date. Chris Dikeakos Architects is handling the designs. Amenities will include a roof deck and pool. No budget has been revealed.

888 S. HOPE ST.: The CIM Group has restarted a 34-story apartment building at 888 S. Hope St., following a roughly one-year delay. It is rising next to a 654-stall parking structure the company previously completed. The Financial District high-rise will include 525 rental units, along with a 30,000-square-foot podium deck. Amenities will include a lounge on the tower's roof. Downtown-based CallisonRTKL is handling designs. No budget or timeline have been revealed. At 888hope.com.

920 S. HILL ST.: A 239-condominium building from developer Barry Shy is still in the entitlement phase, according to project representative Kate Bartolo. The 32-story tower at 920 S. Hill St., behind the Ace Hotel, would also hold five commercial spaces. The project is being designed by David Takacs Architecture and no budget has been announced. The discovery of new seismic data has forced the developer to revise the physical siting of the building, but the residential and commercial aspects are unchanged, Bartolo said.



950 E 3rd St.

photo by Gary Leonard

950 E. THIRD ST.: The Arts District development broke ground in March and is on schedule for a late 2018 opening. A project from Fairfield Residential and Legendary Development, the six-acre site will include five six-story buildings holding a total of 472 studio to two-bedroom apartments. According to Dilip Bhavnani, a principal with Legendary, the complex will also have rooftop decks, a courtyard and 22,000 square feet of retail space. Kava Massih Architects is designing the project.

950 S. BROADWAY: Developer G.H. Palmer Associates is nearly finished with its first adaptive reuse project, a renovation of a small 1913 building at 950 S. Broadway. The seven-story edifice has 30 apartments, with a rooftop deck and approximately 7,500 square feet of retail space on the street and basement levels. The design from Killefer Flammang Architects includes a decorative cornice along the roofline and balconies to better reflect the original design. The building is expected to open by the end of the year, according to a project representative. The 102-year-old edifice sits next to Palmer's under-construction Broadway Palace, which will create nearly 700 apartments in new seven- and 10-story buildings at Olympic Boulevard and Broadway.

1001 OLIVE AND OLYMPIC: Construction continues at Lennar Multifamily's seven-story, 201-apartment complex at 1001 S. Olive St. The rippled metal facade designed by KTG Architects is complete on the upper levels, and construction crews are installing windows and finishing the exteriors on the ground floor, which will house 4,100 square feet of retail space. The complex will have 480- to 1,088-square-foot units and 12 two-story townhomes. Amenities will include a pool deck, a roof deck, a dog run, a large fitness center and 208 parking spaces.

1212 S. FLOWER ST.: The Vancouver-based developer Onni Group is awaiting permits for a proposed South Park high-rise. According to Mark Spector, the company's development manager, the project would include a 40-story tower and a 31-floor edifice. The steel-and-glass buildings, both being designed by Chris Dikeakos Architects, would be connected by a podium deck. The structures would create a total of 730 residential units along with 842 parking stalls. The budget and timeline have not been revealed.

1400 S. FIGUEROA ST.: Excavation is complete at DHG Family Trust's South Park housing project across the street from the Los Angeles Convention Center, and crews from Fassberg Contracting are beginning to frame the seven-story complex. Designs by GMP Architects call for 106 residential units and roughly 4,700 square feet of commercial space, in addition to a rooftop lounge and second-floor pool deck. No budget has been revealed. The building is expected to open in late 2017.

ALEXAN: The Department of City Planning in July approved developer Trammell Crow Residential's proposed 27-story tower at 850 S. Hill St. Neighbors have protested the project, known as the Alexan, and the development is currently in the appeals process. The Alexan, designed by the architecture firm CallisonRTKL, would rise next to the Eastern Columbia Building (inhabitants of that condominium complex are among those opposing the project) and include 305 apartments. Plans call for 336 parking stalls, a 2,700-square-foot rooftop deck and a landscaped podium on the seventh floor. The ground floor would hold 6,200 square feet of retail space.

AMP LOFTS: Greystar Real Estate Partners acquired a development site at 695 S. Santa Fe Ave. in 2015 for \$43.4 million. Although the company did not respond to recent requests for comment, in the past a project representative told Los Angeles Downtown News that it would continue with plans developed by Balour Associates, the previous owner. The design from Shimoda Design Partners shows a J-shaped complex, made up of two, three- and seven-story buildings, holding 320 live/work apartments. There would also be 20,000 square feet of commercial space, a community garden and 390 parking stalls.



Beacon Tower

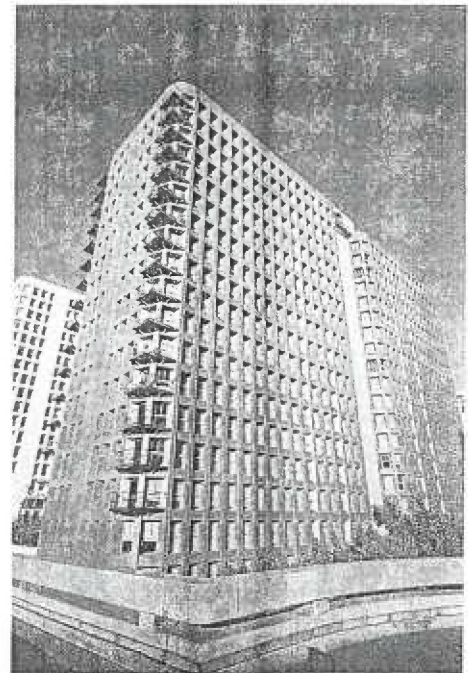
rendering courtesy Equity Residential

BEACON TOWER: Equity Residential is still seeking permits for a high-rise project at the northeast corner of Fourth and Hill Streets. The developer acquired the one-acre site at 343 S. Hill St. in 2014. Designs by TCA Architects show a 33-story tower with 428 studio to two-bedroom apartments, with 22 of the residences set aside for very low-income housing. The 10-story podium at the project known as the Beacon Tower would hold 433 parking stalls. Equity Residential said the goal is to break ground by the end of the year, with construction lasting two years. The work would also involve updating the Pershing Square Metro station, which is across the street from the proposed building. Some nearby property owners and business leaders have protested the design of the Beacon Tower, claiming it is out of character with nearby buildings and too tall for the neighborhood.

BROADWAY AND OLYMPIC CONDOS: Developers Barry Shy and Joe Bednar are still seeking entitlements for a condominium complex at 995 S. Broadway, according to project representative Kate Bartolo. Plans call for creating a 15-story structure with 163 for-sale residences. There would also be eight ground-floor commercial spaces, a rooftop pool and an outdoor space on the second floor. Although a groundbreaking date has not been set, construction is expected to last 18 months. The budget has not been revealed.

BROADWAY PALACE: Developer G.H. Palmer Associates is completing interior work on a two-building project at Olympic Boulevard and Broadway. Broadway Palace includes a 10-story, 439-apartment building and a six-story, 247-unit structure on adjacent lots. Unlike most of company head Geoff Palmer's projects, which have a Mediterranean look, Broadway Palace will feature brick facades that complement the historic buildings on Broadway. The project with a total of 686 apartments is scheduled to be complete early next year, according to company head Geoff Palmer. The complex is a partnership between Palmer and parking lot company L&R Group. At ghpalmer.com.

BUNKER HILL TOWERS UPGRADE: Essex Apartment Homes continues its renovation of the Bunker Hill Towers at 234 S. Figueroa St. The 456 apartments in the two 19-story buildings are getting new HVAC systems and plumbing lines, and windows are being replaced with energy-efficient panes. Balconies are being added to most units. Barb Pak, Essex's vice president of investor relations, said that interior work is expected to last about two more years, as the residences will be upgraded in phases as tenants leave or transfer to temporary units. The project includes a new 11,000-square-foot amenity building on a current parking lot. It will contain a rooftop pool and fitness center, as well as street-level retail space. Construction is scheduled to begin next year. The budget of the renovation is \$76 million.



Bunker Hill Towers Upgrade
photo by Gary Leonard

CAREER LOFTS: Newport Beach-based United American Properties is waiting on permits for a City West development. Two buildings would rise adjacent to each other at 675 S. Bixel St. and 1111 W. Seventh St. One would be a 36-story tower holding 422 apartments, a podium deck with a pool, and 5,600 square feet of ground-floor commercial space. The other would be a seven-story, 126-room hotel.

The combined parking for the complex would hold 596 stalls. Both buildings are being designed by the architecture firm Humphreys & Partners. The budget and timeline have not been disclosed.

CATALINA BUILDING: Newport Beach-based Statewide Acquisition Corp. bought the 1923 Catalina Building in the spring for \$20.5 million, and is working on plans to turn the six-story former office structure into 78 live/work lofts, each measuring about 750 square feet; the project would include 14 penthouses and a pair of ground-floor retail spaces. The development at 443 S. San Pedro St. is in the planning and design stage, and bids for construction are being sought, according to Kent Hawkins, a manager at Statewide Acquisitions. Statewide wants the building, originally designed by Chateau Marmont architect William Douglas Lee, to become a designated historical landmark. Architecture firm Omgivning is handling the designs and the work will include removing stucco on the lower levels to restore the original terra cotta facade. Statewide also wants to cover two sides of the property with murals in the style of old swimwear pinup ads, in homage to the original occupant, the Catalina Swimwear Company, said Hawkins. The goal is to begin construction early next year and open in the first quarter of 2018. No budget has been announced.



E. on Grand

photo by Gary Leonard

E. ON GRAND: Framing and roofing on the seven-story E. on Grand are now complete, said David Pourbaba, CEO of West Hollywood-based 4D Development. The \$30 million effort at 1249 S. Grand Ave., at the northwest corner of Pico Boulevard and Grand Avenue, will have 115 studio to two-bedroom units. Residences will average 700 square feet and each will have a glass balcony. Rents will be approximately \$3.50 per square foot, said Pourbaba. Architecture firm AFCO Design is orchestrating the articulated facade that will feature colored accent panels. Amenities will include a pool, deck, recreation room, gym and two levels of underground parking, as well as 5,000 square feet of retail space on the ground floor. Negotiations are ongoing with a coffee shop and a supermarket, said Pourbaba. 4D expects to open E. on Grand next January. At 4ddevelopment.us.

ETCO HOMES LITTLE TOKYO: Beverly Hills-based developer Etco Homes is in the environmental review stage for an eight-story condominium complex at 118 Astronaut Ellison S. Onizuka St., according to Carl Steinberg, Etco's vice president of community

development. He hopes to receive all city approvals and break ground by the end of the year. Designs by architecture firm BGA Inc. call for 77 one- and two-bedroom units of 700-1,200 square feet, as well as a fitness center, pool, lounge, barbeques, dining areas and a dog run. An opening is expected in 2018. The project would include three levels of parking and bicycle storage, as well as 2,500 square feet of retail space. The budget has not been revealed. At etcohomes.com.

FERRANTE: The City Planning department is reviewing plans from developer G.H. Palmer Associates for Ferrante, which would create approximately 1,500 apartments and 30,000 square feet of ground-floor retail space on a 9.6-acre plot at 1000 W. Temple St. The site, along the western edge of the 110 Freeway and across from the Edward R. Roybal Learning Center, currently holds a 10-story office building and a four-floor parking structure that would be demolished. Ferrante would include parking for about 2,600 vehicles and 1,680 bicycles, according to documents filed with City Planning. Like Palmer's other Downtown projects, Ferrante would have numerous indoor and outdoor amenities including rooftop decks and pools. No budget or timeline has been revealed, but the planning filing indicates a 2018 completion. At ghpalmer.com.

FOREST CITY/SOUTH PARK: Developer Forest City is still in the process of framing a pair of seven-story housing complexes at 1100 S. Hill St. and 1200 S. Broadway, according to director of development K.C. Yasmer. The Hill Street building will create 177 studio to two-bedroom apartments above 7,500 square feet of ground-floor retail space, with a pedestrian paseo connecting the structure to the nearby Herald Examiner Building. The Broadway edifice will stand atop an identical 7,500 square feet of ground-floor retail, and will hold 214 studio to two-bedroom units. Residences at the \$135 million development will range from 500-1,200 square feet and amenities will include a pool, spa, outdoor deck, fitness center, barbeques, pet facilities and a film room. Harley Ellis Devereaux and Togawa Smith Martin are designing the project that will also have 500 parking stalls and 450 bicycle spaces. It is expected to open in the summer of 2017.

G12: Much of the exterior work has been completed at developer Sonny Astani's seven-story building at the corner of 12th Street and Grand Avenue — it is the second phase of a two-stage project, with the OLIVE DTLA building nearly ready to open. Next to come at G12, according to project spokeswoman Amber Huntley-Ruiz, are exterior and interior

finishes. She added that plans are to begin pre-leasing late this year and start move-ins in the first quarter of 2017. The 347 apartments will average 700 square feet, and there will be some ground-floor retail and commercial space. There will also be subterranean parking. No budget has been revealed. At astanienterprises.com.

GRAND RESIDENCES: City Century, LLC, a subsidiary of the Shanghai-based developer Shenglong Group, is preparing to start work on a South Park tower, according to City Century Executive Vice President of Development Stuart Morkun. The hexagonal, 24-story project will rise at 1233 S. Grand Ave. Steinberg Architects is handling designs for the development known as the Grand Residences. The project will include 15 studios, 97 one-bedrooms, 47 two-bedrooms and six three-bedroom units. There will also be a rooftop amenities deck with a pool, plus 215 parking stalls. A groundbreaking is expected by the end of the year, Morkun said.

HOLLAND PARTNER GROUP/732 S. SPRING ST.: Developer Holland Partner Group is in construction on a 24-story tower at 732 S. Spring St., according to Southern California division head Tom Warren. The number of apartments from original plans has been increased, and renderings for the 303-unit building show a structure with glass and steel on the upper floors, and a number of protruding balconies on approximately a dozen levels over Spring Street. The Historic Core project would contain a pool and terrace, as well as about 7,200 square feet of ground-floor commercial space. It is expected to open by the end of 2018.

HOLLAND PARTNER GROUP/EIGHTH AND SPRING: Developer Holland Partner Group broke ground on a 24-story tower at Eighth and Spring streets in January, and construction is slated to last until summer 2018, according to Tom Warren, head of Holland Partner's Southern California division. Plans have been tweaked and the development will now have 275, not 320, apartments. The project being designed by Irvine-based architecture firm MVE & Partners will have an eclectic façade, melding a Beaux-Arts feel near the ground level with stone details, and a mix of steel-and-glass elements above. Amenities will include a pool, rooftop deck and 8,900 square feet of retail space. It is expected to open by the end of 2018.



Holland Partner Group/Sixth and Bixel

photo by Gary Leonard

HOLLAND PARTNER GROUP/SIXTH AND BIXEL: One portion of Holland Partner Group's \$200 million City West project has already opened: The Mint, a 42-apartment redevelopment of a 1923 medical building, debuted in May, and is now 85% occupied, according to the developer. Crews are now building out the interior of a pair of seven-story buildings with a combined 606 apartments. A first phase of 295 units will begin leasing next May, with the remaining 311 apartments opening in mid-summer, according to Southern California division head Tom Warren. The development will have 25,000 square feet of retail and commercial space, much of it fronting Sixth Street. The designer is Togawa Smith Martin. Rents for the studio to three-bedroom apartments will range from \$1,500 to slightly under \$4,000. Amenities will include rooftop decks, a large fitness center, a pool, a public plaza and 300 trees.

HOLLAND PARTNER GROUP/SOUTH PARK: Holland Partner Group has begun work on a 28-story, 341-apartment tower at the southeast corner of Ninth and Figueroa streets in South Park, according to Tom Warren, head of the developer's Southern California division. A groundbreaking took place on Aug. 23. The Vancouver, Wash.-based company anticipates the tower opening in late 2018. Designs by Preston Partnership show a glass structure with box-shaped clusters of balconies. Nearly 11,700 square feet of retail space would front the sidewalk along Figueroa and on Ninth. No budget has been revealed.

HOLLAND PARTNER GROUP/VIBIANA LOFTS: Vancouver, Wash.-based Holland Partner Group has completed framing on a mid-rise apartment building with 237 units adjacent to the former St. Vibiana's cathedral at Second and Main streets. Now the interior build-out is underway, according to Tom Warren, head of the company's Southern California division. Plans call for five stories of wood construction over a concrete podium with approximately 247 above- and below-ground parking spaces. It will also include about 4,000 square feet of retail space. The \$90 million development, designed by Togawa Smith Martin, is expected to debut in May 2017. The building will appear to be eight stories when viewed from Los Angeles Street and seven floors when seen from Main Street.

JADE ENTERPRISES/EMERALD: Developer Jade Enterprises is still seeking entitlements for a seven-story South Park apartment building, according to a company representative. Set for 1340 S. Olive St., the structure would include an outdoor pool, along with two levels of underground parking. The project is being designed by MVE & Partners. The Emerald would hold 154 rental units and 11,000 square feet of commercial space. The budget and timeline have not been announced.



Jade Enterprises/Onyx

photo by Gary Leonard

JADE ENTERPRISES/ONYX: Jade Enterprises' Onyx is set for completion in early 2017, according to a representative of the developer. The project at 440 W. Pico Blvd. (at Hope Street) will consist of a pair of seven-story buildings. The South Park project, being designed by architecture firm TCA, will hold 410 rental units and approximately 30,000 square feet of retail space. The complex will include 462 parking stalls. Jade has not revealed the budget.

JADE ENTERPRISES/SAPPHIRE: Developer Jade Enterprises is seeking entitlements for a residential project in City West. The complex at 1111 W. Sixth St. would create two seven-story buildings that would be connected via a sky bridge. Each structure would have two levels of underground parking and there would be a total of 369 apartments and approximately 22,000 square feet of retail space. An office building that is now on the site would have to be razed before construction commences.

JADE ENTERPRISES/TOPAZ: Jade Enterprises' development at Sixth and Main streets is expected to be complete in early 2017, according to a company spokesman. The seven-story Historic Core building broke ground in 2014. The structure will include 159 residential units, plus 23,000 square feet of ground-floor commercial space. The budget has not been revealed.

MACK URBAN/SOUTH PARK: Developer Mack Urban has finished vertical construction on a seven-story, 362-apartment building bounded by Pico Boulevard, and Olive and Hill streets, the first part of a multi-phase, six-acre South Park development. Drywall is now being installed at the building where units will average 761 square feet. There will be 438 subterranean parking spaces and 4,000 square feet of ground-floor retail. Mack Urban this year broke ground on the second phase of the project, a 38-story tower at Grand Avenue and 12th Street. The building will contain 536 residences, 13,000 square feet of retail space and a 10,000-square-foot park. AC Martin and Togawa Smith Martin are handling the designs. Three additional buildings, for which designs and details have not yet been released, will complete the \$1 billion South Park project.

MARIONETTE LOFTS: Developer Eli Melech has received approvals from the city's Office of Historic Resources and the Department of City Planning to create a housing complex on the site of the Bob Baker Marionette Theatre in City West. However, the project at 1345 W. First St. is at least a year from starting construction, said Melech. The \$20 million Marionette Lofts would create a five-story apartment complex above the designated Historic-Cultural Monument, with 102 one- to three-bedroom apartments. Melech said architect Steve Altos is handling designs. The commercial space on the ground floor, including the theater, would remain unchanged, and could serve as a lobby to the new project.



Olive DTLA

photo by Gary Leonard

OLIVE DTLA: Pre-leasing is underway at OLIVE DTLA, the first building in Sonny Astani's two-stage South Park development to come online (the other is G12). The seven-story project at Pico Boulevard and Olive Street is nearly complete. The 293 studio to two-bedroom units range from 440-1,368 square feet; most apartments have balconies, and rents begin at about \$1,900. Amenities include a fourth-floor pool deck, fitness area and lounge. Move-ins are expected to begin in October. At olivedtla.com.

PARK FIFTH: On July 25, developer MacFarlane Partners broke ground on the long-delayed Park Fifth project on the lot north of Pershing Square. The two-phase development on Fifth between Olive and Hill streets will create a total of 660 apartments in seven- and 24-story buildings. The first phase, now underway, will create a seven-story edifice with 313 residential units and 7,456 square feet of retail space. It will include a large outdoor courtyard. MacFarlane Director of Development Jeff Barris said the goal is to open by early 2019. Barris added that plans call for breaking ground on the tower by

November; it would take 26 months to complete. Designs by Portland-based architecture firm Ankrom Mosian include a pool, lounge, business center and dining area on the roof. No budget has been revealed.

SB OMEGA: Developer Barry Shy's SB Omega, at the southwest corner of Sixth and Main streets in the Historic Core, is still in the environmental review phase. According to project representative Kate Bartolo, the high-rise would take 18 months to build. The 38-story tower would hold 452 apartments along with seven levels of parking. The budget has not been revealed.

TEN50: The condominium complex Ten50 is nearing the finish line, with the South Park building expected to open by December, according to Arden Hearing, managing director of San Francisco-based developer Trumark Urban. Currently, interior finishes are being applied to some lower levels of the 25-story, \$100 million structure at 1050 S. Grand Ave. The project will hold 151 one- and two-bedroom condos ranging from 686-1,368 square feet, as well as some one- and two-story penthouses. All units have hardwood floors and expansive windows. Designs by Downtown-based architecture firm Hanson L.A. include a Rubik's Cube-esque glass exterior overlooking the street. Amenities include a fitness center, entertainment rooms and small pockets of green space; there are also 251 underground parking spaces. The project's first phase of 50 units sold out in the summer. At ten50.la.

THE HILL: A Korean investment group working under the name 940 Hill LLC continues to pursue plans for a 20-story, \$130 million project at Ninth and Hill streets. The Hill would include 234 studio to three-bedroom apartments, and the building would also hold 355 parking spaces on six levels, a pool, a rooftop garden and 14,000 square feet of commercial space. Entitlements were secured in June.



Valencia

photo by Gary Leonard

VALENCIA: The opening of Sonny Astani's \$60 million Valencia has been pushed back from June to the end of this year. A spokesperson for Astani said a temporary certificate of occupancy is expected by November, although applications to rent the 218 City West apartments are now being accepted. The six-story project at 1515 Wilshire Blvd. will offer studio to two-bedroom residences that start at 626 square feet. Killefer Flammang Architects is handling the designs for the project with nine-foot ceilings. Amenities include in-unit laundry facilities. The project will also offer barbeque areas, a pool, spa, fitness center and billiards room. There is underground parking and 244 bicycle spaces. At wilshirevalencia.com.

MIXED USE

BROADWAY TRADE CENTER: The transformation of the massive Broadway Trade Center is on schedule, according to project representative Elizabeth Peterson. New York-based Waterbridge Capital purchased the building on Eighth Street between Hill Street and Broadway for \$130 million. The 1.1 million-square-foot Beaux Arts-style complex, built in 1908, is being turned into a mixed-use project. Downtown-based Omgivning is handling the designs and crews are now working on upgrading the building's infrastructure. The bottom two floors, which have 25-foot-high ceilings, will be called the "Earth Market" with shops and restaurants in the vein of Grand Central Market. Seven of the upgraded floors will hold roughly 400,000 square feet of creative office space. There will also be a private club, and the 10th floor will have a public roof deck with a pool and performance space. The top five floors will house a 150-room hotel. Completion is expected in 2018.



Circa

photo by Gary Leonard

CIRCA: The large podium of the Circa project, at 1200 S. Figueroa St. in South Park, continues to rise. The project from a development group composed of Hankey Investment Company, Jamison Services, Falcon California Investments and Highlands Capital will create twin 36-story towers with a combined 648 condominiums, sitting on top of a seven-story retail podium with 48,000 square feet of space. The complex will have 1,770 parking spots. Additional features at the approximately \$500 million South Park development, designed by architecture firm Harley Ellis Devereaux, include a two-acre outdoor amenity deck and a 15,000-square-foot ribbon of LED signage along Figueroa. Circa is slated for completion in early 2018.

CITY MARKET: Tenant improvements are nearly complete at the first phase of the massive City Market, according to Mark Levi of the Lena Group, which is developing City Market South. The first phase will feature four eateries; those confirmed include the Vietnamese-themed Slanted Door, the Italian restaurant Rossoblu and a currently unnamed bar from the team behind Studio City's Black Market Liquor Bar. Levi said that the restaurants will likely open in early 2017, and that a coffee shop is also coming. Located at 11th and San Julian streets, the 75,000-square-foot City Market South includes retail and office space. Levi said that a visual effects firm has already moved into the building. The full City Market project is still seeking entitlements and is estimated to cost \$1 billion. The massive project from developer Peter Fleming is expected to take two decades to complete. The full City Market will stretch down to 12th Street and encompass 225,000 square feet of retail, 295,000 square feet of office space, 945 residential units and 210 hotel rooms. At citymarket2la.com.

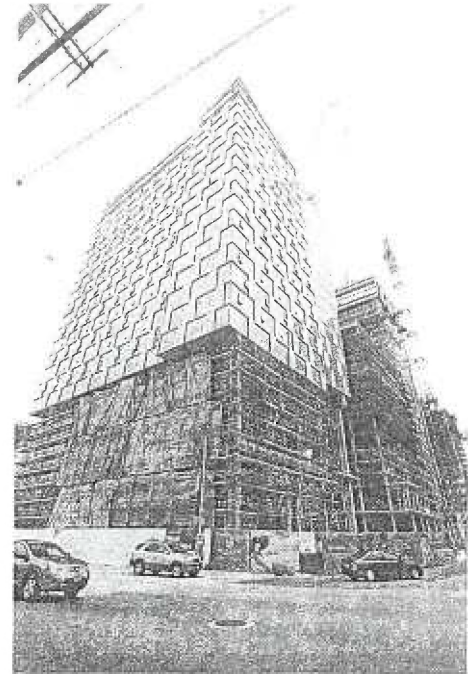
COLLEGE STATION: Developer Atlas Capital Group had intended to break ground by the end of the year on its Chinatown mega-development College Station, but that has been pushed to 2017. The company is still securing entitlements and finishing designs, according to a project representative. Designed by Chinatown-based architecture firm Johnson Fain, College Station would feature six low-rise buildings with retail space on the ground floor and various plazas and paseos in between the structures. It would be spread across a 5.7-acre site at Spring and College streets (near the southern tip of Los Angeles State Historic Park). The project, initially envisioned as a high-rise development, would have a total of 770 apartments and 51,000 square feet of retail, including a roughly 37,000-square-foot market.

HERALD EXAMINER RENOVATION: According to the most recent available information, the Hearst Corp., the owner of the Herald Examiner Building, is partnering with New York-based Georgetown Company to redevelop the 1914 structure, with the goal of transforming it into a 100,000-square-foot creative office complex with retail and restaurant space. It is unclear when work on the property at 1111 S. Broadway will begin, although previous reports suggested completion in late 2017, with a budget of approximately \$40 million. The building originally designed by Julia Morgan was formerly the headquarters of William Randolph Hearst's Los Angeles newspaper, but has been mostly empty since the paper closed in 1989.

LA PLAZA CULTURA VILLAGE: The La Plaza Cultura Village project, near Olvera Street at the intersection of Broadway and Cesar Chavez Avenue, broke ground on Aug. 4. The project comes from the county in partnership with developer Trammell Crow, and will transform two county-owned parking lots into four-, five- and eight-story buildings. Chinatown-based architecture firm Johnson Fain is handling designs for the project that will create a total of 355 apartments; 20% of the homes will be set aside as subsidized units for low-income residents. The La Plaza Cultural Village will also hold more than 43,000 square feet of commercial space, along with 720 parking spaces. The work includes upgrading walkways to connect the project to Union Station and Olvera Street. La Plaza is expected to be complete in 2018.

LUXE HOTEL REPLACEMENT: Chinese developer Shenzhen Hazens is finalizing designs and securing entitlements for its \$700 million, three-tower mega-project that would bring condominiums, shops, restaurants and hotel rooms to the current Luxe Hotel site near L.A. Live. The first phase would include a 32-story, 250-room W Hotel and a 32-floor condominium tower along 11th Street at Figueroa and Flower streets. The two structures would be connected by an eight-story podium with open-air amenities on top. A second phase would bring a 42-story tower to Figueroa Street and Olympic Boulevard, where the Luxe City Center hotel now stands. The South Park project would create a total of 650 condominiums. There would be 80,000 square feet of retail space, most of it fronting Figueroa Street. Shenzhen Hazens hopes to break ground in 2017, with completion in 2020.

METROPOLIS: All four towers of the Metropolis mega-project are under construction. The initial phase, consisting of an 18-story, 350-room Hotel Indigo and a 38-floor condominium building with 308 residences, is expected to be complete by the end of this year. The second phase, with 40- and 56-story condominium buildings (514 and 736 units, respectively), broke ground in December and is scheduled to finish in 2018. The project from Chinese developer Greenland Group features designs from the firm Gensler. The towers will sit on parking podiums that include two levels with more than 70,000 square feet of retail space along Francisco Street. Amenities will include fitness centers, outdoor pools and several small parks on top of decks. Metropolis, bounded by the 110 Freeway and Eighth, Ninth and Francisco streets, is budgeted at more than \$1 billion. At metropolislosangeles.com.



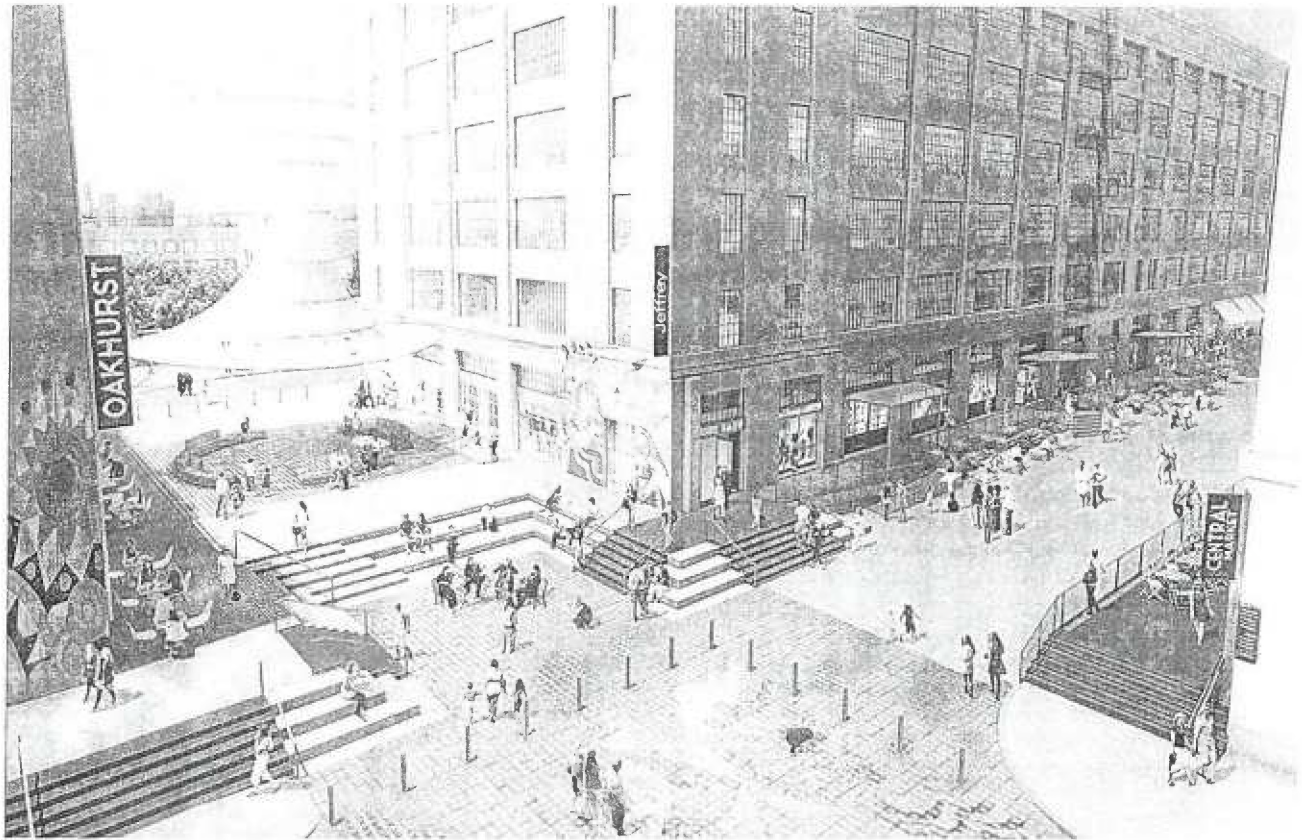
Metropolis

photo by Gary Leonard

OCEANWIDE PLAZA: Beijing-based developer Oceanwide Holdings remains on track to open the three-tower Oceanwide Plaza in 2018. The \$1 billion development will consist of a 49-story tower and two 40-floor buildings, all sitting on top of a 100-foot-tall podium across the street from Staples Center. Plans call for the South Park towers to hold a combined 504 condominiums and 184 hotel rooms. Most of the amenities, including a pool and a park, will sit on a deck on top of the podium overlooking Figueroa Street. A 40,000-square-foot ribbon of LED signage will wind around the podium and illuminate the street below. Oceanwide Plaza will also hold 1,444 parking stalls and an open-air shopping center with more than 166,000 square feet of retail space.

OLYMPIC TOWER: Neman Family Real Estate has proposed building a 57-story tower at the northwest corner of Figueroa Street and Olympic Boulevard. According to the most recent information available, the Olympic Tower, with designs from Nardi Associates, would have a diamond pattern exterior, with trees and LED lights worked into the wall on the middle levels of the building. The project, which would rise on the site of a current car

wash just south of the Hotel Figueroa, would hold 373 hotel rooms, 374 residential units, 33,500 square feet of office space and 65,000 square feet of retail space. Amenities at the South Park development would include a rooftop pool and gym.



Row DTLA

rendering courtesy Row DTLA

ROW DTLA: Developer Atlas Capital bought the 30-acre, seven-building complex at Seventh and Alameda streets in 2014 and is now working on building new infrastructure and renovating the interior spaces. There is no firm timeline for when creative office, retail and restaurants would debut, however. The plan for the complex now known as Row DTLA is to create 1.3 million square feet of creative office space, approximately 100 stores, more than 20 restaurants, and spaces for community gatherings and public events. The complex, known to many as the home of American Apparel, would have themed streets: "Market Row" would run along a pair of 70,000-square-foot, two-story buildings

that would hold office tenants. It would be adjacent to "The End," a public square, while nearby "Dock Street" would focus on dining options. "The Narrows" would offer cultural and entertainment-leaning storefronts, while "Center Street" would host an open-air produce market. No budget has been revealed. At rowdtla.com.

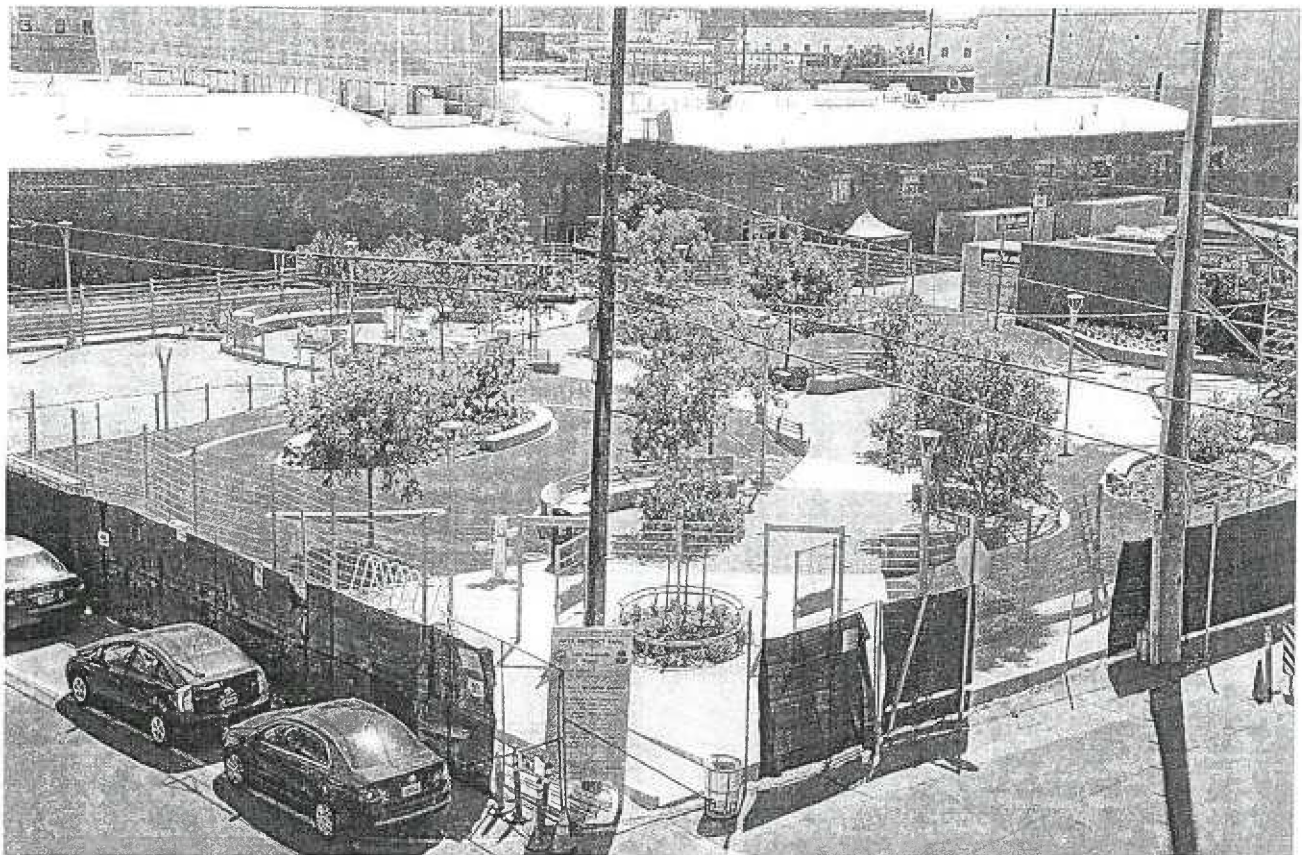
SUNCAL SIXTH AND ALAMEDA: Irvine-based developer Suncal, in a partnership with Michael Dell's investment firm MSD Capital, is expected to file plans with the city for a 15-acre mixed-use complex at Sixth and Alameda streets by the end of September, according to Dan Rosenfeld, a land-use consultant for the group. Suncal spent \$130 million to acquire the Arts District property and is working with Swiss architecture firm Herzog & deMuron on a design that incorporates a mix of high-rise towers and low-slung buildings. The project would include residential, retail, hotel and creative office components, as well as a school, spread across multiple buildings. No budget or timeline have been revealed.

THE GRAND: Developer Related Cos. continues to hold talks with potential equity partners for the \$850 million development known as The Grand, and according to the schedule approved by the joint powers authority that oversees the project on city- and county-owned parcels, construction must begin by Nov. 30, 2017. The development on Grand Avenue south of First Street, designed by Frank Gehry and first announced before the recession, would include a residential tower with approximately 380-450 units, with 20% set aside as affordable housing. There would also be a 300-room Equinox-branded hotel tower, and a large retail and restaurant component built around a central plaza that opens to Grand Avenue. Related executives are speaking to dining and shopping tenants; they previously said the project would contain both an Equinox gym and a Soul Cycle studio.

WILSHIRE GRAND REPLACEMENT: Work on the tallest structure west of the Mississippi continues, and Hanjin International is now in the final stage of exterior construction on the 73-story tower at the northwest corner of Seventh and Figueroa streets. Most of the exterior glass has been placed on the frame, and crews now are installing the curved upper portion of the building. The spire was installed on Sept. 3. According to a project representative, the \$1.1 billion project will be finished in early 2017. AC Martin is handling

designs on the landmark that will have 900 hotel rooms operated by the InterContinental brand and 400,000 square feet of office space. There will also be restaurant and retail space. At wilshiregrandcenter.com.

CIVIC



Arts District Park

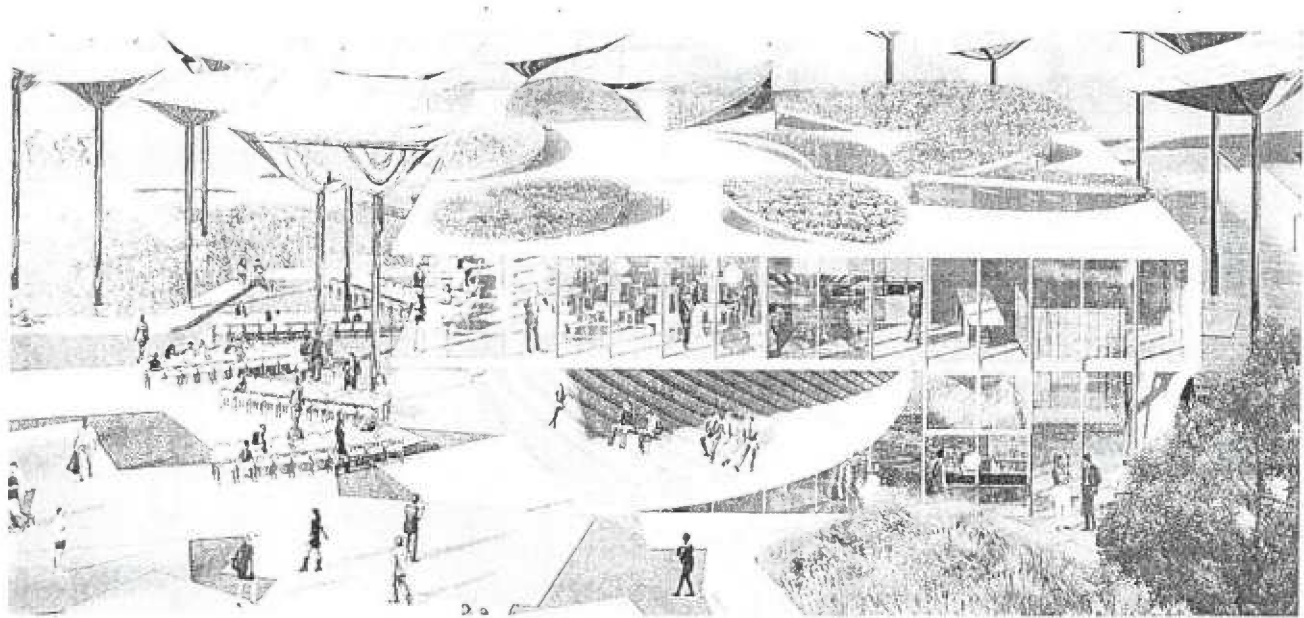
photo by Gary Leonard

ARTS DISTRICT PARK: The long-awaited Arts District Park is scheduled to open by early November, according to Rick Coca, a spokesman for 14th District City Councilman José Huizar. Located at Fifth and Hewitt streets, the \$1.6 million park will take up half an acre. The communal gathering space will include a mural wall, a children's playground and a performance space. Construction started in December 2014, but stalled for several months after the discovery of contaminants in the soil. The ground has been cleaned.

CHINATOWN PARK: Progress on a park at Ord and Yale streets in Chinatown continues to move slowly, and work is now not scheduled to begin until December 2017; originally that had been the anticipated opening date of the park. Fredy Ceja, communications director for First District City Councilman Gil Cedillo, said the city is still completing the acquisition of the land, which includes the Alpine Recreation Center, and working on the design and permitting; he said the goal is to complete those steps by next May. The \$8.5 million project calls for fitness machines, a children's playground, artwork and a shade structure. Ceja said the goal is to open the park by March of 2019.

FEDERAL COURTHOUSE: The 625,000-square-foot Federal Courthouse at First Street and Broadway is finished, and move-ins at the Civic Center building were scheduled to start Friday, Sept. 9 (after Los Angeles Downtown News went to press), according to U.S. General Services Department spokeswoman Traci Madison. The \$323 million project, designed by Skidmore, Owings & Merrill, has been described as a "floating cube." It has 24 courtrooms, 32 judges' chambers and offices for the U.S. Marshals Service. The project is aiming for LEED Platinum certification and has sustainable and energy-efficient elements including a pleated glass exterior that will cut solar heat gain. GSA plans to hold a ribbon-cutting ceremony in the coming weeks.

FIGUEROA CORRIDOR BIKEWAY: According to the most recent information available, construction of the three-mile Figueroa Corridor bikeway project, officially known as MyFigueroa, is set to start by the end of summer. The roughly \$20 million bikeway will run from Seventh Street in Downtown to 41st Street in South L.A., with a primary spine on Figueroa Street. It will slash eight driving lanes to five, and significant segments of the route will feature curbs that protect cyclists from cars. The project will also create bus platforms that extend the sidewalk for transit riders, improve landscaping and install pedestrian-friendly lighting and signage, among other elements. The project must be completed by March 2017 as a condition of its funding from state Proposition 1C. At myfigueroa.com.



First and Broadway Park

image by Mia Lehrer + Associates

FIRST AND BROADWAY PARK: The city in early June selected Los Angeles-based landscape architect Mia Lehrer + Associates to design the First and Broadway Park. The project is now in the final design process. The firm's vision features a large hardscape plaza as its heart, rather than the flat grass seen in the adjacent Grand Park. The new park would be anchored by a two-level structure on the northwest corner of the property with a scooped-out amphitheater, with seating underneath the overhang of a "floating" second floor; the second level would likely hold a restaurant. The north side of the building would have space for a cafe or small store. The design includes a small rock-paved path along Spring Street, as well as some tulip-shaped shade structures scattered around the plaza. The park is estimated to cost \$28 million. According to 14th District City Councilman José Huizar's office, the councilman since 2013 has secured nearly \$21 million in Quimby funds, which are charged to housing developers for park creation, site acquisition, land preparation, design and construction. The city Department of Recreation and Parks has identified another \$3.65 million for the development.

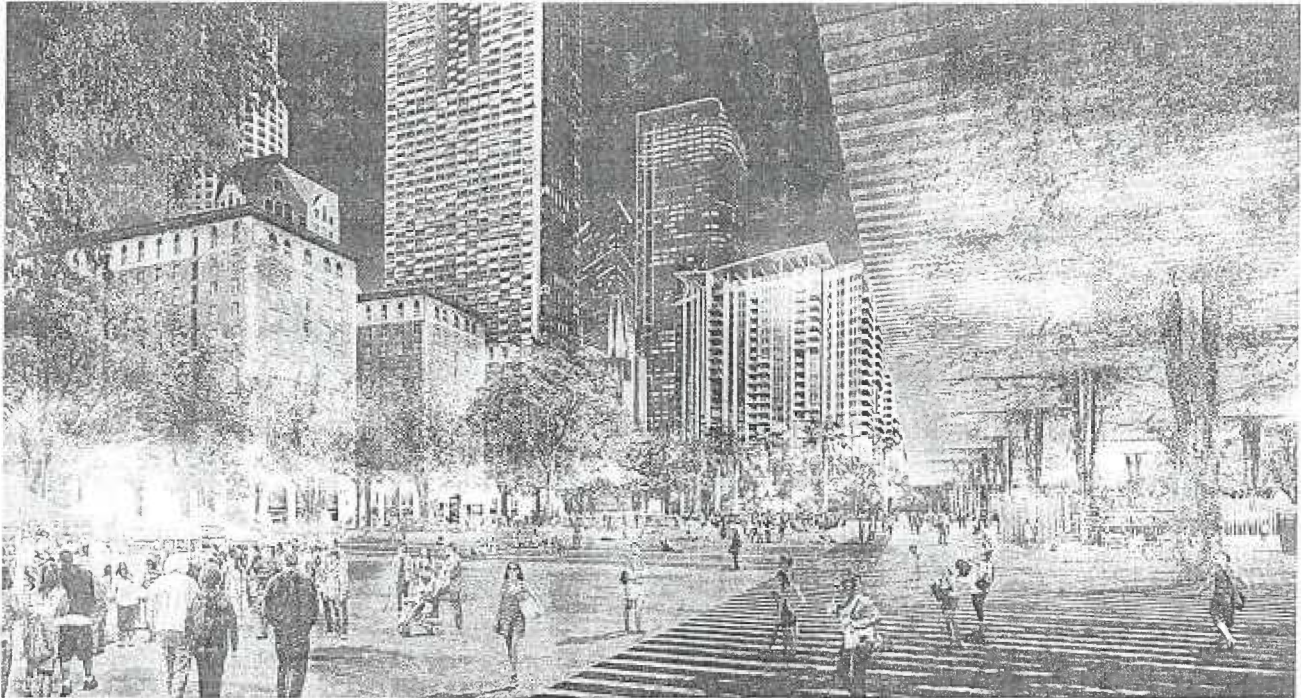
LOS ANGELES STATE HISTORIC PARK: The long-delayed park near the northeastern edge of Chinatown has been delayed once more. Previously anticipated to open during the summer, Los Angeles State Historic Park is now expected to debut in January. Work on the \$20 million effort began in April 2014. According to Sean Woods, Los Angeles sector

superintendent for the California State Parks department, the current delay stems from needing to wait for the park's grass to grow. Due to the ongoing drought, there is a legal mandate to use imported reclaimed water, Woods said. The watering is happening in two phases and is scheduled to be complete this month. Then, time is needed to allow the grass to take root before visitors are allowed in. In addition to green space, the park will offer a wetlands area, a paved parking lot and promenade for events, and a staircase and bridge that gives expansive views of the property. At lashp.wordpress.com.

LOS ANGELES STREETCAR: A milestone for the Los Angeles Streetcar was reached in July with the release of the project's draft environmental impact report, which breaks down routes, operational issues, effects on traffic and more. There are now four proposed routes for the streetcar, which would for the most part travel in a loop, with main spines that run north on Hill Street, east on First Street, south on Broadway and west on 11th Street. One question is, after it cuts north up Figueroa Street, whether it should go east on Ninth Street or Seventh Street, and whether there should be a spur that takes the streetcar to Grand Avenue by the Walt Disney Concert Hall. Other future decisions include the number of streetcars circulating (which affects wait times for riders) and travel speed. Meanwhile, project backers are hunting for funding to cover the \$282 million budget (proponents say this could be brought down to \$250 million, potentially by cutting the Grand Avenue extension). The streetcar was initially announced in 2008 by 14th District City Councilman José Huizar, and he still hopes to have it operating by 2020. It has secured \$65 million for construction via a tax levied on property owners along the route and is in the hunt for a \$100 million federal "Small Starts" grant; officials are also exploring public-private partnerships. Preliminary engineering and design is expected to be about one-third complete by the end of the year.

MERCED THEATER AND MASONIC HALL: Plans are still in the works for a renovation and transformation of the city-owned Merced Theater and Masonic Hall near Olvera Street. However, delays have pushed the start of construction back by seven months, according to Bureau of Engineering spokeswoman Mary Nemick. Now, work is expected to begin in July 2017. RoTo Architects is handling the designs. The complex's south-facing perimeter wall will be overhauled to bring in more natural light and provide additional space. Once work is completed, public access station Channel 35 will occupy much of the

building's 18,000 square feet of space with two television studios, office space, conference rooms and editing bays. A 50-seat auditorium will be open to the public for special events. The budget is \$23 million.



Pershing Square Redesign

image by Agence Ter

PERSHING SQUARE REDESIGN: In May, the nonprofit Pershing Square Renew and the office of 14th District City Councilman José Huizar announced that the Paris-based architecture firm Agence Ter had won a competition to redesign the five-acre park in the heart of the Financial District. Now the city is working to refine designs and search for funding, according to a city representative. Although no budget has been announced, during the design competition firms were told to stick to a theoretical \$50 million price tag. Agence Ter's approach is centered on the concept of "radical flatness," which involves lowering the flat expanse of Pershing Square (the park sits atop a parking garage) so that it is level with surrounding streets. This would create easy access and views from surrounding Fifth, Sixth, Olive and Hill streets. There would also be a "smart canopy," a

lengthy structure that would run along Hill Street from Fifth to Sixth streets, which would provide an expanse of shade, with shops and cafes underneath. Other elements would include a central lawn to host movie screenings and community events, a plaza on the Sixth Street side of the park, and on the western edge, gardens with edible plants and water features, including a reflecting pool across from the Millennium Biltmore Hotel. No timeline has been announced. At pershingsquarerenew.com.

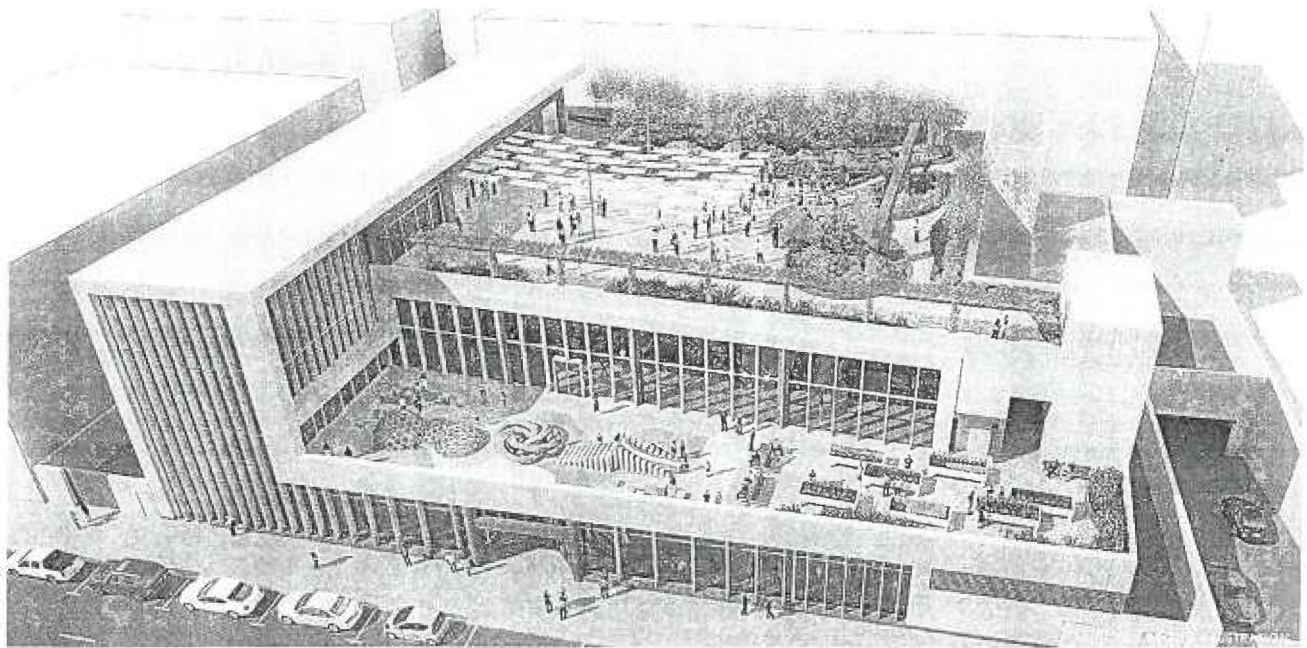
REGIONAL CONNECTOR: Construction on the \$1.55 billion rail project continues in Little Tokyo, the Civic Center and the Financial District. The intersection of First and Alameda streets is being prepped in advance of underground tunneling, and Metro is also doing preliminary construction for new Regional Connector stations at Second Street and Broadway and Second Place and Hope Street. The 1.9-mile Regional Connector will join area light rail lines to streamline cross-county travel and reduce the need for transfers. Underground tunneling (starting in Little Tokyo and moving west toward the Seventh Street/Metro Center station) is slated to begin in early 2017. The project is expected to open in 2020. At metro.net/projects/connector.

SIXTH STREET VIADUCT REPLACEMENT: Demolition of the Sixth Street Viaduct continues, and the 3,500-foot long expanse connecting the Arts District and Boyle Heights is expected to be razed by December, according to the city Bureau of Engineering. The replacement, designed by architect Michael Maltzan, will have a "ribbon of arches" theme, and will include bicycle lanes and pedestrian viewing points. The Arts District side of the bridge will feature an arts park named for and funded by the late developer Leonard Hill. Additionally, one of the original arches on the bridge will be preserved and incorporated into the landscaping design beneath the new span. The replacement Sixth Street Viaduct is scheduled to open in 2019. The budget is \$449 million. At sixthstreetviaduct.org.

UNION STATION: The Metropolitan Transportation Authority is working on the environmental impact report for a makeover of Union Station, with the aim to finish this year and begin construction in 2017. The Union Station Master Plan has two main components: It would build a larger indoor-outdoor passenger concourse to connect travelers to an updated rail yard, and it would demolish the Patsaouras Bus Facility near the eastern entrance to Union Station and replace it with an elevated bus terminal between

the historic station building (the west entrance) and the new concourse. Other proposed improvements include the conversion of the west parking lot into a public plaza and the creation of a walkway over the rail lines. At metro.net/projects/la-union-station.com.

COMMUNITY



Budokan of Los Angeles

image courtesy Little Tokyo Service Center

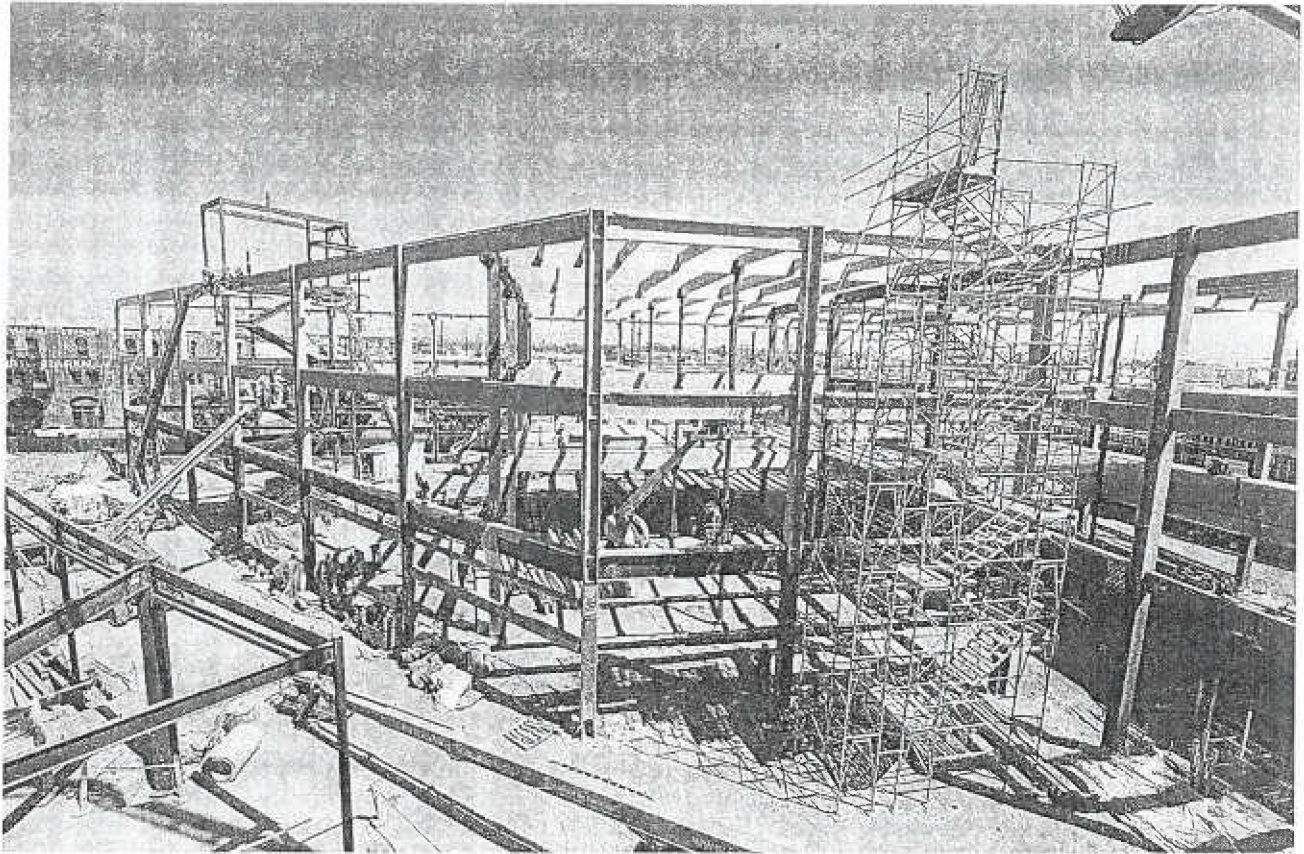
BUDOKAN OF LOS ANGELES: More than 90% of the \$24 million needed to build a sports complex in Little Tokyo has been raised, according to nonprofit developer the Little Tokyo Service Center. The Budokan of Los Angeles would rise at 237-249 S. Los Angeles St. and include a two-court gymnasium. There would also be a rooftop terrace, outdoor event space and community rooms. The complex will host volleyball and basketball games, as well as martial arts lessons and tournament and other activities, said fundraising director Mike Murase. A groundbreaking for the 63,000-square-foot project is scheduled for next year. At budokanoflosangeles.com.

GOOD SAMARITAN HOSPITAL MEDICAL PAVILION: The \$80 million Good Samaritan Hospital Medical Pavilion, which had been scheduled to debut late last year, is on track to open in the coming months, according to hospital spokeswoman Katrina Bada. Physician offices and the Specialties Clinic will also debut soon, Bada added. The 190,000-square-foot development will hold the Frank R. Seaver Ambulatory Surgery Center, with eight operating suites. The architect is Ware Malcomb and the builder is Millie and Severson. The project at Wilshire Boulevard and Witmer Street will also have a pharmacy, outpatient clinics and the hospital's Surgical Specialties Clinic.

VARIETY ARTS CENTER: The 92-year-old Variety Arts Center in South Park is undergoing a top-to-bottom renovation. Owner the Robhana Group began work on the property at 940 S. Figueroa St. in January. Historic restoration-specialty contractor Spectra Company is upgrading electrical systems, plumbing, sprinkler systems and windows, as well as doing exterior work, according to Spectra project manager Troy Parry. The anchor tenant of the refurbished five-story structure will be the mega-church Hillsong L.A., which will operate the 1,100-seat ground-floor theater and have offices on upper floors; it is expected to move in by the end of the year. Additional space in the building will be rented out to other tenants.

BUSINESS

537 S. BROADWAY: Developer King's Arch has hit some delays on the restoration of 537 S. Broadway, the six-story Art Deco structure the Beverly Hills-based developer bought last year for \$7.35 million. King's Arch partner Richard Shamooilian is now expecting the \$4 million seismic upgrade, the rehab of the historic facade, and new electrical and plumbing systems to be complete by the first quarter of 2017. Shamooilian said the company will soon begin marketing the 3,000- to 9,000-square-foot spaces to tech, media and fashion companies. The 1931 building was originally designed by prominent Los Angeles architects Percy A. Eisen and Albert R. Walker.



At Mateo

photo by Gary Leonard

AT MATEO: Construction is underway at Mateo and Palmetto Streets in the Arts District, where developer Blatteis and Schnur is creating a \$90 million, four-building retail and creative office space complex. Sam Brownell, a partner at Blatteis and Schnur, said the one- to four-story structures will sit on a property formerly occupied by warehouses and wooden buildings; some of the materials from those structures is going into the new project. Edge Architecture is handling the designs. Ground-floor retail spaces in At Mateo will have 20-foot ceilings, while floors with office space will have 15-foot ceilings. Brownell said there will also be a rooftop deck and 540 parking spaces. Although no tenants have been revealed for the 130,000 square feet of retail space or the 50,000 square feet of office space, Brownell said announcements will be coming in the next few months. An opening is scheduled for March 1, 2017, Brownell said. At atmateo.com.

CONVENTION CENTER RENOVATION: In the summer of 2015, the city, working with a design team from Populous and HMC Architects, revealed plans for a \$470 million renovation of the aging Los Angeles Convention Center; it sought to modernize the facility, which is currently two separate buildings. A report earlier this year from City Administrative Officer Miguel Santana, however, suggests that the project will cost \$720 million. Local officials are now considering different approaches, one with the city paying for the construction work, which would create contiguous exhibition space over Pico Boulevard; and a second plan that would have a private developer handle the financing, and that would ditch the Populous/HMC design in favor of a larger mixed-use project that would include retail, a hotel and housing. Santana's report suggests that could cost more than \$1 billion, though there could be significant savings down the road for the city. Both paths are currently under review by the city.

FORD FACTORY BUILDING: A renovation of the 104-year-old Ford Factory Building in the Arts District is set to wrap up by the end of the month, according to Andrew Neilly, a project manager with San Francisco-based Shorenstein Properties. Shorenstein bought the five-story, 1912 building and two other structures for \$37 million in 2014. Located at Seventh Street and Santa Fe Avenue, the Ford Factory Building is being transformed into a 254,000-square-foot creative office hub. One of the other structures will be a 600-stall parking garage. No tenants have been announced. At fordfactoryla.com.

HARRIS BUILDING: Jade Enterprises is nearly finished converting the 93-year-old Harris Building into a creative office hub. The 1923 edifice at the southwest corner of 11th and Main streets will be marketed to technology and other businesses; office space will be spread across six of the seven floors. Crews are currently updating the Beaux Arts-style building's infrastructure, and an opening is scheduled for the fall. The ground floor will hold retail and restaurant space. No deals have yet been signed, according to Carle Pierose of Industry Partners, which is leasing the office space.

ONE BUNKER HILL UPGRADE: Last fall, Downtown-based Rising Realty Partners teamed up with Lionstone Investments and Hermes Investment Management to buy One Bunker Hill, a 12-story Art Deco structure at Fifth Street and Grand Avenue. Now plans for a renovation and a rebranding of the 1931 building are in the works. Rising officials have said that initial steps will involve upgrading the property's systems, including the elevators

and its technology and fiber-optic capabilities. Also coming are exterior and interior modifications on the edifice that features a central tower with terra cotta tiling. No timeline or budget have been revealed.

SOHO HOUSE:

Work on the Arts District's Soho House is on pace and a 2018 opening is expected, according to Allison Wagner, the private club's director of communications for North America. The members-only club is upgrading the six-story building at 1000 S. Santa Fe Ave.; Killefer Flammang Architects is handling the designs. There will be 16 hotel rooms, a rooftop pool, bar, gym, screening room and a market. The Arts District location will be the second Los Angeles-area branch, following the West Hollywood venue. Soho House paid \$18.5 million for the property. The budget for the transformation has not been revealed. At sohohouse.com.

TITLE INSURANCE BUILDING: The long-discussed effort to turn the 1928 Title Insurance Building into housing changed in June, when the 11-story property at 433 S. Spring St. was sold by developer Capital Foresight to a partnership of Lionstone Investments and Downtown-based Rising Realty Partners. Now, plans are to turn the 320,000-square-foot Historic Core complex into creative office space, with retail and restaurant uses on the ground floor. The building originally opened as the headquarters of the Title Insurance and Trust Company, which occupied the structure until the 1970s. It has been empty for years. No budget, timeline or renovation details have been revealed.

HOTELS

CLARK HOTEL: New York-based Chetrit Group's planned 348-room Clark Hotel at 426 S. Hill St. still does not have an opening date, according to a project representative. The Historic Core hotel, which has been delayed for years, was most recently headed toward an opening earlier this year. The renovated 11-story structure just north of Pershing Square features guest rooms with lively Mod-style details, a lobby with bright marble and

chrome accents, a ballroom, a pool deck and multiple dining spaces; much of the work has already been completed. Chetrit Group acquired the property more than a decade ago. An operator has not been revealed.

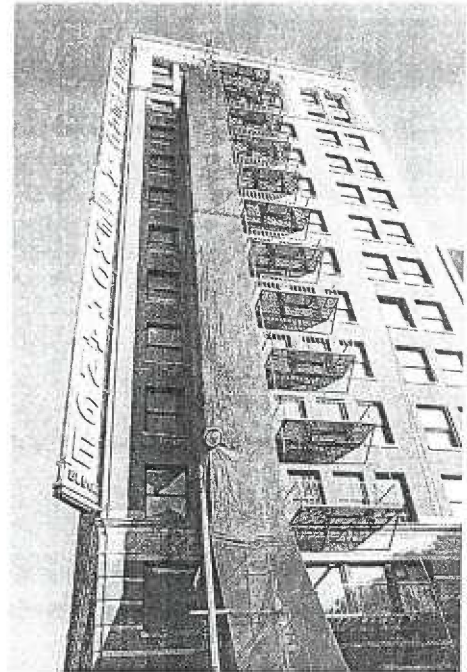
EMBASSY HOTEL: New York-based Chetrit Group has mostly built out the Embassy Hotel, but it remains unfinished and without an opening date, according to a project representative. The renovation of the historic edifice at 831 S. Grand Ave. will create 183 guest rooms and the return of the Trinity Auditorium, which could be used for performances, public meetings and more. A pool deck has been built on the roof and an outdoor patio has been constructed along Ninth Street. As with Chetrit Group's other proposed Downtown project, the Historic Core's Clark Hotel, the Embassy has been owned by the company for more than a decade, and has missed repeated opening dates. An operator has not been revealed.

FIG + PICO: Developer Lightstone in August submitted plans to the Department of City Planning to build a two-tower hotel complex with 1,100 rooms at the northeast corner of Figueroa Street and Pico Boulevard. Lightstone's project would include a six-story parking podium and ground-floor retail fronting Figueroa, Pico and Flower Street. Proposed amenities include a sky lobby, three pools, bars, restaurants and event space. Downtown-based Gensler is handling the design; no budget or timeline have been announced. It is New York City-based Lightstone's first hotel project in Los Angeles. Fourteenth District City Councilman José Huizar during the summer proposed allowing zoning changes on the parcel to facilitate a larger project (part of the parcel is owned by the city, according to city documents). Huizar's motion was passed by the full council.

FREEHAND HOTEL: New York-based Sydel Group and Ron Burkle's Yucaipa Company are pushing into the final phase of construction on a renovation of the Commercial Exchange Building at 416 W. Eighth St. The 1924 edifice will be reborn as the 200-room Freehand Hotel, and amenities will include a rooftop pool and lounge. The Freehand will have traditional

hotel rooms as well as hostel-style accommodations with multiple beds in group rooms. There will be ground-floor space for retail and a restaurant, and the neon sign on the corner of the structure is being preserved. Killefer Flammang Architects is handling the designs. Sydell is also transforming the Giannini Place building at Seventh and Olive streets into a hotel. At thefreehand.com/losangeles.

HOTEL FIGUEROA RENOVATION: The reopening of the Hotel Figueroa is expected in November, according to a project representative. Capital Hall Partners and its investment partner Green Oak Real Estate purchased the property at 939 S. Figueroa St. in 2014 for \$65 million. The 13-story landmark known for its wall triptych facing L.A. Live closed last November. The top-to-bottom renovation will give a Spanish Colonial look to the former Moroccan-themed edifice. The 1926 building with the Italian Renaissance façade originally housed a YWCA hotel for women. The 240,000-square-foot hotel will have 268 guest rooms, and amenities will include a fitness center. A rooftop vegetable garden will supply the hotel's restaurants. Parking will remain in the lot next to the hotel. The company HHM will manage the property. At hotelfigueroa.com.



Freehand Hotel

photo by Gary Leonard

HOXTON HOTEL: London-based investment firm Ennismore plans to turn the 1922 Los Angeles Railway Building into one of its boutique Hoxton Hotels. Ennismore bought the property at 1060 S. Broadway in 2015 for \$30 million. Plans call for the 10-story hotel to have 164 rooms. The Chicago-based GREC Architects is handling designs. The Hoxton will

include a rooftop pool, multiple eateries, a spa and other amenities. The project is slated to be complete in 2018. No budget has been announced.

J.W. MARRIOTT EXPANSION: In July, Anschutz Entertainment Group pulled the plug on a planned \$500 million expansion of its J.W. Marriott hotel at L.A. Live. The 755-room project had been slated to rise on an empty lot opposite the existing 1,001-room Ritz/Marriott hotel on Olympic Boulevard, but plans were canceled after AEG and the city were unable to agree to terms related to development benefits and subsidies. It remains unclear what will replace the hotel.



Hoxton Hotel

photo by Gary Leonard

NOMAD HOTEL: Work continues at New York-based Sydell Group's NoMad hotel on the northwest corner of Seventh and Olive streets. The developer bought the 1923 Giannini Place, at 649 S. Olive St., for \$39 million last year and is working on the interior renovation of the former Bank of Italy headquarters. The 250-room Financial District hotel is scheduled to be finished in fall 2017, according to a project representative. The 12-story edifice at Seventh and Olive streets stood empty for more than a decade before Sydell acquired it. Under designs from Killefer Flammang Architects, the old banking floor is being turned into a lobby, and the first floor will hold a bar and restaurant. An event space and swimming pool will be on the roof. The hotel is expected to have rooms with a higher price point than Sydell's Freehand Hotel at 416 W. Eighth St. At sydellgroup.com.

PROPER HOTEL: Developer The Kor Group is working to turn the 1924 Case Hotel into a modern boutique establishment. The Proper Hotel would be a reworking of the 13-story edifice at 1106 S. Broadway, across the street from the Herald Examiner Building. Kor teamed with Channing Henry and Frank Stork to acquire the property for \$13.5 million in 2013. Plans call for creating 145 guest rooms, with amenities including a rooftop pool. Downtown architecture firm Omgivning is handling the designs. No budget or timeline details have been revealed. At properhotel.com/downtown-la.

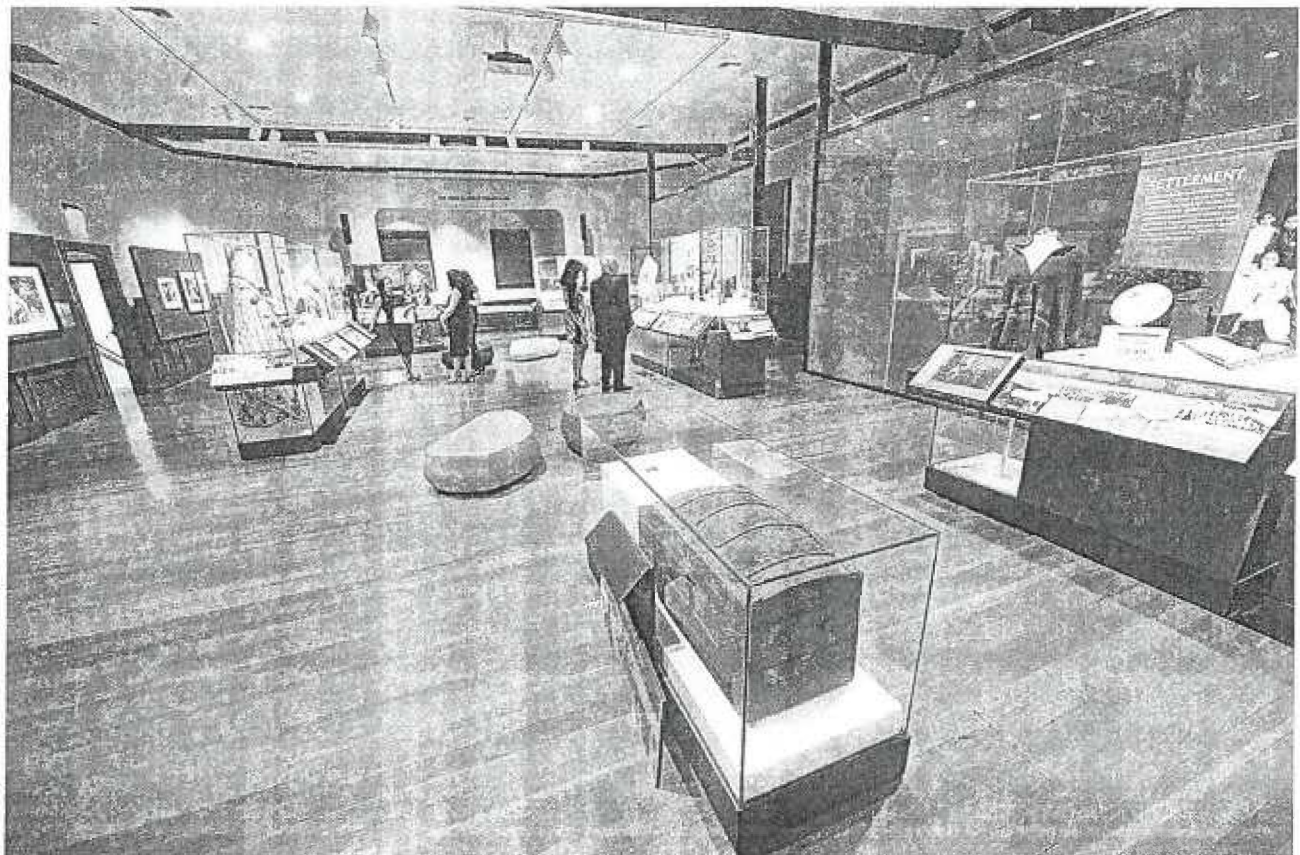
SPRING STREET HOTEL: Entitlements are still being sought for a narrow hotel planned for 633 S. Spring St., according to a representative of the architecture firm that is designing the project. New York-based investment firm Lizard Capital's development would stand 28 stories high. Designs from architect Adam Sokol show a building with concrete columns on the lower levels that fit with the look of nearby Historic Core properties, while the upper floors would have a modern design with glass and steel elements. The hotel would have 176 rooms along with a rooftop pool and an unspecified amount of aboveground parking. The 105,000-square-foot parcel is currently a parking lot. The budget has not been revealed. Construction is expected to take two years.

TUCK HOTEL: Chef and developer Juan Pablo Torre said that the Tuck Hotel on Spring Street is nearly complete and is awaiting final inspections. Developed by Torre's Tuck Ventures, the project is transforming a three-story, 1920s-era building into a boutique hotel with 14 rooms spread over roughly 9,000 square feet. The ground floor will include a 70-seat restaurant and bar. The budget for the renovation of the Fashion District property is \$5 million. Torre expects to open the hotel by the end of this month. Rates are expected to run \$200-\$300 per night.

OPENED IN THE PAST FOUR MONTHS

BLOSSOM PLAZA: Move-ins at Forest City's \$100 million, mixed-use development at 900 N. Broadway began in June, according to Nate Arnold, the company's senior project manager. The Chinatown-based firm Johnson Fain was the design architect and Togawa Smith Martin was the associate architect on the five-story, three-building project that offers 237 studio to two-bedroom apartments, including 53 that are reserved for low-income tenants. Arnold said that 40% of the residences have been leased. Market-rate units rent for approximately \$3 per square foot. Blossom Plaza includes a 17,000-square-foot public plaza and walkway that connects Broadway to the nearby Metro Gold Line Station, as well as 453 parking spaces. Half of the 19,000 square feet of ground-floor retail space has been rented, with East-West Bank anchoring the complex; another tenant is the art gallery Eastern Projects. At blossomplazaapts.com.

GAREY BUILDING: Move-ins at the Arts District's Garey Building began on July 15. The \$60 million project from Lowe Enterprises and longtime landowner Megatoys broke ground in late 2013. The project has created 320 apartments at 905 E. Second St. The studio to two-bedroom residences are in a pair of five-story buildings that are separated by a pedestrian paseo running from First to Second streets. The paseo is open to the public and will be the site of 15,800 square feet of retail and restaurant space. Architecture firm Togawa Smith Martin designed the development that features four courtyards, including one dedicated to pets. There is also a pool and a rooftop with grilling areas and other amenities. The project includes 558 parking stalls, as well as 35 charging stations for electric vehicles. At thegareybldg.com.

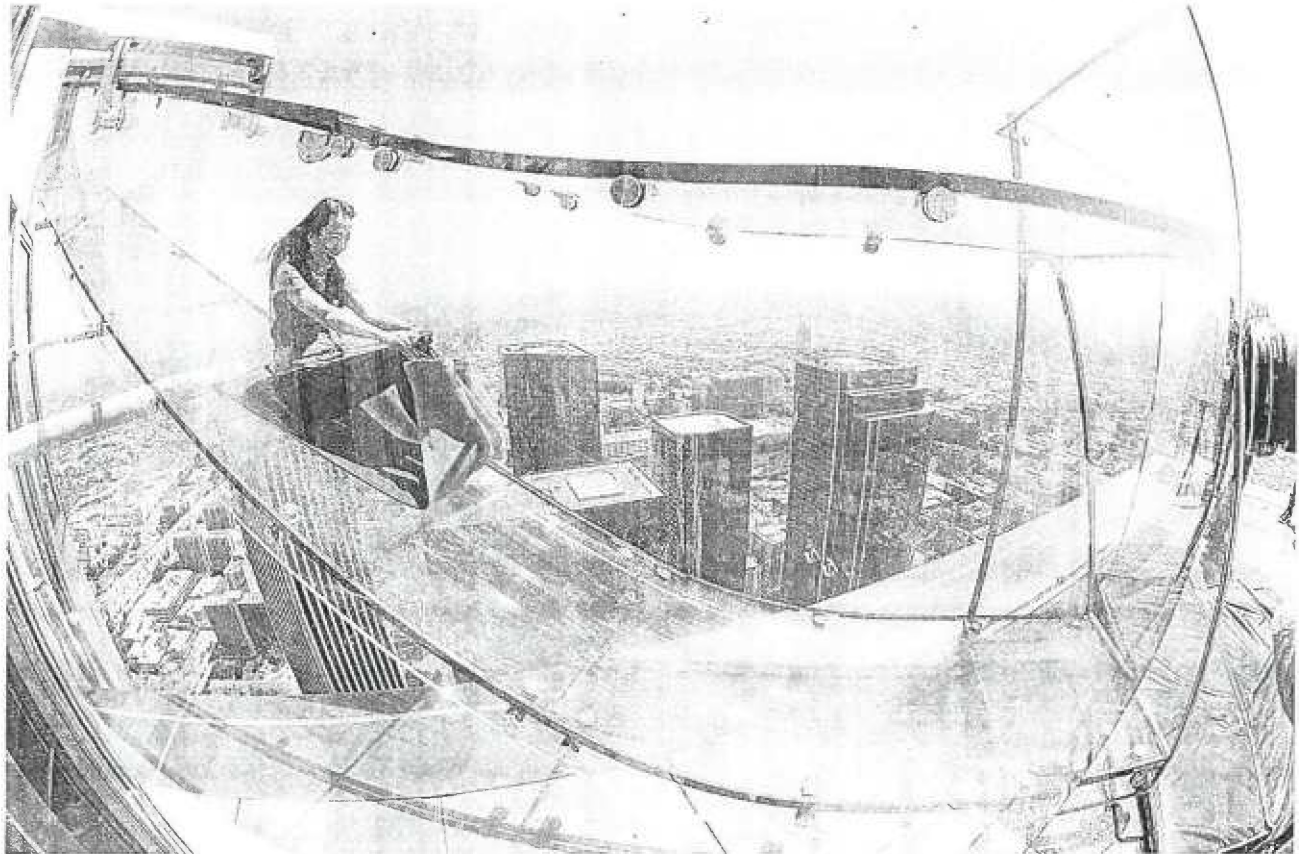


Italian American Museum

photo by Gary Leonard

ITALIAN AMERICAN MUSEUM: The \$4.5 million Italian American Museum opened on Aug. 14. The 6,000-square-foot attraction at El Pueblo de Los Angeles Historical Monument is on the second floor of the Italian Hall, an upgraded 1908 building that originally hosted weddings, meetings and other events for the Italian community. The museum holds a collection of displays that explore the role Italian immigrants and their descendants have played over 200 years in Los Angeles. The work included repairing the façade of the building and making structural improvements to the floors and ceiling. The facility also has a number of high-tech elements. At italianhall.org.

MAX LOFTS: Bel Air-based developer Capital Foresight opened its second Fashion District apartment complex, the Max Lofts, on July 1. The 14-story edifice at 819 S. Santee St. has eight units each on the second through 12th floors. The structure originally opened in 1925 as the Maxfield Building and housed a textile company. The Art Deco property later became vacant and fell into disrepair before being purchased by Capital Foresight in 2012. PSL Architects handled designs; the work includes new walls and the partitioning of the individual units. Residences, which measure 571-755 square feet, have quartz countertops, 12-foot-high ceilings and polished concrete floors. Amenities include a rooftop with a jacuzzi, grilling areas and a viewing deck. A fitness center and lounge will be in the basement. Capital Foresight previously opened the nearby Garment Lofts, a 77-unit apartment complex at 217 E. Eighth St. At themaxlofts.com.



Skyspace L.A.

photo by Gary Leonard

SKYSPACE L.A.: Skyspace L.A., the transformation of the top levels of U.S. Bank Tower, opened on June 25. The project, part of the \$100 million in upgrades that Singaporean company OUE has spent since acquiring the tower at 633 W. Fifth St. in 2013, includes several elements: an interactive space on the 54th floor with digital components; a pair of panoramic viewing decks on the 69th and 70th floors; a restaurant on the 71st floor dubbed, fittingly, 71Above; and a 45-foot glass slide that runs on the exterior of the building, starting on the 70th floor. Skyspace itself had a budget of \$60 million. At skyspace-la.com.

THE BLOC: In June, developer the Ratkovich Company and National Real Estate Advisors officially opened The Bloc to the public, with the unveiling of The Square, a plaza-level green space which serves as a communal area for tenants and visitors. It represents the most significant milestone in the complex's \$180 million transformation from a 1970s-style mall, formerly known as Macy's Plaza, to an open-air destination. The complex's

Macy's has expanded, and new tenants including Free Market, Davio's Northern Italian Steakhouse and Starbucks are slated to debut in the coming months. An Alamo Drafthouse theater is expected to arrive in 2017. In November, The Bloc's portal to the 7th Street/Metro Center Station will open, allowing transit riders to go directly into the complex. At theblocdowntown.com.

WAKABA L.A.: The \$84 million Wakaba L.A. opened in early summer, bringing 240 studio to two-bedroom apartments to Little Tokyo. The complex at 232 E. Second St. is the first Downtown Los Angeles project for Irvine-based developer Sares-Regis Group. The building was designed by architecture firm TCA and units will come online in two phases. Wakaba (the name is Japanese for "young leaf") offers a pool, sundeck and outdoor spa, as well as outdoor areas with grilling stations. The project also has a two-story fitness center. There are a total of 472 parking spaces. At wakabala.com.

© *Los Angeles Downtown News* 2016

EXHIBIT 39

GROWTH & INFRASTRUCTURE

population

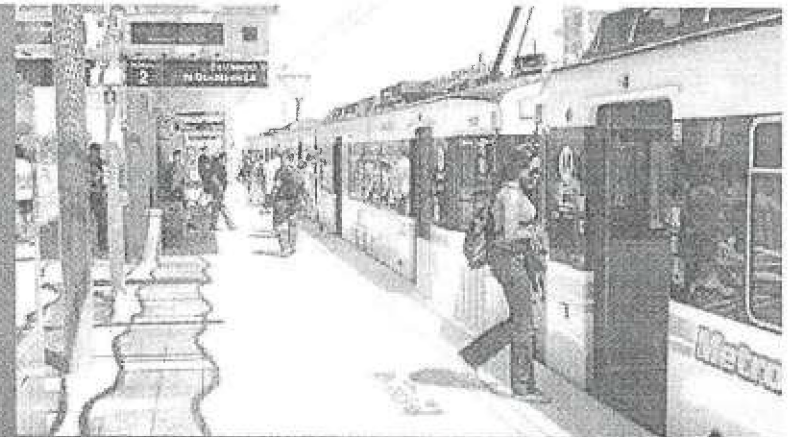


transportation

water



fire



housing wastewater sewer stormwater

SCHOOLS



SOLID WASTE / POWER / POLICE / CULTURAL RESOURCES

URBAN runoff libraries PARKS airports HARBOR

2015 Department of City Planning Estimates

In order to present the most up to date growth data the Department of City Planning's Demographic Research Unit has provided population and housing estimates through to July 1, 2015 based on current building permit data. The data has been pegged to the April 1, 2010 US Census, in order to track growth since this data benchmark.

TABLE 2. Household Growth Trends by Area Planning Commission, 2010-2015

Area Planning Commission	2010 Census	2015 Estimate*	2010-2015 % Change
Central LA	300,149	314,857	4.9%
East LA	130,390	131,669	1.0%
West LA	197,025	201,577	2.3%
South LA	217,413	219,991	1.2%
Harbor	67,557	67,956	0.6%
South Valley	292,586	296,654	1.4%
North Valley	208,877	211,747	1.4%
Citywide	1,413,997	1,444,451	2.2%

*Department of City Planning, DRU., Population/Housing Estimate 10/01/2015. The Department of City Planning Population/Housing Estimates utilizes the "new housing unit method."

TABLE 3. Population Growth Trends By Area Planning Commission, 2010-2015

	2010 Census	2015 Estimate*	2010-2015 % Change
Central LA	647,211	696,983	7.7%
East LA	391,963	404,907	3.3%
West LA	408,721	435,278	6.5%
South LA	723,748	748,437	3.4%
Harbor	195,486	198,960	1.8%
South Valley	729,702	757,175	3.8%
North Valley	695,790	723,639	4.0%
Citywide	3,792,621	3,965,379	4.6%

* Department of City Planning, DRU, Population/Housing Estimate 10/01/2015.

TABLE 4. Total Housing Units by Community Plan Area, 2010-2015

Community Plan Area	2010 Census	2015 Estimate*	2010-2015 % Change
Arleta - Pacoima	23,368	23,604	1.0%
Bel Air - Beverly Crest	9,079	9,119	0.4%
Boyle Heights	23,054	23,382	1.4%
Brentwood - Pacific Palisades	27,391	27,400	0.0%
Canoga Park - Winnetka - Woodland Hills - West Hills	66,016	67,084	1.6%
Central City	23,626	30,440	28.8%
Central City North	6,618	7,557	14.2%
Chatsworth - Porter Ranch	34,031	35,473	4.2%
Encino - Tarzana	31,686	31,784	0.3%
Granada Hills - Knollwood	20,735	20,866	0.6%
Harbor Gateway	12,398	12,510	0.9%
Hollywood	103,187	106,466	3.2%
LAX	743	682	-8.3%
Mission Hills - Panorama City - North Hills	39,652	39,939	0.7%
North Hollywood - Valley Village	56,579	57,564	1.7%
Northeast Los Angeles	77,644	78,081	0.6%
Northridge	23,794	23,874	0.3%
Palms - Mar Vista - Del Rey	52,570	53,752	2.2%

TABLE 5. Population by Community Plan Area, 2010-2015

Community Plan Area	2010 Census	2015 Estimate*	2010-2015 % Change
Arlota - Pacoima	103,252	108,589	5.2%
Bel Air - Beverly Crest	20,934	25,774	23.1%
Boyle Heights	84,619	85,016	0.5%
Brentwood - Pacific Palisades	57,060	59,034	3.5%
Canoga Park - Winnetka - Woodland Hills - West Hills	175,476	183,406	4.5%
Central City	37,675	51,025	35.4%
Central City North	22,135	24,377	10.1%
Chatsworth - Porter Ranch	93,251	102,323	9.7%
Encino - Tarzana	72,018	75,051	4.2%
Granada Hills - Knollwood	60,690	63,755	5.1%
Harbor Gateway	40,136	41,238	2.7%
Hollywood	198,228	210,511	6.2%
LAX	1,566	1,811	15.6%
Mission Hills - Panorama City - N. Hills	142,510	145,329	2.0%
North Hollywood - Valley Village	136,616	143,445	5.0%
Northeast Los Angeles	237,256	245,723	3.6%
Northridge	66,906	66,999	0.1%
Palms - Mar Vista - Del Rey	110,715	115,886	4.7%

*Department of City Planning, DRU, Population/Housing Estimate (10/01/2015)

MAP 1. Housing Permits Issued in Los Angeles, 2010-2015

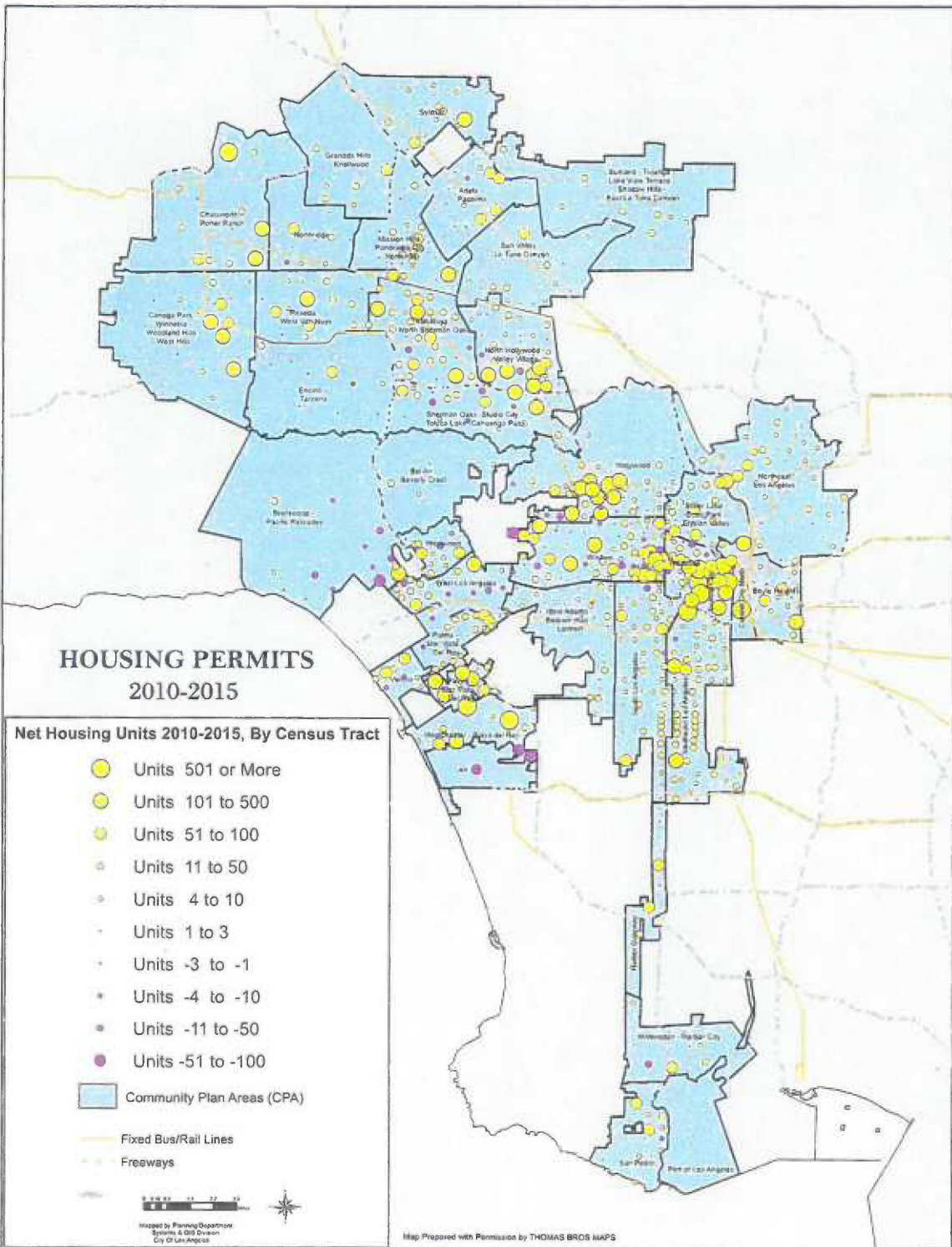
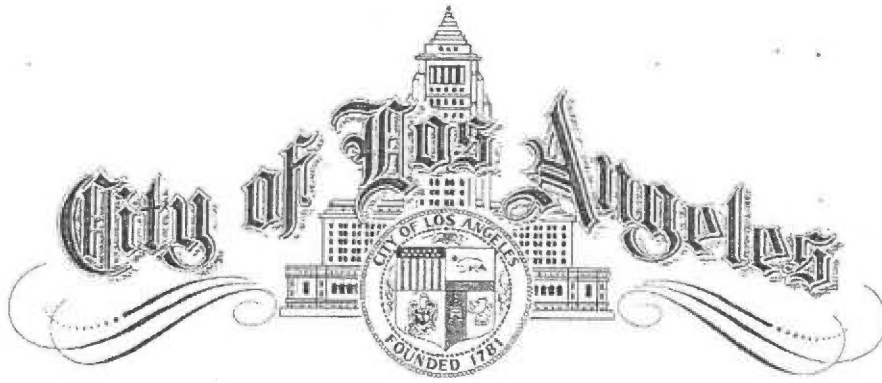


EXHIBIT 40



ERIC GARCETTI
MAYOR

EXECUTIVE DIRECTIVE NO. 5

Issue Date: October 14, 2014

Subject: Emergency Drought Response – Creating a Water Wise City

Introduction

Los Angeles and California as a whole are currently experiencing extreme drought conditions. The just completed 2013–2014 rain season was the seventh driest year in Los Angeles since recordkeeping began in 1877. The combined last three years represent the third driest 3-year stretch on record. 92 percent of the state is suffering from extreme drought.

The drought has led our City to increase use of imported water to over 80% of consumption.

Imported water is costly. Furthermore, our imported water supply is at immediate and long term risk because of the impacts of global warming, which include a reduction in the Sierra snowpack, the key water supplier for much of California.

The Metropolitan Water District, our major supplier of imported water, expects to curtail supplies in the next 12 months. In addition, Los Angeles could face extreme hardship in the event of an earthquake that severs the aqueducts that deliver water here.

Reducing imported water use is of critical importance to Los Angeles. City government and the people of Los Angeles must take steps to confront this crisis, both in the short and long term. In particular, reducing outdoor water use is critical to solving this crisis as it accounts for more than half of all residential water use in Los Angeles.

Therefore, I am directing the following actions to achieve the following goals:

- A reduction in per capita potable water use by 20% by 2017.
- A reduction in the Department of Water and Power's purchase of imported potable water by 50% by 2024.
- The creation of an integrated water strategy that increases local water supplies and that improves water security in the context of climate change and seismic vulnerability.

Immediate Actions – General Fund Departments

To address the immediate drought conditions, I hereby order the following actions:

- Irrigation with potable water at all City buildings and street medians will be restricted to no more than two days per week. Facilities will be required to post their watering schedules. City properties irrigated with drip irrigation systems are exempt from this requirement.
- The Department of Recreation and Parks, having reduced its potable water consumption by 30% since 2007, shall water only as much as is necessary to maintain tree and plant health as well as public recreational facilities, while further reducing its potable water consumption by 10% compared to fiscal year 13/14.
- Within 90 days, the Department of Recreation and Parks, in collaboration with the Department of Water and Power and the Bureau of Sanitation, shall present a plan to convert 85% of public golf course acreage to recycled water by 2017 and shall determine the feasibility of converting 100% of golf course acreage to 100% non-potable water.
- Within 90 days, all relevant city departments shall report to the General Services Department on the feasibility of converting all City car washing facilities to use 100% recirculated water.
- Within 90 days, the General Services Department, in collaboration with the Department of Recreation and Parks, shall initiate a program of turf replacement at appropriate municipal buildings using all available rebates and incentives.
- Within 90 days, the Bureau of Street Services shall present a plan to convert feasible street medians to low and no water use landscaping using all available rebates for funding.
- Within 90 days, the Department of Public Works shall incorporate all appropriate drought tolerant, permeable materials into the standard parkway materials list – for which no permit is required – in its Residential Parkway Landscape Guidelines.

- The City Council has introduced and passed a number of motions regarding water saving technologies in buildings and landscapes. Accordingly, within 90 days, the Department of Building and Safety, in collaboration with the Department of Water and Power and the Bureau of Sanitation, shall compile and propose to City Council a list of potential building code changes for new and retrofitted buildings. These potential changes shall include, but not be limited to, the following: indoor water fixtures, dual indoor/outdoor water metering, reductions in outdoor water budgets, rainwater and greywater capture and use on site, process water and greywater/blackwater treatment and reuse systems, dewatering, swimming pool covers, and individual water meters or submeters on new multi-family construction.
- All relevant City departments shall educate the public on water conservation measures via websites and other existing mediums.

Immediate Actions – Proprietary Departments

I am instructing the Board of Water and Power Commissioners to ensure that the following actions are taken by the Department of Water and Power:

- Restrict irrigation with potable water to no more than two days per week and post in a public place scheduled watering day(s) at each facility. Properties irrigated with drip irrigation systems may be made exempt from this watering days restriction.
- Increase rebates for residential turf removal to \$3.75 per square foot for the first 1,500 square feet of turf and stepping down to \$2 per square foot for turf removal above 1,500 square feet, while maintaining the tiered commercial rebate at its current level.
- Increase rebates for rain barrels, including interconnection piping and control systems, to \$100 per barrel.
- Within 90 days, present plans for turf replacement and reduction in indoor water use at its facilities.
- Within 90 days, as part of its Water Loss Audit Task Force, report back on the development of an enhanced leak detection and protection program to reduce water loss and main breakage from the Department of Water and Power's pipe system.
- Within 90 days, develop a plan to disclose, via a public database, water use at each City-owned facility, including its own facilities and those of other proprietary departments. The database is to be updated with each facility's billing cycle.
- Within 90 days, report on the potential to establish additional cost-effective commercial, industrial, and residential rebate and/or educational programs for reducing water use such as laundry-to-landscape greywater systems, swimming pool covers, drought tolerant landscaping, and other measures.

- Within 90 days, present a report on the potential impacts of climate change on our future water supplies, as well as estimate the reduction of greenhouse gas emissions resulting from reduced imported water purchases from the Metropolitan Water District.
- Using existing resources, create a renewed strategic communications plan to educate Angelenos on voluntary actions that we are encouraging (see below), including but not limited to: a regular and ongoing recognition program to publicize innovative and creative ways that Angelenos – residential and business customers – are reducing water use across the City; combining water and energy efficiency incentives and public education to the maximum extent possible; and other strategies.

Furthermore, I am instructing the Board of Airport Commissioners and the Board of Harbor Commissioners to ensure that the following actions are taken by their respective departments:

- Restrict irrigation with potable water to no more than two days per week and post in a public place scheduled watering day(s) at each facility. Properties irrigated with drip irrigation systems may be made exempt from this watering days restriction.
- Within 90 days, present plans for turf replacement and reduction in indoor water use at their facilities.
- Participate in City and Department of Water and Power-led education and outreach campaigns to encourage visitors, customers, and employees about ways to conserve water.

All plans shall be submitted to me and the Chair of the Water Cabinet as detailed below. Once approved, reports and relevant metrics of progress on plans shall be submitted monthly (or an otherwise agreed to frequency) to me and the Chair of the Water Cabinet.

Immediate Actions – Residents

In addition to these mandatory items, I hereby call on Angelenos to:

- **Voluntarily reduce their outdoor watering from three to two days.**
- **Replace turf lawns** with native and climate-appropriate landscaping during the optimal Fall/Winter planting season, utilizing Department of Water and Power rebates for turf removal.
- **Replace any remaining high water use plumbing fixtures and appliances** with low-flow fixtures and appliances using consumer rebates provided by the Department of Water and Power.
- **Ensure pools have pool covers** to reduce water evaporation.

If the above mandatory and voluntary actions do not reduce water consumption by 10% by July 1, 2015, by 15% by January 1, 2016, and by 20% by January 1, 2017, (compared to a July 1, 2014, baseline of 130 gallons per day), I will instruct the Board of Water and Power Commissioners to propose new mandatory water restrictions. These restrictions shall include limits on outdoor watering to two days a week (or fewer if necessary), require the covering of and/or prohibit the filling of residential swimming pools with potable water, and require all car washing to take place at commercial car washes with recirculating water.

Water Cabinet

To ensure that City agencies are accountable and take the actions needed to successfully reach these goals, I am immediately forming a Mayoral Water Cabinet composed of the following:

- Deputy Mayor for City Services (Chair)
- Chief Sustainability Officer
- General Manager, Department of Water and Power
- Director, Bureau of Sanitation
- Senior Assistant General Manager, Water System, Department of Water and Power
- Assistant Director, Bureau of Sanitation
- General Manager, Department of Recreation and Parks
- One of the City of Los Angeles's representatives to the Metropolitan Water District
- One member of the Proposition O Citizens Advisory Oversight Committee

In addition to overseeing progress toward meeting the City's water policy goals, the Cabinet will identify additional goals and critical areas requiring focused effort. In particular, the Water Cabinet is responsible for approving and monitoring implementation of all plans and actions required by this Executive Directive and for focusing on three long-term issues:

- Increasing local water supply via an integrated water strategy. This includes an integrated citywide and regional strategy for groundwater remediation, stormwater capture and storage, green infrastructure, recycled water, and conservation. Key projects that the Water Cabinet will oversee include the Tillman Advanced Water Treatment Facility, San Fernando Valley aquifer cleanup, the repurposing of Silver Lake Reservoir, and Terminal Island treatment capacity expansion.

- Assessing the current tiered water rate system and identifying ways to improve it so that it optimally encourages conservation and reduces the use of imported water.
- Taking a leadership position in driving state policies and regulations toward the implementation of indirect and direct potable water reuse and enhanced methods of stormwater capture and reuse.

The Water Cabinet will meet at least monthly and be responsible for ensuring effective coordination and cooperation with other City agencies, along with representatives from key County and State Agencies, Boards and Commissions, and large water users in the commercial and industrial sectors. I request that all other City Departments, Bureaus, Agencies, Boards, and Commissions support the Water Cabinet as needed.

Finally, the City will continue its work to conserve water and address climate change through the pending citywide sustainability plan.

Executed this 14th day of OCTOBER, 2014



ERIC GARCETTI
Mayor

EXHIBIT 41

IV. ENVIRONMENTAL IMPACT ANALYSIS

C. CULTURAL RESOURCES

3. HISTORIC RESOURCES

1. INTRODUCTION

This subsection evaluates the Project's impacts to historical resources associated with the development of the Project Site. The analysis is based on information provided in the *Historical Resources Assessment and Environmental Impacts Analysis Report*, 633 S. Spring Street, Los Angeles, California prepared by PCR Services Corporation, dated July 2016 (the "Historic Report"). The Historic Report is attached to this Draft EIR as Appendix D.

2. ENVIRONMENTAL SETTING

A. Historic Resources

The historic context developed below presents the background necessary to evaluate the historical and architectural significance of the Project Site. This following discussion includes the early commercial development of South Spring Street and South Broadway, as well as context for the on-site one-story, approximately 600-square-foot walk-up restaurant building originally constructed in 1967 as the Husky Boy Sandwich Shop (the "Restaurant"). Additionally, information is provided on the original art murals which overlook the Project Site and the artists who created them. The Project Site is associated with two SurveyLA themes: (1) Commercial Development of Downtown Los Angeles (1850-1980) and (2) Walk-Up Stand Restaurant (1920-1980). SurveyLA is the City's official historic resources survey. The historic context is organized to correspond with the SurveyLA Historic Context Statement and is tailored to reflect the local history of the Project Site.

i) Commercial Development of Downtown Los Angeles (1873-1934)

1) South Spring Street

In the 19th century, South Spring Street was a mostly residential neighborhood. The 600 block of South Spring Street shown in the 1888 Sanborn Map shows a residential street devoid of any commercial development. This area began to transition as the turn of the century approached, as shown in the 1894-1900 Sanborn maps, with commercial development beginning to envelop the north end of the 600 block while the southern section remained residential.

As the area commercialized in the 20th century, the buildings that now make up the Spring Street Financial District began to be erected, beginning with the construction of the Continental Building (considered the City's first skyscraper) and the Herman Hellman Building in 1902. The National Register-listed Spring Street Financial District runs along Spring Street and is approximately bounded by Fourth Street to the northeast and Seventh Street to the southwest (the "Financial District"). Between 1900 and 1920 many financial buildings and hotels sprang up along Spring Street. After World War I, the American economy soared and financial-related development continued to expand southward. All of the buildings which comprise the present Financial District were completed by 1931. The street was composed of banks, insurance companies, the stock exchange, and investment companies. South Spring Street earned the nickname "Wall Street of the West" as it became the center of financial affairs for the

buildings, which is generally consistent with the Infill Construction Guideline of the Historic Design Guidelines to “[b]uild consistently with the street wall.”³²

In conclusion, the Project would be consistent with the applicable guidelines in the Historic Design Guidelines.

v) **Conclusion**

The Restaurant does not qualify as a historical resource under CEQA. Therefore, the Project would have no direct impact to historical resources on the Project Site.

With regard to indirect impacts, the Project does not materially impair the integrity or significance of other historical resources, including contributors to the Financial District and Broadway District.

Furthermore, the proposed Project generally conforms to Standard 9 and Standard 10, as discussed above. The Project would conform to the intent of the Standards by limiting the visual impact of the Project within the Financial District and including a compatible street wall and design. Additionally, the Project would generally comply with the Historic Design Guidelines.

4. CUMULATIVE IMPACTS

Cumulative impacts to historical resources occur when the Project and related projects, when taken as a whole, substantially diminish the number of historic resources within the same or similar context or property type. Cumulative impacts would occur if the Project and related projects cumulatively affect historic resources in the immediate vicinity, contribute to changes within the same historic district, or involve resources that are examples of the same style or property type as those within the Project Site. The study area for the historical resources cumulative impacts analysis is the extent of the related projects sites, as listed in Section III (Environmental Setting) and shown in Figure III-1. Of the 131 related projects, 17 related projects are located within or adjacent to a historic district and/or are located within the immediate vicinity of the Project Site. They are the following:

- Related Project No. 2: 400-416 S. Broadway. Non-contributing property located within the boundaries of the National Register-listed Broadway District) towards the northern boundary. Demolition of a non-contributing one-story commercial building and construction of a new 34-story mixed-use development.
- Related Project No. 4: 220 W. 9th Street. Restaurant/Bar to be located in existing building. Adjacent to the National Register-listed Broadway District. No historical resources are being removed or altered as part of this project.
- Related Project No. 13: 745 S. Spring Street. Mixed-use condominium and retail development of unknown size. Adjacent to the National Register-listed Broadway District and the National Register-listed Financial District. No historical resources are being removed or altered as part of this project.

³² City of Los Angeles, *Historic Downtown Los Angeles Design Guidelines*, page 131.

- Related Project No. 23: Kawada Tower, 240 and 250 S. Hill Street. Construction of a new 50-story condominium. Adjacent to the National Register-listed Broadway District). No historical resources are being removed or altered as part of this project.
- Related Project No. 47: 955 S. Broadway. Construction of a new 15-story condominium complex. Adjacent to the National Register-listed Broadway District (P-19-166921). No historical resources are being removed or altered as part of this project.
- Related Project No. 51: Oak Village Residences, 902 W. Washington Boulevard. Non-contributing property located within the boundaries of the University Park HPOZ. Demolition of a non-contributing commercial structure and parking lot and construction of a new 6-story condominium complex.
- Related Project No. 60: Hotel Olympia, 1700 W. Olympic Boulevard. Construction of a new 5-story hotel. Adjacent to the Pico Union HPOZ. No historical resources are being removed or altered as part of this Project.
- Related Project No. 72: SB Omega, 601 S. Main Street. Construction of a new 38-story condominium and retail development. Adjacent to the National Register-listed Financial District.
- Related Project No. 75: Hotel Clark, 426 S. Hill Street. Renovation of existing hotel originally constructed in 1914. Adjacent to the National Register-listed Broadway District.
- Related Project No. 83: 340 S. Hill Street. Construction of a new 33-story mixed-use development. Adjacent to the National Register listed Broadway District.
- Related Project No. 88: 732 S. Spring Street. Construction of a new 24-story mixed-use development. Adjacent to the National Register-listed Financial District.
- Related Project No. 107: Parker Center/North Los Angeles Field Office, 150 N. Los Angeles Street. Parker Center is located within and is a contributor to the Los Angeles Civic Center Historic District, determined eligible for the National Register and listed in the California. There is also a pending LAHCM application for Parker Center.³³ There are three alternatives under consideration for Parker Center, including: rehabilitation; partial demolition, rehabilitation, and construction of an addition; or demolition.³⁴
- Related Project No. 113: The Hill, 940 S. Hill Street. Construction of a new 20-story mixed-use development. Adjacent to the National Register-listed Broadway District.
- Related Project No. 115: Alameda District Plan. Adjacent to the National Register-listed Los Angeles Plaza Historic District.
- Related Project No. 116: 737 S. Spring Street. Construction of a new 24-story mixed-use development. Adjacent to the National Register-listed Financial District.

³³ Los Angeles Conservancy, Parker Center/Police Facilities Building, website: <https://www.laconservancy.org/issues/parker-centerpolice-facilities-building>, accessed: April 28, 2016.

³⁴ City of Los Angeles Bureau of Engineering, LA Street Civic Building Project (W.O. 1907212), website: http://eng.lacity.org/techdocs/emg/park_center.htm, accessed: April 28, 2016.

- Related Project No. 121: Eastern Columbia Building, 215 W. 9th Street. Mixed-use apartment and retail in existing locally-designated Historic-Cultural Monument, which is also a contributor to the National Register-listed Broadway District.
- Related Project No. 127: 118 Astronaut Ellison S. Onizuka Street. Construction of a new 6-story apartment building. Adjacent to the National Register-listed Little Tokyo Historic District.

i) Spring Street Financial District

Of the 17 related projects listed above, five are adjacent to or in the immediate vicinity of the Financial District in which the Project is also located. Related Project No. 72 (601 S. Main Street), a 38-story condominium approximately one block east of the Project Site, would be immediately adjacent to the southeast boundary of the Financial District. It would be located to the rear of contributing properties on the southeast side of the 600 block of S. Spring Street. Related Project No. 2 (400-416 S. Broadway) would demolish an existing one-story non-contributing building within the Broadway District and construct a new 34-story mixed-use development.

Related Project No. 88 (732 S. Spring Street) and Related Project No. 116 (737 S. Spring Street), both 24-story mixed use developments, and Related Project No. 13 (745 S. Spring Street), a mixed-use condominium development of unknown size, would be located approximately one block southwest of the Project Site. These three related projects would not be directly adjacent to the Financial District, but would be located on the same block as contributing properties at the southeast end of the Financial District. On the northwest side of S. Spring Street, Related Project No. 116 (737 S. Spring Street) would be less than 150 feet from the nearest Financial District contributor while Related Project No. 13 (745 S. Spring Street) would be less than 300 feet from the nearest contributor. Both Related Project No. 116 (737 S. Spring Street) and Related Project No. 13 (745 S. Spring Street) would be directly adjacent to the Broadway District, abutting the rear of contributing properties to the northwest. On the southeast side of Spring Street, Related Project No. 88 (732 S. Spring Street) would be less than 175 feet from the nearest contributor to the Financial District.

None of the related projects would be located within the Financial District. Of the related projects discussed above, only Related Project No. 72 (601 S. Main Street) and Related Project No. 2 (400-416 S. Broadway) would be directly adjacent to the Financial District, and would be located to the rear of contributing properties in the 600 block of S. Spring Street and the 400 block of S. Spring Street, respectively. There is already a substantial infill development within the Financial District adjacent to Related Project No. 72 (601 S. Main Street) at the corner of W. 6th Street and S. Spring Street, and Related Project No. 2 (400-416 S. Broadway) is adjacent to the Financial District at its northeastern end and, thus, would visually impact only a small section of the Financial District. Related Project Nos. 13 (745 S. Spring Street), 88 (732 S. Spring Street), and 116 (737 S. Spring Street) would not be directly adjacent to the Financial District and existing buildings would provide a buffer between these three related projects and the Financial District. Furthermore, views of these three related projects would be limited primarily to the far southeast end of the Financial District. Therefore, the impact of the five related projects discussed above in combination with the Project would have a less-than-significant cumulative impact on the Financial District.

ii) Broadway Theater and Commercial District

Of the 17 related projects listed above, 10 related projects are located within, adjacent to, or in the immediate vicinity of the Broadway District. Of these, two related projects are located within the

Broadway District boundaries, though only one would require new construction within the Broadway District. Related Project No. 2 (400-416 S. Broadway) would demolish an existing one-story non-contributing building within the Broadway District and construct a new 34-story mixed-use development. Related Project No. 121 (215 W. 9th Street) would be a mixed-use development located within the existing Eastern Columbia Building, a locally designated Historic-Cultural Monument and a contributor to the Broadway District. No historical resources would be demolished for Related Project No. 121 (215 W. 9th Street).

In addition to Related Project No. 88 (732 S. Spring Street) and Related Project No. 116 (737 S. Spring Street) discussed above, two related projects would involve new construction directly adjacent to the Broadway District. Related Project No. 23, Kawada Tower (240 and 250 S. Hill Street), would be constructed adjacent to the northeast boundary of the Broadway District, located across W. 3rd Street from contributing properties. Related Project No. 83 (340 S. Hill Street) would be constructed to the rear of Broadway District contributors on the northwest side of the 300 block of S. Broadway. Two additional related projects would involve existing buildings adjacent to the Broadway District. Related Project No. 4 (220 W. 9th Street) is a restaurant/bar to be located within an existing building directly adjacent to the Broadway District and would not result in the destruction or alteration of any historical resources. Related Project No. 75 (426 S. Hill Street) would involve the renovation of the existing Hotel Clark for use as a hotel and would not result in the demolition of any historical resources. The Project would be located to the rear of contributing properties on the northwest side of the 400 block of S. Broadway. As previously discussed, Related Project Nos. 72 (601 S. Main Street) and 13 (745 S. Spring Street) would not be adjacent to the Broadway District but would be located within its immediate vicinity to the southeast. Related Project No. 47 (955 S. Broadway) and Related Project No. 113 (940 S. Hill Street) would also not be located directly adjacent to the Broadway District but they would be located within one block of the southwest boundary of the Broadway District.

Only one of the related projects (Related Project No. 2 [400-416 S. Broadway]) discussed above would result in new construction within the Broadway District. All other related projects in or around the Broadway District would either involve interior changes to existing buildings or would be located outside the Broadway District boundaries. Related Project Nos. 13 (940 S. Hill Street) and 116 (737 S. Spring Street) would be directly adjacent to the Broadway District, but would be located to the rear of contributing properties at the southwest end of the 700 block of S. Broadway. Similarly, Related Project No. 83 (340 S. Hill Street) would be constructed to the rear of contributing properties at the southwest end of the 400 block of S. Broadway. Finally, Related Project No. 23 (240 and 250 S. Hill Street) would be adjacent to the far northeastern border of the Broadway District and, therefore, likely would have limited visibility from within the core of the Broadway District. The four related projects that are not adjacent to the Broadway District, but located within its vicinity, would likely have very limited visibility from within the Broadway District due to their distance from the Broadway District and presence of intervening structures. Therefore, the five related projects discussed above in combination with the Project would have a less-than-significant cumulative impact on the Broadway District.

iii) Individual Properties

There are two related project affecting a LAHCM and a potential historical resource. Related Project No. 121 (215 W. 9th Street) and Related Project No. 75 (426 S. Hill Street) both involve the rehabilitation of historic buildings. As discussed above, the Project would have no direct impacts to historical resources on the Project Site. Therefore, these two related projects in combination with the Project would have a less-than-significant cumulative impact on individual historical resources.

iv) Conclusion

The Project would be constructed on a non-contributing property located within the boundaries of the National Register-listed Financial District and adjacent to the National Register-listed Broadway District. It would not demolish any historical resources. The Project, together with related projects, would not significantly cumulatively affect historic resources in the immediate vicinity or cumulatively impact historic districts in Downtown Los Angeles. Therefore, the cumulative impact would be less than significant.

5. MITIGATION MEASURES

Impacts to historic resources would be less than significant and, therefore, no mitigation measures are required.

6. LEVEL OF SIGNIFICANCE AFTER MITIGATION

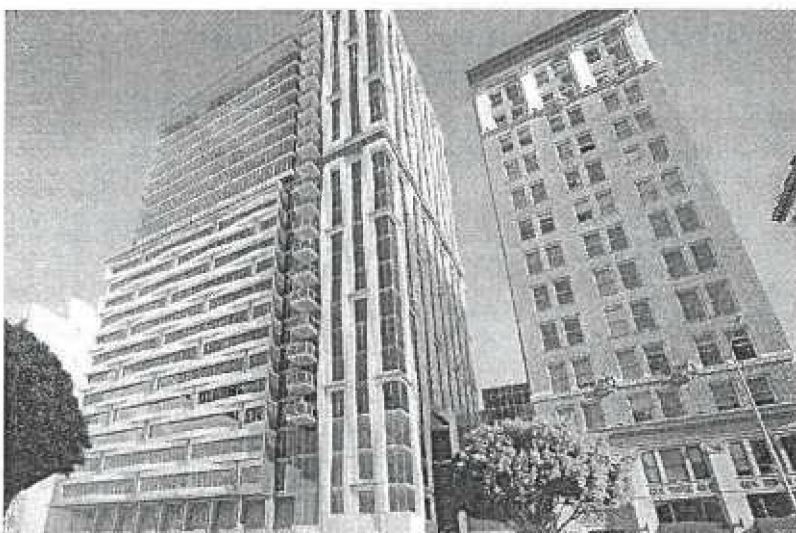
Impacts to historic resources would be less than significant.



HISTORIC CORE | LOS ANGELES DEVELOPMENT NEWS

First Look at the Two Tall Towers Planned for Historic Core's Spring Street

BY BIANCA BARRAGAN | NOV 16, 2015, 10:02AM PST



One of the towers (left), at 732 S. Spring

In the last year or so, developer Holland Partner Group has bought two parking lots in Downtown LA's Historic Core, on Spring Street near Eighth, with the intention of putting **24-story** high-rises on both plots, both designed by architects MVE & Partners—now we're getting a glimpse of what those towers might look like, via Urbanize LA. The first 24-story tower, at **732 S. Spring Street**, would have 308 residential units, about 7,200 square feet of retail at street level, and a pocket park. Parking would be on five levels, three above ground and two below.

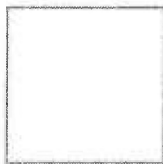
The more recently announced second tower will rise at **751 S. Spring Street**. Also reaching 24 stories, this tower would have a similar number of residential units (320), but its roughly 9,000 square feet of retail space will be spread across the first two floors of the building (Holland wants to get a grocery store in there). This tower would also have townhouse-style units along Eight and Spring Streets. Parking would take up seven levels, with three below ground.

GRID VIEW



732 S. Spring Street

1 OF 5



- New Details for Upcoming Spring Street Towers [ULA]
- Spring Street Getting 24-Story Tower Across From Another Planned 24-Story Tower [Curbed LA]
- 24-Story Tower Planned for the Historic Core's South Spring [Curbed LA]



732 S. Spring Street, Los Angeles, CA



HISTORIC CORE LOS ANGELES DEVELOPMENT NEWS

First Look at the Skinny 28-Story Hotel Headed For Downtown's Historic Core

BY BIANCA BARRAGAN | OCT 19, 2015, 10:54AM PDT



Updated 1pm: the original image here was outdated; new images courtesy Adam Sokol Architecture Practice

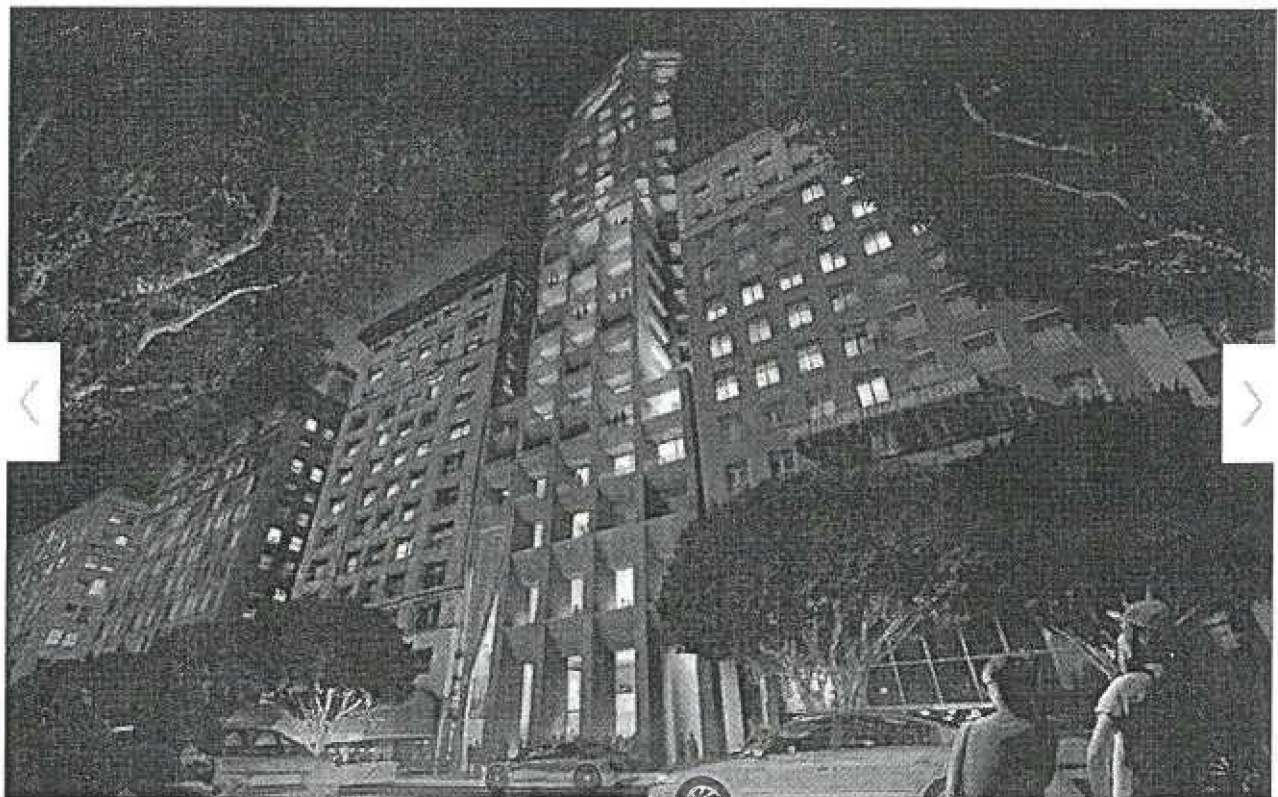
How do you fit a 28-story hotel on a tiny little parking lot in Downtown LA? Architects are getting a little crazy with plans for a tall and skinny Lizard In, if this rendering (via Urbanize LA) is to be believed. Adam Sokol Architecture Practice's designs have a section that juts out to match the facades of the buildings on either side, then continues several stories higher than its surroundings with an irregularly faceted tower that looks like it's wrapped in a

web. *Update:* new renderings show the web has been ditched.

The Spring Street Hotel, as it's referred to in city planning documents, is from developers Lizard Capital, who plan to fit 176 rooms, about 1,500 square feet of retail space, a 6,100-square-foot restaurant, and a rooftop bar in a total of about 106,000 square feet.

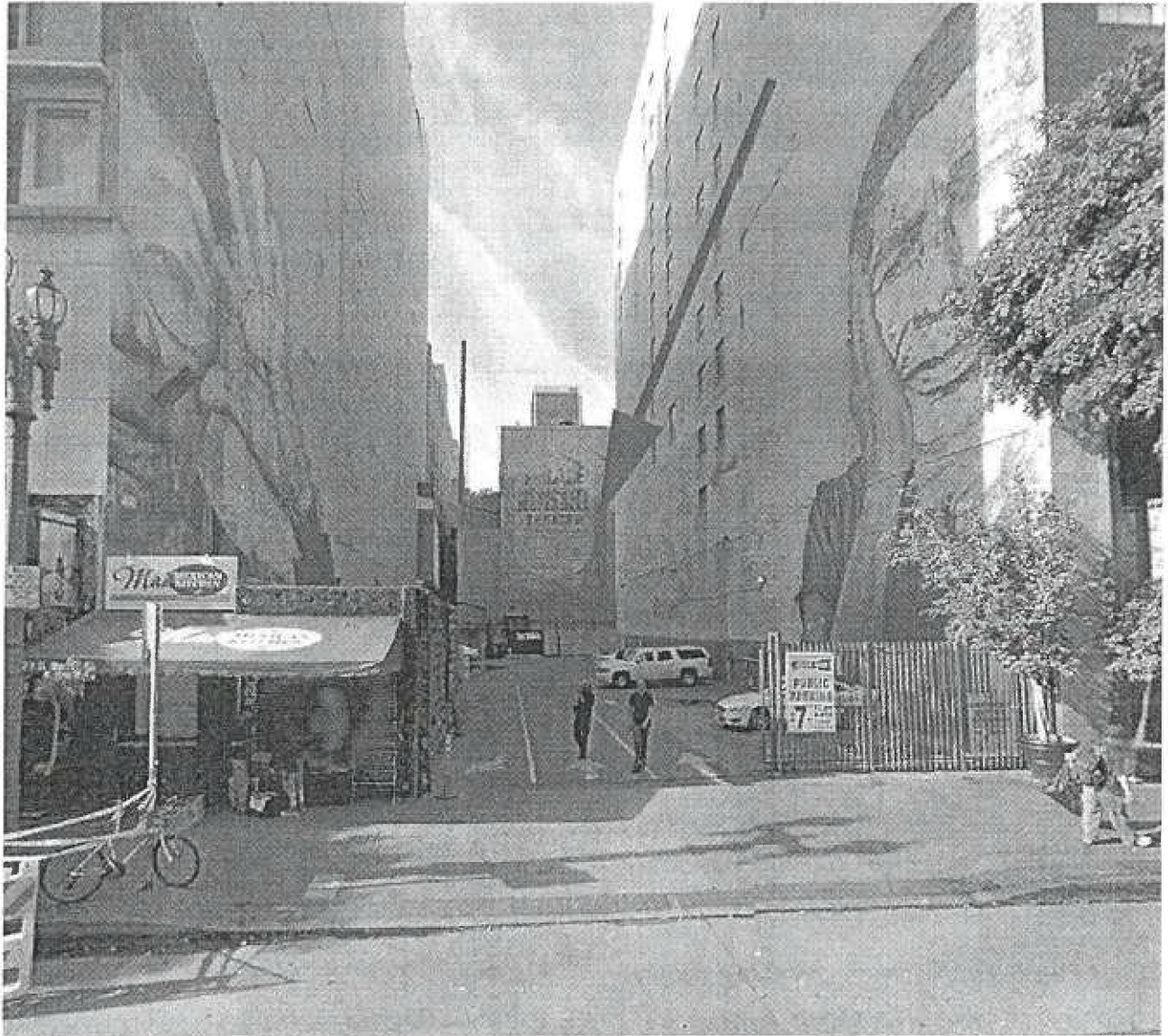
The hotel won't have any parking spaces but will provide parking through valets who will meet cars at the curb and park them in a nearby parking garage (at 530 S. Spring Street). Construction is set begin in the second half of 2016, with the hotel scheduled to be complete in the second half of 2018.

GRID VIEW



1 OF 3





- Rendering Revealed for Slim DTLA Hotel Tower [ULA]
- Skinny, 28-Story Hotel Headed For Historic Core Parking Lot [Curbed LA]



633 S. Spring St., Los Angeles, CA



LOS ANGELES
CONSERVANCY

[Sign in](#)

[CART](#)

[DONATE](#)

[ABOUT](#)

[BLOG](#)

[CONTACT](#)

[SUBSCRIBE](#)



Preserving the historic places that make L.A. County unique. [Learn More >](#)



Photo courtesy of Berger/Conser Photography



Leaflet (<http://leafletjs.com>) | © Mapbox

(<https://www.mapbox.com/map-feedback/>) ©

OpenStreetMap

(<http://www.openstreetmap.org/copyright>)

Orpheum Theatre and Loft Building

Overview



This opulent theatre and twelve-story office building opened in 1926 as the fourth and final home of the famed Orpheum vaudeville circuit in Los Angeles.

This opulent theatre and twelve-story office building were built as the fourth and final home of the famed Orpheum vaudeville circuit in Los Angeles.

The intricately detailed Beaux Arts façade is clad in gray terra cotta and features winged helmets and a series of griffins along the cornice. Prominent signage includes the original electric rooftop sign illuminated by incandescent bulbs, a neon blade sign dating from the 1930s, and the 1941 theatre marquee.

The theatre's grand French interior is lavishly appointed and includes a two-story foyer with marble-clad walls. The auditorium features cast plaster detailing, stained-glass rosettes, and two immense chandeliers suspended from the gilded ceiling. The basement lounge is more restrained, with dark-stained wood paneling, a mock fireplace, and a tile floor.

In 2001, the Orpheum underwent a \$3 million renovation that upgraded production capabilities and audience amenities while cleaning and restoring the theatre's historic elements. The upper floors of the former office building were converted into live/work spaces.

The Conservancy holds an exceptionally detailed easement on the building that includes the exterior and historic signage, interior features of the loft building's entrance lobby and upper floor hallways, and interior features and finishes throughout the theatre.

Key Information

Architect:

[G. Albert Lansburgh](#)
[\(/architects/g-albert-lansburgh\)](#)

Year of Completion:
1926

Street Address:
842 S Broadway
Los Angeles, CA 90014

[Get directions](#)
<https://maps.google.com/maps?daddr=842%20S%20Broadway%2C%20Los%20Angeles%2C%20CA%2C%2090014>

Community:
[Los Angeles](#) [\(/communities/los-angeles\)](#)

Property Type:
[Office](#) [\(/property-type/office\)](#)
[Theatre](#) [\(/property-type/theatre\)](#)

Architectural Style:

Share Your Story

<http://Ci37.Actonsoftware.com/Acton/For>

Do you have a story about this place?
Share your memories here!



<https://www.laconservancy.org/ev-historic-theatre-and-commercial-district-walking-tour>

Learn more, take a tour!

<https://www.laconservancy.org/ev-historic-theatre-and-commercial-district-walking-tour>

Learn more about this building on our Broadway Historic Theatre and Commercial District walking tour, offered every Saturday at 10 a.m.

[Beaux Arts \(/architectural-style/beaux-arts\)](#)

Related Information

Website

[\(http://www.laorpheum.com/\)](http://www.laorpheum.com/)

[\(877\) 677-4386](#)

Available for Special Events

[\(/flags/available-special-events\)](#)

Easement Property

[\(/flags/easement-property\)](#)

In National Historic District

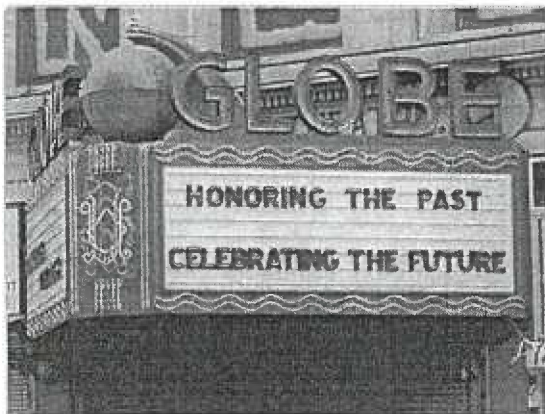
[\(/flags/national-historic-district\)](#)

[Listed in CA Register \(/flags/listed-california-register\)](#)



Preservation Award Recipient

[\(/flags/preservation-award-recipient\)](#)

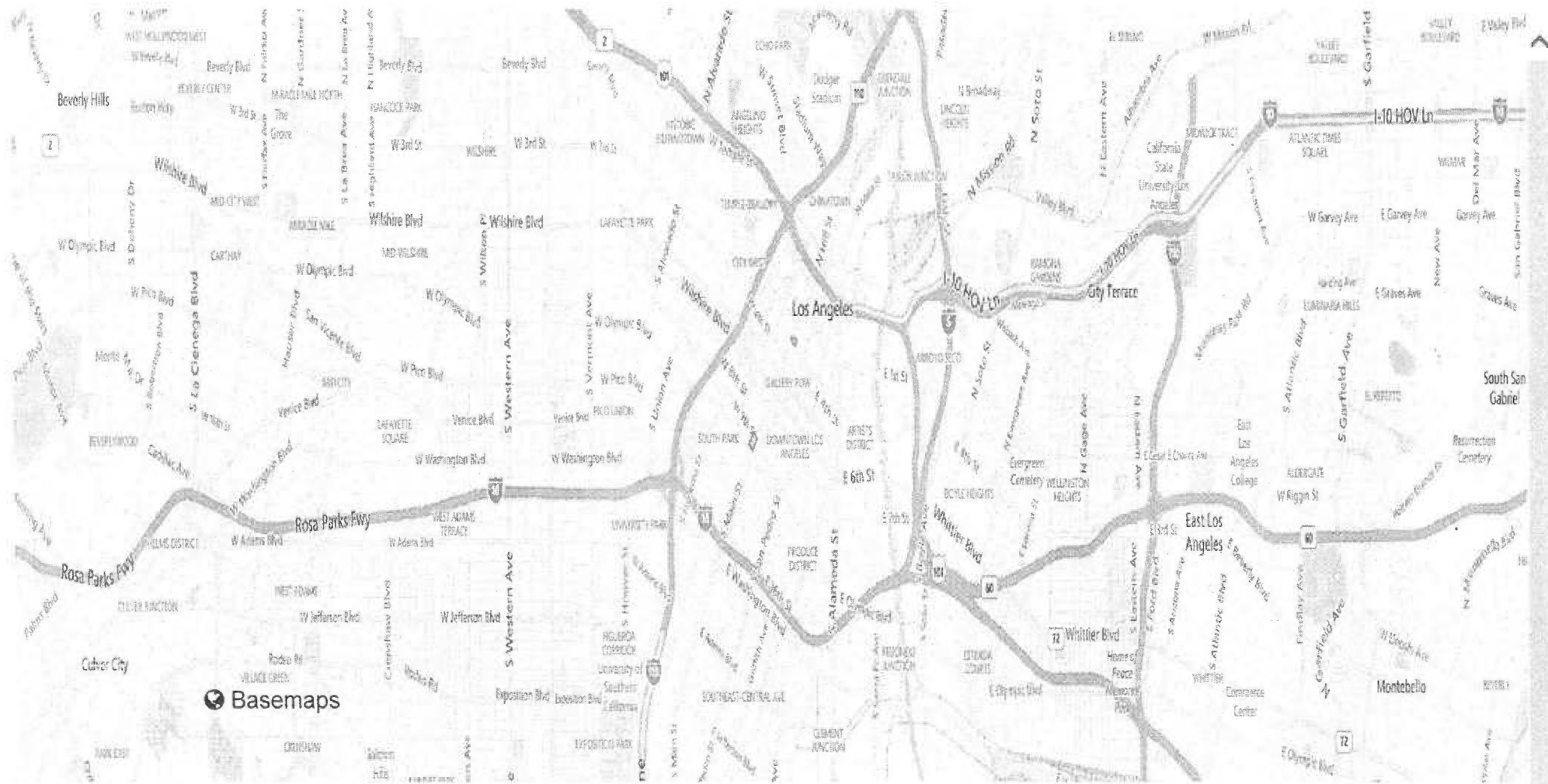
@ Related Locations



[\(/locations/builders-exchange-building\)](#)

Powered by  **arches**  LANGUAGES | ADMIN LOGIN (/AUTH/?NEXT=/REPORTS/A4BE8200-AF30-4096-ADF5-14E83BDD0908)

Broadway Theatre and Commercial District (Boundary Increase) Historic District



Resource Description

Resource Summary

Names

Broadway Theatre and Commercial District (Boundary Increase) (Primary)

Resource Types

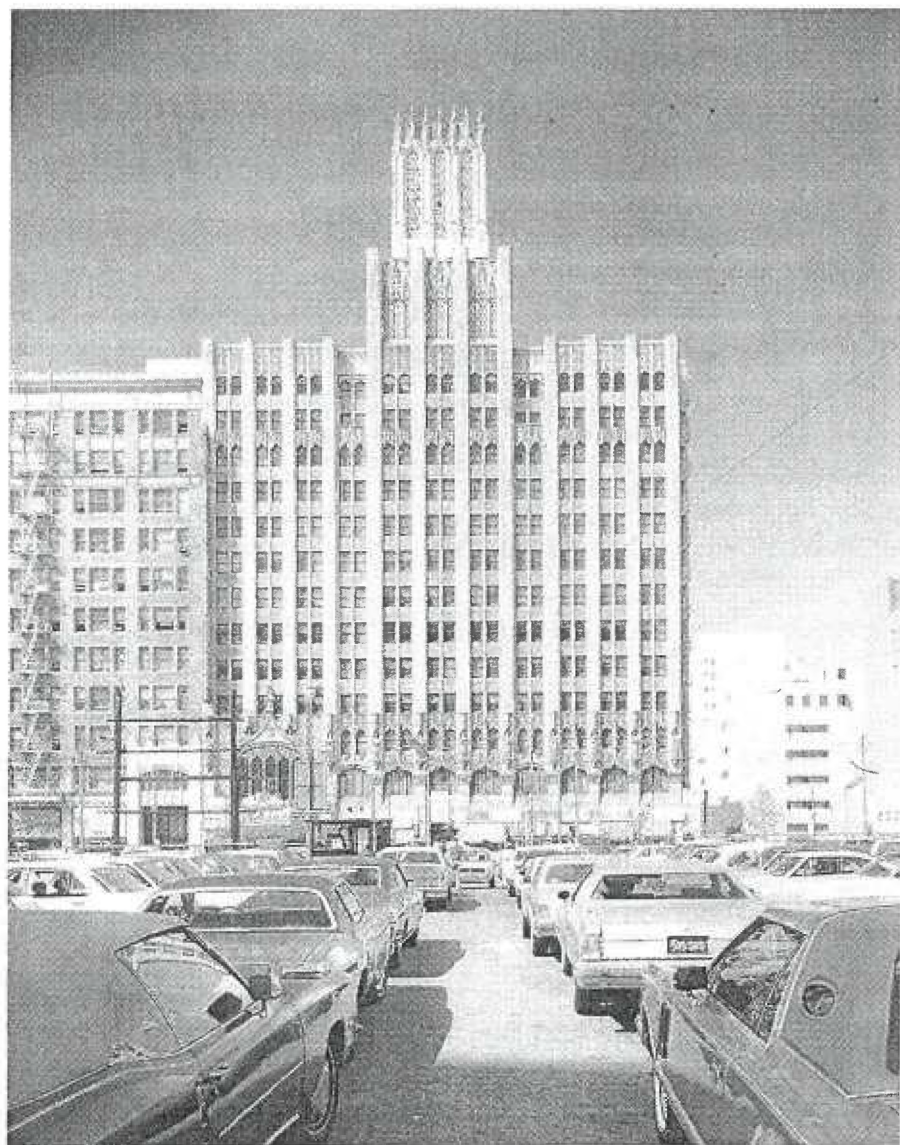
No types recorded

Important Dates

No dates recorded

Keywords (Subjects)

No keywords recorded





Date: 5/18/2016

Jennafer Monterrosa, Vince Bertoni, Shawn Kuk, Clare Eberle, Paul Habib, Ken Bernstein, Mike Fuerer,
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Case no. DIR-2015-2976-TDR-SPR : May 25th Hearing re Alexan Development at 850 S. Hill

Ladies & Gentlemen:

I am unable to attend the hearing regarding the "Alexan", at 850 South Hill Street due to work commitments out of the country. I have asked someone to speak on my behalf but want to have my comments included in the file.

I strongly object to the proposed project as inconsistent with Historic Downtown Los Angeles Design Guidelines. These guidelines promise a historic core where history and architecture is valued and accessible to all. Residents and stakeholders are thereby protected from developments that detract from rather than enhance their neighborhood. If you approve this project you break this promise and your decision will greatly diminish the historic center of Los Angeles for future generations.

The developer argues that the site is "located within the South Park and City Center/Historic Core neighborhoods." This is false and misleading. The governing district definitions of the Historic Downtown Los Angeles Design Guidelines and the Downtown Design Guide place this site squarely in the Historic Core, a fact that representatives of the developer have publically admitted on several occasions. Indeed, it would be difficult to find a site more clearly historic than this one. It is surrounded on all sides by five officially designated Historic-Cultural Monuments, namely the Broadway Trade Center, the Eastern Columbia Building, the May Co. Garage, the Blackstone, and the Coast Federal Building. It is also steps away from the Orpheum Theatre. The high rises the developer points to as evidence for consistency of this project all lie outside of the Historic Core in South Park.

The integrity of the streetscape around Broadway and Hill Street within the historic core will not be maintained with the addition of this enormously high, entirely conventional "glass box" tower that will overwhelm the adjacent historic buildings. Clearly "the integrity and/or significance of the historic resources would be materially impaired by the proposed alteration," despite the developer's arguments to the contrary. Even the developer's historic assessment concedes that the project "will ... destroy ... spatial relationships that characterize the property." Allowing a building of this height to obscure and dominate the iconic Eastern Columbia Building and Clock Tower would change the very heart of the City's Historic Core.¹

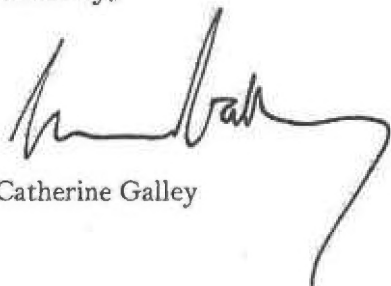
¹ The attached photo shows the importance of Eastern Columbia Building on the Los Angeles skyline. The proposed development would obscure this view from many vantages.

The Alexan's 27 story design is incompatible with the building heights common to all the adjacent historic landmark structures – none of which exceed 14 stories – and with the massing and scale of Hill Street. (See the attached photograph at Figure III-3 of the Initial Study) The Historic DTLA Design Guidelines specifically "[e]ncourage the scale of redevelopment to be similar to that of the surrounding Hill Street extant buildings."²

There are also significant shade and shadow effects for residents of neighboring properties, and Broadway itself, and the pollution impact of the parking garage being an arm's length away from residents of the Eastern Columbia Building must be considered. There are additional concerns how the construction would affect the structural integrity of the adjacent historic resources. The overall historic core will suffer from increased traffic, increased demands for water, and the continued absence of open green space on the street level. Because the Alexan project is so far afield from the project that had been initially proposed, a new EIR should be required.

I urge you to not approve this design proposal, and at a minimum to require an updated EIR that accounts for these concerns.

Sincerely,



Catherine Galley

² <http://urbandesignla.com/resources/docs/historicdtla/hi/historicdtla.pdf> p.154. See also: "Construct new buildings, of compatible design with the surrounding neighborhood... Design new buildings to respond to the existing building context within a block, and provide continuity to the overall streetscape." p.131, The Recommended approach "This design takes into consideration the common building heights..." p. 135, "New construction should be creative and innovative, yet respond to the surrounding context. In this case, the addition to the right of the older structure is differentiated, yet does not overwhelm the historic building." p. 137.

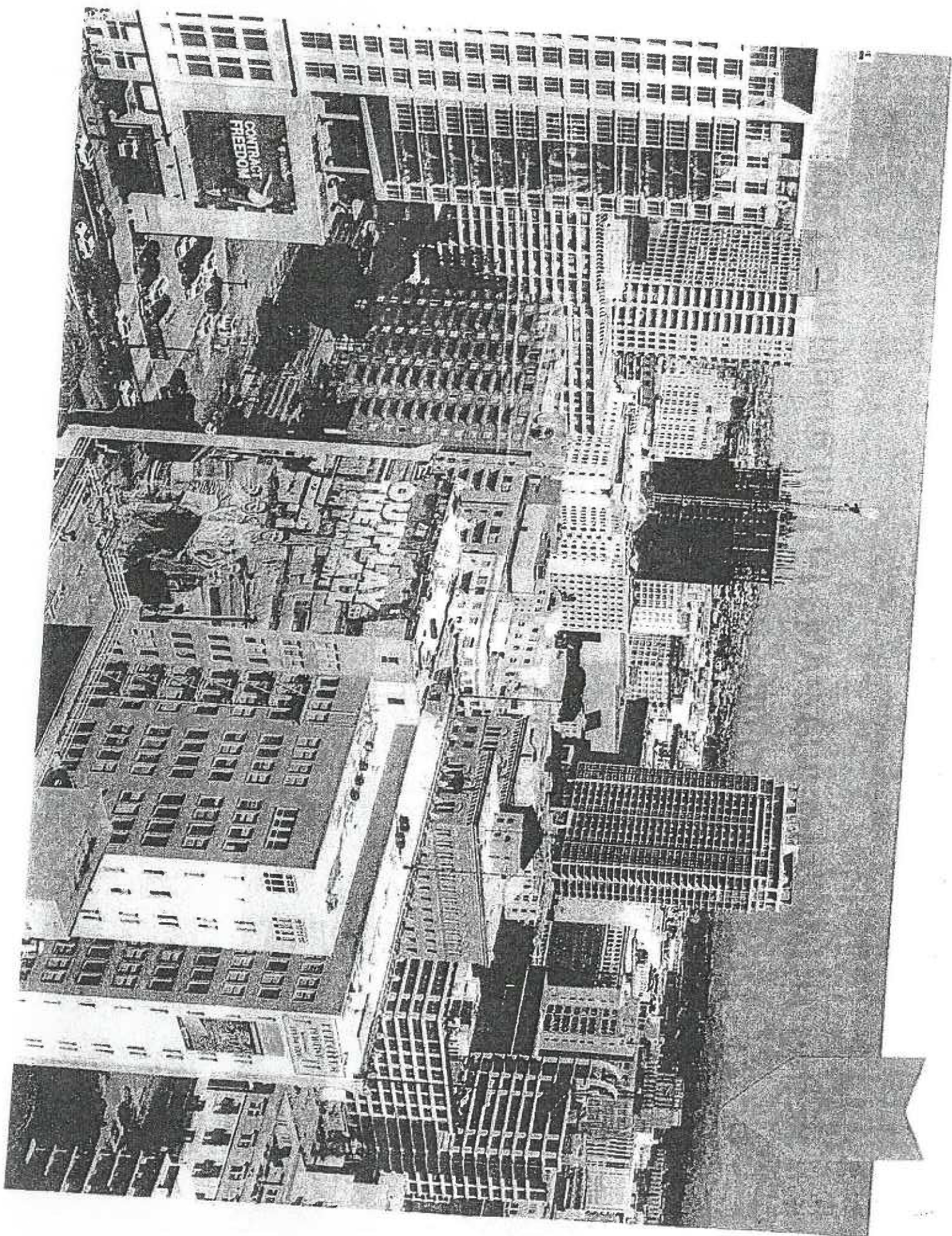
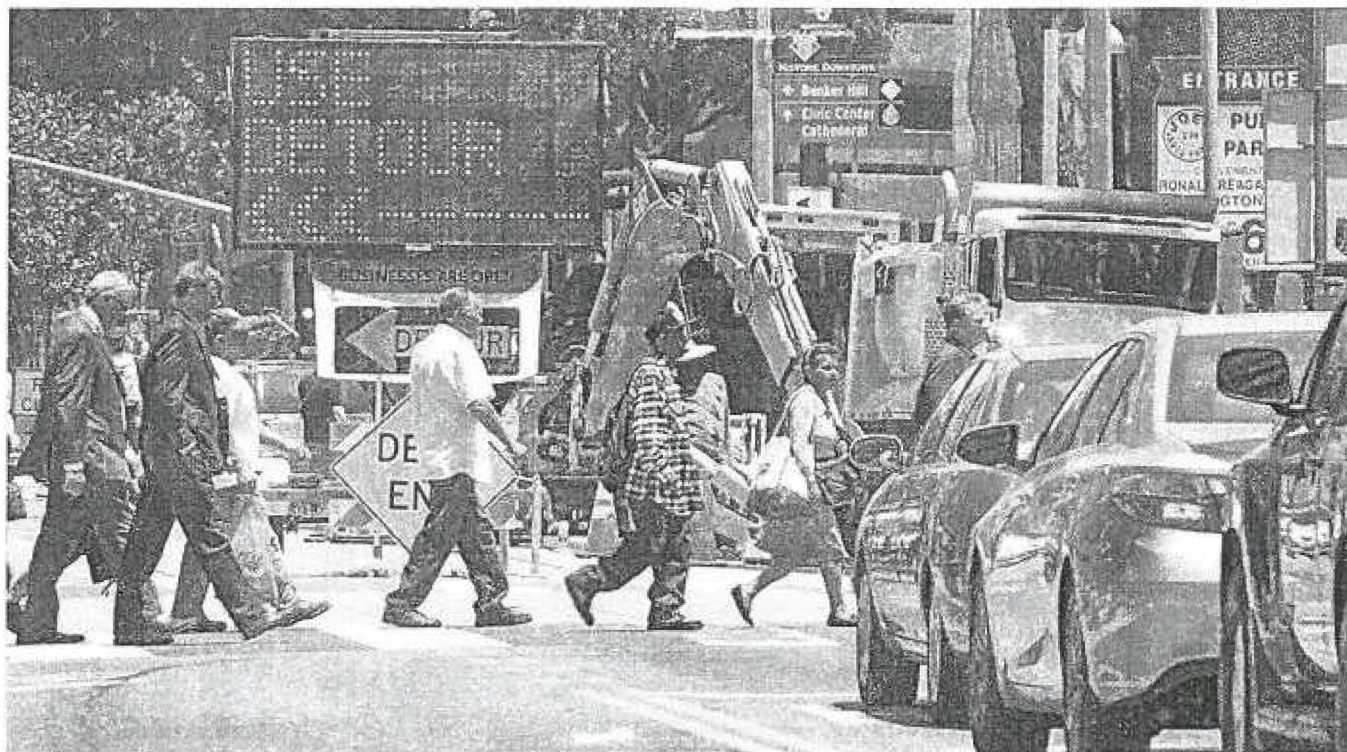


EXHIBIT 42

Downtown L.A. traffic is getting worse — and to some, that's good news



Signs warn of road closure at intersection of West 3rd Street and South Broadway in downtown Los Angeles, where a surge in construction has sparked what residents and commuters say is some of the worst traffic they can remember. (Al Seib / Los Angeles Times)

By **Laura J. Nelson**

JULY 1, 2016, 6:00 AM

Near Los Angeles City Hall on a recent morning, dozens of commuters attempted a slow and messy merge as three lanes of traffic narrowed to one.

Several drivers nosed into the intersection as the light turned red, prompting a shout from a white-gloved traffic officer and honks from other commuters suddenly trapped in gridlock.

A mile away, traffic backed up across the 4th Street bridge and into Boyle Heights as commuters who sought an alternate route to two other bridge closures ran into a bottleneck.

Driving through downtown Los Angeles has never been a breeze, but some frustrated commuters say waiting 10 to 15 minutes to travel a few blocks through the Central City is becoming commonplace.

After decades of relative quiet, downtown is teeming with commercial and residential life. The growth, coupled with a strong economy and a surge in construction, has sparked what residents and commuters say is some of the worst traffic they can remember.

Numerous high-rise towers are now under construction, including one that will be the West Coast's tallest, as is another subway project that will snake between Union Station and the west side of downtown. Add that to regular construction and filming, and traffic really starts to back up.

Gridlock "is almost like an Easter egg — you never know where it's going to pop up," said Kt McBratney, 33, whose commute from Glassell Park to West Los Angeles takes her through downtown surface streets every weekday. "If I don't run into any traffic, it almost feels like something is wrong."

It's difficult to measure just how much longer it now takes to navigate downtown, because city officials don't perform regular, system-wide traffic counts.

But over a two-year period, the number of lane- and street-closure permits issued by the city rose by 147%, from 43 in March of 2014 to 106 in March of this year, according to a Times analysis.

The increases were most dramatic for permits related to construction, which soared 181% over that period, from 32 in 2014 to 90 this year.

Those figures reflect the growing popularity of the area neighborhood and the strength of the local economy, which has encouraged developers to resume long-dormant construction and start new projects, experts say. That includes the Metropolitan Transportation Authority subway project and several new skyscrapers, including the 73-story Wilshire Grand.

"From our perspective, traffic is good news," said Carol Schatz, the president and chief executive officer of the Central City Assn. of Los Angeles.

Although her downtown business group's members complain about a variety of issues, she said, traffic is not one of them, because it's "a small price to pay for creating a real, vibrant downtown in the second-largest city in America."

At a recent City Hall function, a state assemblyman said he counted a dozen cranes towering over the skyline.

Traffic in downtown Los Angeles has been the subject of complaints and hand-wringing for nearly a century. For years, the dense area was the undisputed center of fledgling Los Angeles, drawing workers, shoppers and theater-goers on streetcars and, eventually, in more and more cars.

As downtown's supremacy declined after World War II, traffic patterns shifted toward the morning and afternoon commutes. Now, the pattern has become more complex.

Much of the development boom of the last decade has been in housing, creating a new class of downtown residents that now number more than 60,000. And a thriving arts, dining and nightlife scene draws thousands more after work hours end, adding more cars and people to the mix.

Since 1999, when the Los Angeles City Council approved a policy that made it easier to convert former business and industrial buildings into apartments, condos and retail spaces, downtown's population has soared.

That boom appears to be continuing. More than 10,000 condos and apartments units are under construction in downtown, of which 4,000 are expected to open this year, Schatz said.

Other construction includes infrastructure investment: mainly, the Metro Downtown Regional Connector, a 1.9-mile subway project that will knit together three light-rail lines between Union Station and a rail hub at 7th and Flower streets.

In a push to make up lost time as delays and cost overruns mount, Metro closed a full intersection at Broadway and 2nd Street, a rare juncture of two two-way streets, to move data and power lines.

Drivers steering around that closure have run into severe delays on 3rd Street, which feeds through a narrow tunnel and toward the freeway on-ramps.

"It's just like this traffic sewer," said Max Podemski, 32, who lives at 3rd and Spring and works in Pacoima. Until the city added traffic officers along the street, he said, he sometimes waited 15 minutes to drive two blocks.

The Metro closure has also forced buses off Broadway, the transit spine of downtown, and onto nearby streets.

The rate of buses arriving within five minutes of their scheduled times in downtown has dropped by more than 3 percentage points over a year, from 76.7% in May of 2015 to 73.6% this year, according to agency data.

Those delays, spokesman Dave Sotero said, appear to be partially caused by construction and “more drivers and traffic,” as well as seasonal swings in commuting patterns.

Jason Stein, 41, who lives in Granada Hills and works at a law firm downtown, said the worst part of driving isn't the delays, but not knowing where the next lane closure is going to strike.

The Transportation Department lists some event-related road closures on its website, but doesn't include construction activity.

“It seems like it should be easier to know what's happening and where,” Stein said.

The traffic app Waze has a somewhat better idea, but the app, which largely depends on user-submitted reports of road closures, tends to miss smaller construction incidents, particularly early in the day.

“I've personally ended up trapped because I can see a sign that says ‘detour,’ but only after it's too late to turn,” McBratney of Glassell Park said. “Like, that is in 100 feet. Thanks for the heads up.”

McBratney said taking the bus to the Expo Line downtown, then the train to West L.A., would take more time than driving from Glassell Park, even during rush hour.

“The bus is at the mercy of traffic, too,” she said. “It doesn't seem like it would save me any time.”

There are two major ways to reduce traffic, experts say. The first is through a recession, which sparks layoffs, meaning fewer people commute to work.

The second is a charge to use the roads or to park. London adopted a so-called “congestion pricing” program in 2003, charging drivers a daily rate to enter the central city. Over a 10-year period, the number of kilometers driven in the city fell by 11%, while population growth and transit use soared, according to transportation authorities.

Still, making driving more painful would be an unpopular proposal to many Angelenos who feel that it's bad enough already.

“That's the dark side of planning — the stick, rather than the carrot,” said Podemski, who is the planning director at the nonprofit organization Pacoima Beautiful. Los Angeles, he said, “is giving people the carrot, by investing in transit, but we aren't giving them the stick, by making parking harder to find.”

ALSO

U.S. auto sales expected to hit record in first 6 months

Traffic deaths surged in 2015 as driving hit new record

L.A. clears a path for \$1.2-billion bond measure to pay for homeless initiatives

Copyright © 2017, Los Angeles Times

This article is related to: Los Angeles City Council

EXHIBIT 43

California Health and Safety Code Section 38501

The Legislature finds and declares all of the following:

(a) Global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

(b) Global warming will have detrimental effects on some of California's largest industries, including agriculture, wine, tourism, skiing, recreational and commercial fishing, and forestry. It will also increase the strain on electricity supplies necessary to meet the demand for summer air-conditioning in the hottest parts of the state.

(c) California has long been a national and international leader on energy conservation and environmental stewardship efforts, including the areas of air quality protections, energy efficiency requirements, renewable energy standards, natural resource conservation, and greenhouse gas emission standards for passenger vehicles. The program established by this division will continue this tradition of environmental leadership by placing California at the forefront of national and international efforts to reduce emissions of greenhouse gases.

(d) National and international actions are necessary to fully address the issue of global warming. However, action taken by California to reduce emissions of greenhouse gases will have far-reaching effects by encouraging other states, the federal government, and other countries to act.

(e) By exercising a global leadership role, California will also position its economy, technology centers, financial institutions, and businesses to benefit from national and international efforts to reduce emissions of greenhouse gases. More importantly, investing in the development of innovative and pioneering technologies will assist California in achieving the 2020 statewide limit on emissions of greenhouse gases established by this division and will provide an opportunity for the state to take a global economic and technological leadership role in reducing emissions of greenhouse gases.

(f) It is the intent of the Legislature that the State Air Resources Board coordinate with state agencies, as well as consult with the environmental justice community, industry sectors, business groups, academic institutions, environmental organizations, and other stakeholders in implementing this division.

(g) It is the intent of the Legislature that the State Air Resources Board consult with the Public Utilities Commission in the development of emissions reduction measures, including limits on

emissions of greenhouse gases applied to electricity and natural gas providers regulated by the Public Utilities Commission in order to ensure that electricity and natural gas providers are not required to meet duplicative or inconsistent regulatory requirements.

(h) It is the intent of the Legislature that the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases established pursuant to this division in a manner that minimizes costs and maximizes benefits for California's economy, improves and modernizes California's energy infrastructure and maintains electric system reliability, maximizes additional environmental and economic co-benefits for California, and complements the state's efforts to improve air quality.

(i) It is the intent of the Legislature that the Climate Action Team established by the Governor to coordinate the efforts set forth under Executive Order S-3-05 continue its role in coordinating overall climate policy.