

III. Environmental Setting

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A. Overview of Environmental Setting

This section of the Draft Environmental Impact Report (EIR) provides an overview of the existing regional and local setting in which the Project Site is located and a brief description of the existing conditions at the Project Site. Detailed environmental setting information is provided in each of the environmental issue analyses found in Section IV, Environmental Impact Analysis, of this Draft EIR. In addition, Section II, Project Description, of this Draft EIR provides further information regarding existing conditions at the Project Site.

1. Project Location and Environmental Setting

The Project Site is located in the Central City Community Plan area of the City of Los Angeles (City), within the Civic Center South area of Downtown, approximately 14 miles east of the Pacific Ocean. The Project Site is specifically located at 213 South Spring Street, 200–210 South Broadway, and 232–238 West 2nd Street, and is bounded by West 2nd Street on the north, South Spring Street on the east, a surface parking lot and a six-story apartment building on the south, and South Broadway on the west.¹ Primary regional access is provided by the Hollywood Freeway (US-101), which runs northwest/southeast approximately 0.4 mile north of the Project Site; the Harbor Freeway (CA-110), which runs north/south approximately 0.6 mile to the west; and the Santa Monica Freeway (I-10), which runs east/west approximately 1.6 miles to the south. The Avenues (as defined in the City's Mobility Plan 2035) that provide local access to the Project Site and vicinity include 2nd Street, 3rd Street, Broadway, and Spring Street; 1st Street, which also provides local access near the Project Site, is classified as a Boulevard (as defined in the Mobility Plan 2035) in the Project Vicinity. The Project Site is well served by transit and is located approximately 700 feet from the Los Angeles County Metropolitan Transportation Authority (Metro) Civic Center/Grand Park Purple and Red Line station (located at the southwest corner of 1st Street and Hill Street) and 0.48 mile from the Pershing Square Metro Purple and Red Line station. The Metro Regional Connector 2nd Street/Broadway

¹ For ease of reference, the roadways in the Project vicinity may be referred to herein without a directional indicator (e.g., Broadway, 2nd Street, and Spring Street). Furthermore, directional references have been simplified (i.e., Broadway actually borders the Project Site to the northwest but is described herein as the west).

rail station and portal is currently being constructed on-site. Additional Metro Regional Connector stations are also under construction at 2nd Street/Hope Street and 1st Street/Central Avenue, which are both within a 0.5-mile radius of the Project Site. The site is also served by Metro Bus Lines 2, 4, 30, 33, 35, 40, 45, 68, 83, 84, 92, 302, 330, 728, 733, 745, and Los Angeles Department of Transportation (LADOT) DASH Line D.

a. On-Site Conditions

The northern portion of the Project Site consists of a former surface parking lot, which is currently in use as a staging and excavation area for construction of the Metro Regional Connector 2nd Street/Broadway rail station and portal. The surface parking lot previously included 99 vehicular parking spaces. The southern portion of the Project Site contains a five-story, approximately 67-foot-tall parking structure that includes rooftop and two subterranean levels of parking. The structure currently provides 1,460 vehicular spaces, which are used for parking by tenants of Los Angeles Times Square (subject to several off-site parking covenants recorded on the Project Site), as well as public parking for other businesses, commuters, and residents in the immediate area. Current landscaping on the Project Site is limited to street trees and a narrow landscaped parkway that traverses the center of the site along the northerly edge of the existing parking structure. The landscaped parkway includes shrubs and limited areas of turf, along with park benches.

b. Surrounding Uses

The Project Site is located in a highly urbanized area in Downtown Los Angeles. Surrounding uses in the vicinity of the Project Site include a mix of commercial office, government and civic office, retail, and residential uses contained in a range of low-rise to high-rise buildings, which are physically separated from the Project Site by local roadways. To the west across Broadway is an existing surface parking lot and 10-story office building. To the north across 2nd Street is Los Angeles Times Square, which includes an 11-story office building and a six-level parking structure fronting 2nd Street. To the east across Spring Street are single-story commercial buildings and a six-level parking structure. To the immediate south, and within the same block as the Project Site, is a surface parking lot and six-story apartment building (the Hosfield Building, now known as the Victor Clothing Building) fronting Broadway, as well as a surface parking lot and five-story apartment building (Douglas Building Lofts) fronting Spring Street.

The Project Site lies at the northern end of the Broadway Theater and Entertainment District Community Design Overlay (CDO) area, where development is encouraged to reflect the overall vision of a cohesive, pedestrian-friendly, and vibrant entertainment, commercial, and mixed-use district. The immediate area is defined by several iconic

buildings, both old and new, including the Bradbury Building to the south, the Los Angeles Times Square buildings and City Hall to the north, the new 11-story U.S. federal courthouse on Broadway between 1st and 2nd Streets, the 10-story Los Angeles Police Department (LAPD) Headquarters, and the 15-story Caltrans buildings to the north and east, respectively. Residential uses in the Project vicinity include the 50-unit Douglas Building Lofts at 257 South Spring Street, the 135-unit Higgins Building Lofts at 108 West 2nd Street, and the seven-story, 40-unit Pan American Lofts at 253 South Broadway.

2. Land Use Plans

City land use plans and regulations applicable to the Project Site include the following: the City of Los Angeles General Plan and Framework Element; Central City Community Plan; Redevelopment Plan for the City Center Redevelopment Project; Broadway Theater and Entertainment District Community Design Overlay (CDO); Broadway Streetscape Master Plan (Streetscape Plan); Historic Broadway Sign Supplemental Use District (Broadway Sign District); Downtown Design Guide; Citywide Design Guidelines; the City of Los Angeles Walkability Checklist Guidance for Entitlement Review; and Los Angeles Municipal Code (LAMC). Regional plans that are applicable to the Project Site include: the Southern California Association of Governments' (SCAG) 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (2016–2040 RTP/SCS) and 2008 Regional Comprehensive Plan; the South Coast Air Quality Management District's (SCAQMD) 2016 Air Quality Management Plan (AQMP); and Metro's 2010 Los Angeles County Congestion Management Plan (CMP).

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B. Related Projects

California Environmental Quality Act (CEQA) Guidelines Section 15130 requires an EIR to consider the environmental effects of a proposed project individually, as well as cumulatively. As defined in CEQA Guidelines Section 15355, cumulative impacts refer to two or more individual effects, which, when considered together, are considerable or which compound or increase other environmental impacts.

As set forth in CEQA Guidelines Section 15130, the determination of cumulative impacts is generally a two-step process. The first step is to determine whether or not the combined effects from the proposed project and related projects, as identified below, would result in a potentially significant cumulative impact. If the answer is no, then the EIR only briefly needs to indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR. If the answer is yes, then the analysis proceeds to the second step, which is to determine whether the proposed project's incremental effects are cumulatively considerable. CEQA Guidelines Section 15065(a)(3) defines "cumulatively considerable" to mean the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. In accordance with CEQA Guidelines Section 15130(a)(3), a project's contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure(s) designed to alleviate the cumulative impact. In addition, the lead agency is required to identify facts and analyses supporting its conclusion that the contribution will be rendered less than cumulatively considerable. CEQA Guidelines Section 15130(b) further provides that the discussion of cumulative impacts reflect "the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great of detail as is provided for the effects attributable to the project alone." Rather, the discussion is to "be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute." CEQA Guidelines Section 15130(b)(1) states that complying with one of the following two protocols is necessary to provide an adequate discussion of significant cumulative impacts:

- (A) A list of past, present, and probable future projects producing related or cumulative impacts including, if necessary, those projects outside the control of the agency; or

- (B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

Cumulative study areas are defined based on an analysis of the geographic scope relevant to each particular environmental issue. Therefore, the cumulative study area for each individual environmental impact issue may vary. For example, a cumulative land use impact generally may only affect the compatibility of uses within the vicinity of the project site, while a cumulative air quality impact may affect the entire South Coast Air Basin. The specific boundaries and the projected growth within those boundaries for the cumulative study area of each environmental issue are identified in the applicable environmental issue section in Section IV, Environmental Impact Analysis, of this Draft EIR.

A list of proposed development projects in the area surrounding the Project Site that could affect conditions in the Project area (e.g., by adding traffic volumes to study area intersections and/or generating population increases) was prepared based on information obtained primarily from LADOT and the Department of City Planning (DCP). A total of 173 potential related development projects have been identified within the vicinity of the Project Site for inclusion in the cumulative impact analysis for this EIR. These related projects are in varying stages of the approval/entitlement/development process, including, for example, some built and occupied projects and some proposed projects, and consist of a variety of land uses reflecting the diverse range of land uses present Downtown. The related projects include apartments, condominiums, restaurants, office, retail/commercial, and hotel uses, as well as mixed-use developments incorporating some or all of these elements.

The related projects are listed in Table III-1 on page III-9, which identifies the location of each related project along with the types of land uses planned for development. The locations of the related projects are shown in Figure III-1 on page III-21. It is noted that some of the related projects may not be built out by 2025 (i.e., the Project buildout year), may never be built, or may be approved and built at reduced densities. However, to provide a conservative forecast, the future baseline forecast assumes that all of the related projects will be fully built out by 2025.

As discussed in the *Traffic Impact Study—222 West 2nd Project* dated December 20, 2018 (Traffic Study), prepared by Linscott, Law & Greenspan and provided in Appendix L of this Draft EIR, and noted above, several of the related projects have been built and are currently occupied and/or operational. The decision to include these projects on the related projects list was made in consultation with LADOT, as it was determined that use of historical vehicle trip count data would be necessary for some of the study intersections evaluated in the Traffic Study due to extensive on-going construction activities affecting roadways and intersections in the Project vicinity. These built projects remain on the related projects list since they were not operational at the time that the older traffic counts (i.e., at study intersection(s) located near the respective projects' locations) were conducted. In other words, because these built related projects were not completed at the time the older traffic count data was obtained, their corresponding peak hour vehicle trip generation was not accounted for in those counts. As such, to be conservative and ensure a more accurate accounting of traffic conditions, these projects have been included as part of the related projects list. Specifically, Related Project Nos. 1, 2, 5, 14, 31, 98, 106, and 107 are built and have been operational since at least January 2017, when the Notice of Preparation (NOP) for the Project was circulated. However, as noted in some of the other cumulative analyses within this Draft EIR, the occupied related projects are already accounted for in existing conditions (e.g., current water demand and wastewater generation) and thus may not be included in the calculations undertaken for cumulative impact purposes.

It should also be noted that DCP is currently updating the Central City Community Plan in conjunction with the Central City North Community Plan, whose areas together make up Downtown Los Angeles (sometimes known as DTLA), in a combined planning process referred to as the DTLA 2040 Plan. The purpose of the DTLA 2040 Plan is to develop and implement a future vision for Downtown Los Angeles that supports and sustains ongoing revitalization while thoughtfully accommodating projected future growth.² As Downtown has been a rapidly changing setting within Los Angeles, it supports a collection of economic opportunities and entrepreneurship, people, culture, and distinct neighborhoods, and sits at the center of the regional transportation network.

According to DTLA 2040 projections, an additional estimated 125,000 people, 70,000 housing units, and 55,000 jobs will be added to the Downtown area by the year 2040.³ In partnership with the Downtown community, DCP is anticipated to incorporate growth trends into the DTLA 2040 Plan and other Downtown policies, plans, and programs.

² City of Los Angeles, *DTLA 2040, About This Project*, www.dtl2040.org/, accessed December 6, 2018.

³ *Growth projections current as of December 2018. Source: City of Los Angeles, DTLA 2040, About This Project*, www.dtl2040.org/, accessed December 6, 2018.

As such, the DTLA 2040 Plan will include development options, densities, and intensities and bring the 2003 Central City Community Plan up to date as an improved planning tool.⁴ Only the initial period of any such projected growth would overlap with the Project's future baseline forecast, as the Project is anticipated to be completed in 2025, well before the Community Plan Update's horizon year. Moreover, the Project's projected buildout and occupancy years are similar to those of many of the related projects identified herein. Accordingly, it can be assumed that the projected growth reflected by the list of related projects, which itself is a conservative assumption as discussed above, would account for any overlapping growth that may be assumed by the Community Plan Update upon its adoption.

In addition, the City has been granted funding from Metro's Transit Oriented Development Planning Grant Program, which encourages cities to create land use regulations that support transit ridership and vibrant neighborhoods around transit stations.⁵ As such, the DTLA 2040 Plan will focus on Metro's new Regional Connector and existing transit station areas to improve the walkability and transit orientation of Downtown's neighborhoods.⁶ The Regional Connector, currently under construction and anticipated to open in 2021, will be a 1.9-mile underground light-rail system extension that connects the Metro Gold Line to the 7th Street/Metro Center Station. The Regional Connector will allow for a direct connection between the cities of Azusa and Long Beach and between East Los Angeles and Santa Monica, and three new stations will be added at 1st Street/Central Avenue (Little Tokyo/Arts District Station), 2nd Street/Broadway (Historic Broadway Station; within the Project Site), and 2nd Street/Hope Street (Grand Avenue Arts/Bunker Hill Station).⁷ As such, the Regional Connector will improve access to both local and regional destinations by providing connectors to other rail lines via the 7th Street/Metro Center Station, which is located approximately 0.7 mile southwest of the Project Site.

Furthermore, the Los Angeles Streetcar (Streetcar) is an anticipated project that will serve as a fixed-rail streetcar connecting Downtown neighborhoods and regional transportation resources, including Metro's growing rail network. Currently, the Streetcar is anticipated to be complete and operational in 2021. The Streetcar's 3.8-mile route will run

⁴ City of Los Angeles, *DTLA 2040, About DTLA 2040, Welcome to the Downtown Community Plans*, www.dtl2040.org/about.html, accessed April 3, 2018.

⁵ Phone communication with Desiree Portillo-Rabinov, Program Manager, Metro Transit Oriented Development Planning Grant Program, March 13, 2018.

⁶ City of Los Angeles, *DTLA 2040, About DTLA 2040, Welcome to the Downtown Community Plans*, www.dtl2040.org/about.html, accessed April 3, 2018.

⁷ Los Angeles County Metropolitan Transportation Authority, *Regional Connector Transit Project*, www.metro.net/projects/connector/, accessed April 3, 2018.

up to 20.5 hours per day to carry riders to Downtown locations including South Park, the Financial District, Historic Broadway, Grand Park, the Civic Center, the Fashion District and Jewelry District, Convention Center, Staples Center, and LA Live. The Streetcar will start at Hill Street, travel east along 1st Street, south along Broadway, west along 11th Street, north along Figueroa Street, east along 7th Street, and north along Hill back to 1st Street. The Streetcar will offer the most frequent streetcar service in the country, with 7-minute headways during peak hours and frequencies of 10 to 15 minutes during off-peak hours, and will serve as an alternative to driving between Downtown destinations for both residents and visitors. Of note relative to the proposed Project, the Streetcar route identifies a proposed platform on the west side of Broadway south of 2nd Street, across the street from the Project Site. The Streetcar also is anticipated to encourage additional commercial and residential development in the City's urban, transit-accessible core.⁸

⁸ *Federal Transit Administration, Environmental Assessment for the Restoration of Historic Streetcar Service in Downtown Los Angeles, July 2018.*

**Table III-1
Related Projects**

No.	Project	Description	Size
1	Blossom Plaza 900 N. Broadway	Condominium	223 du
		Retail	25,000 glsf
		Restaurant	15,000 gsf
2	Ava Little Tokyo 200 S. Los Angeles St.	Condominium	570 du
		Apartment	280 du
		Retail	50,000 glsf
3	454 E. Commercial St.	Bus Maintenance Facility	2 ac
4	Tenten Wilshire Expansion 1027 W. Wilshire Blvd.	Condominium	356 du
		Retail	5,000 glsf
		Office	5,000 gsf
5	Vibiana Lofts (now known as the STOA apartments) 225 S. Los Angeles St.	Condominium	300 du
		Retail	3,400 glsf
6	215 W. 9th St.	Condominium	210 du
		Retail	9,000 glsf
7	1101 N. Main St.	Condominium	318 du
8	Amacon Project 1133 S. Hope St.	Apartment	208 du
		Retail	5,069 glsf
9	Megatoys 905 E. 2nd St.	Condominium	320 du
		Retail	18,716 glsf
10	Park Fifth 427 W. 5th St., 437 S. Hill St.	Condominium	660 du
		Restaurant	13,742 glsf
11	1115 S. Hill St.	Condominium	172 du
		Restaurant	6,850 gsf
12	1102 W. 6th St.	Apartment	649 du
		Retail	39,996 glsf
13	1130 W. Wilshire Blvd.	Office	88,224 gsf
		Day Care	20 stu
		High-Turnover Restaurant	248 gsf
		Quality Restaurant	5,375 gsf
14	Metro Bus Maintenance & Operations 920 N. Vignes St.	Bus Maintenance Facility	N/A
15	Glass Tower Project 1050 S. Grand Ave.	Condominium	151 du
		Retail	3,472 glsf
		Restaurant	2,200 gsf
16	Embassy Tower 848 S. Grand Ave.	Condominium	420 du
		Retail	38,500 glsf

Table III-1 (Continued)
Related Projects

No.	Project	Description	Size
17	Beverly + Lucas Project 1430 W. Beverly Blvd.	Apartment	243 du
		Retail	3,500 gsf
18	Wilshire Grand Redevelopment Project 900 W. Wilshire Blvd.	Hotel	889 rm
		General Office	369,300 gsf
		Retail/Restaurant	34,776 gsf
19	Barlow Hospital Replacement & MP 2000 Stadium Way	Condominium	800 du
		Hospital	56 beds
		Retail	15,000 gsf
20	1435 W. 3rd St.	Apartment	122 du
		Retail	3,500 gsf
21	Grand Avenue Project 100 & 225 S. Grand Ave.	Condominium	1,432 du
		Apartment	357 du
		Office	681,000 gsf
		Retail	449,000 gsf
22	Metropolis Mixed-Use 899 S. Francisco St.	Hotel	480 rm
		Condominium	836 du
		Retail/Restaurant	46,000 gsf
		Office	988,225 gsf
23	LA Civic Center Office 150 N. Los Angeles St.	Office	712,500 gsf
		Retail	35,000 gsf
		Child Care	2,500 gsf
24	1300 S. Hope St.	Apartment	419 du
		Retail	42,200 gsf
25	928 S. Broadway	Apartment	662 du
		Live/Work	11 du
		Retail	47,000 gsf
		Office	34,824 gsf
26	1200 S. Grand Ave.	Apartment	640 du
		Retail	45,000 gsf
27	Valencia Project 1501 W. Wilshire Blvd.	Apartment	218 du
		Retail	6,000 gsf
		Restaurant	1,500 gsf
28	1329 W. 7th St.	Apartment	87 du
29	Topaz Mixed-Use 534–552 S. Main St. 539–547 S. Los Angeles St.	Apartment	160 du
		Retail	18,000 gsf
		Restaurant	3,500 gsf
		Fast-Food Restaurant	3,500 gsf

Table III-1 (Continued)
Related Projects

No.	Project	Description	Size
30	840 S. Olive St.	Condominium	303 du
		Restaurant	9,680 gsf
		Retail	1,500 gsf
31	770 S. Grand Ave.	Apartment	700 du
		Retail	27,000 gsf
		Restaurant	5,000 gsf
32	Santa Fe Freight Yard Redevelopment 950 E. 3rd St.	Apartment	635 du
		Retail/Restaurant	30,062 gsf
		School	532 stu
33	201 S. Broadway	Mixed Office/Retail	27,675 gsf
		Restaurant	
34	The City Market 1057 S. San Pedro St.	Office	549,141 gsf
		Retail	224,862 gsf
		Cinema	744 seats
		Apartment	877 du
		Hotel	210 rm
		Condominium	68 du
35	400 S. Broadway	Apartment	450 du
		Retail	6,904 gsf
		Bar	5,000 gsf
36	1001 S. Olive St.	Apartment	225 du
		Restaurant	5,000 gsf
37	Camden Arts Mixed-Use 1525 E. Industrial St.	Apartment	328 du
		Retail	6,400 gsf
		Restaurant	5,700 gsf
		Office	27,300 gsf
38	920 S. Hill St.	Apartment	239 du
		Retail	5,400 gsf
39	955 S. Broadway	Apartment	163 du
		Retail	6,406 gsf
40	801 S. Olive St.	Apartment	363 du
		Restaurant	7,500 gsf
		Retail	2,500 gsf
41	1212 S. Flower St.	Condominium	730 du
		Retail	7,873 gsf
42	820 S. Olive St. 825 S. Hill St.	Apartment	589 du
		Retail	4,500 gsf

Table III-1 (Continued)
Related Projects

No.	Project	Description	Size
43	Sunset Everett Mixed-Use 1185 W. Sunset Blvd.	Apartment	214 du
		Condominium	6 du
		Single-Family Residential	6 du
44	601 S. Main St.	Condominium	452 du
		Retail	25,000 glsf
45	2051 E. 7th St.	Apartment	320 du
		Retail	15,000 glsf
		Restaurant	5,000 gsf
46	Herald Examiner 1111 S. Broadway, 156 W. 11th St., 1201 S. Main St.	Apartment	391 du
		Retail	49,000 glsf
		Office	39,725 gsf
47	South Park Site 1 1120 S. Grand Ave.	Apartment	666 du
		Retail	20,600 glsf
48	South Park Site 4 1230 S. Olive St.	Apartment	360 du
		Retail	6,400 glsf
49	1247 S. Grand Ave.	Apartment	115 du
		Retail	4,610 glsf
50	Legal Aid Foundation of Los Angeles 1550 W. 8th St.	Office	33,957 gsf
51	Variety Arts Mixed-Use 940 S. Figueroa St.	Theater	1,942 seats
		Restaurant	10,056 gsf
		Bar	5,119 gsf
52	La Plaza Cultura Village 527 N. Spring St.	Apartment	345 du
		Retail	23,000 glsf
		Specialty Retail	21,000 glsf
		Restaurant	11,000 gsf
53	1036 S. Grand Ave.	Restaurant	7,149 gsf
54	Coca Cola 963 E. 4th St.	Office	78,600 gsf
		Retail	25,000 glsf
		Restaurant	20,000 gsf
55	1335 W. 1st St.	Apartment	102 du
		Retail	3,463 glsf
56	459 S. Hartford Ave.	Apartment	101 du
57	401 N. Boylston St.	Apartment	121 du
58	1800 E. 7th St.	Apartment	122 du
		Restaurant	4,605 gsf
		Retail	3,245 glsf

Table III-1 (Continued)
Related Projects

No.	Project	Description	Size
59	1150 W. Wilshire Blvd.	Apartment	80 du
		Restaurant	4,589 gsf
60	737 S. Spring St.	Apartment	320 du
		Pharmacy/Drug Store	25,000 gsf
61	520 S. Mateo St.	Apartment	600 du
		Office	30,000 gsf
		Retail	15,000 gsf
		Restaurant	15,000 gsf
62	1218 W. Ingraham St.	Apartment	80 du
63	Palmetto & Mateo 555 S. Mateo St.	Retail	153,000 gsf
64	732 S. Spring St.	Apartment	400 du
		Pharmacy/Drug Store	15,000 gsf
65	340 S. Hill St.	Apartment	428 du
		Restaurant	2,894 gsf
66	1145 W. 7th St.	Condominium	241 du
		Retail	7,291 gsf
67	540 S. Santa Fe Ave.	Office	89,825 gsf
68	360 S. Alameda St.	Apartment	55 du
		Office	6,300 gsf
		Restaurant	2,500 gsf
69	118 S. Astronaut E.S. Onizuka St.	Apartment	77 du
70	Kaiser Permanente Los Angeles Medical Center Expansion 765 W. College St.	Medical Office	100,000 gsf
		Inpatient Facility	62 beds
71	Stadium Way & Chavez Ravine Apartments 959 E. Stadium Way	Apartment	158 du
72	700 W. Cesar Chavez Ave.	Apartment	299 du
		Retail	8,000 gsf
73	Clinic at 7th & Wall 649 S. Wall St.	Medical Office	66 emp
		Assisted Living	55 beds
74	Metro Emergency Security Operations Center 410 N. Center St.	Office	110,000 gsf
75	500 S. Mateo St.	Restaurant	12,882 gsf
76	Medallion Phase 2 300 S. Main St.	Apartment	471 du
		Retail	5,190 gsf
		Restaurant	27,780 gsf

Table III-1 (Continued)
Related Projects

No.	Project	Description	Size
77	Alexan S. Broadway 850 S. Hill St.	Apartment	300 du
		Retail	3,500 glsf
		Restaurant	3,500 gsf
78	340 N. Patton St.	Apartment	44 du
79	Alameda Hotel 400 S. Alameda St.	Hotel	66 rm
		Restaurant	2,130 gsf
		Retail	840 glsf
80	Apex II 700 W. 9th St.	Apartment	341 du
		Retail	11,687 glsf
81	649 S. Olive St.	Hotel	241 rm
82	Sapphire Mixed-Use 1111 W. 6th St.	Apartment	362 du
		Retail	25,805 glsf
83	Grand Residences 1233 S. Grand Ave.	Condominium	161 du
		Restaurant	3,000 gsf
84	675 S. Bixel St.	Hotel	126 rm
		Apartment	422 du
		Retail	4,874 glsf
85	740 S. Hartford Ave.	Apartment	80 du
86	Lifan Tower 1235 W. 7th St.	Condominium	304 du
		Retail	5,699 glsf
87	940 S. Hill St.	Apartment	232 du
		Restaurant	14,000 glsf
88	1322 Linwood Ave.	Apartment	84 du
89	1340 S. Olive St.	Apartment	156 du
		Retail	5,000 glsf
		Restaurant	10,000 gsf
90	1334 S. Flower St.	Apartment	188 du
		Retail/Restaurant	10,096 glsf
91	929 E. 2nd St.	Retail	37,974 glsf
		Other	71,078 gsf
92	633 S. Spring St.	Hotel	176 rm
		Restaurant	8,430 gsf
		Bar	5,290 gsf
93	Luxe Hotel 1020 S. Figueroa St.	Hotel	300 rm
		Condominium	435 du
		Retail	58,959 glsf

Table III-1 (Continued)
Related Projects

No.	Project	Description	Size
94	1200 S. Figueroa St.	Residential	648 du
		Restaurant	20,000 gsf
		Retail	28,000 glsf
95	701 S. Hill St.	Apartment	124 du
		Retail	8,500 glsf
96	525 S. Spring St.	Apartment	360 du
		Retail	9,400 glsf
97	Case Hotel 1106 S. Broadway	Hotel	151 rm
98	425 W. 11th St.	Office	500 emp
99	Freehand Hotel 416 W. 8th St.	Hotel	200 rm
100	The Bloc 700 S. Flower St.	Office	737,710 gsf
		Retail	260,000 glsf
		Restaurant	50,000 gsf
		Theater	800 seats
101	1728 W. 7th St.	Restaurant/Bar	13,100 gsf
102	Olympic Tower 815 W. Olympic Blvd.	Hotel	373 rm
		Retail	65,074 glsf
		Condominium	374 du
		Office	33,498 gsf
		Conference Center	10,801 gsf
103	LA Gateway Project 1025 Olympic Blvd.	Apartment	1,367 du
		Restaurant	20,000 gsf
		Retail	20,000 glsf
104	Oceanwide Plaza 1101 S. Flower St.	Condominium	504 du
		Hotel	183 rm
		Retail	120,583 glsf
		Restaurant	46,000 gsf
105	Los Angeles Sports and Entertainment District Figueroa St. & 11th St.	Office	601,800 gsf
		Convention Center	250,000 gsf
106	Hall of Justice 211 W. Temple St.	Government Building	1,600 emp
		Parking Structure	1,000 sp
107	418 S. Spring St.	High-Rise Condominium	96 du
		Hotel	122 rm
		Retail	10,000 glsf
		Health Club	2,000 gsf
		Bar	3,500 gsf

Table III-1 (Continued)
Related Projects

No.	Project	Description	Size
108	1013 N. Everett St.	Apartment	49 du
109	708 N. Hill St.	Apartment	162 du
		Retail	5,000 glsf
110	211 W. Alpine St.	Apartment	122 du
		Retail	7,500 glsf
111	130 S. Beaudry Ave.	Apartment	220 du
112	College Station Mixed-Use 129 W. College St., 924 N. Spring St.	Condominium	770 du
		Retail	51,592 glsf
113	Urban View Lots 495 S. Hartford Ave.	Apartment	218 du
114	1316 W. Court St.	Apartment	60 du
115	8th & Figueroa Mixed-Use 744 S. Figueroa St.	Apartment	438 du
		Retail	7,500 glsf
116	1201 N. Broadway	Apartment	118 du
		Office	8,800 gsf
117	1346–1354 W. Court St.	Apartment	43 du
118	433 S. Main St.	Condominium	161 du
		Mixed-Use	6,900 gsf
119	Downtown LA Hotel 926 W. James M. Woods Blvd.	Hotel	247 rm
120	JMF Tower 333 W. 5th St.	Condominium	100 du
		Hotel	200 rm
		Restaurant	27,500 gsf
121	Times Mirror Square 202 W. 1st St.	Apartment	1,127 du
		Office	285,088 gsf
		Supermarket	50,000 gsf
		Restaurant	75,589 gsf
122	888 S. Hope St.	Apartment	526 du
123	Sofia Los Angeles 1106 W. 6th St.	Apartment	606 du
		Retail	25,000 glsf
124	Ferrante 1000 W. Temple St.	Apartment	1,500 du
		Retail	30,000 glsf
125	640 S. Alameda St., 1206 E. 6th St.	Apartment	1,305 du
		Condominium	431 du
		Hotel	412 rm
		Office	253,514 gsf
		Retail	127,609 glsf
		School	29,316 gsf

Table III-1 (Continued)
Related Projects

No.	Project	Description	Size
		Art Space	22,429 gsf
126	1300 S. Figueroa St.	Hotel	1,024 rm
127	Budokan of Los Angeles 237–249 S. Los Angeles St.	Sports Center	63,000 gsf
128	King's Arch 537 S. Broadway	Office	45,000 gsf
129	Title Insurance Building 433 S. Spring St.	Office	320,000 gsf
130	Subway Terminal Retail 417 S. Hill St.	Retail/Office	130,000 glsf
131	405 S. Hewitt St.	Office	255,500 gsf
		Retail	4,970 glsf
		Restaurant	9,940 gsf
132	333 S. Alameda St.	Apartment	994 du
		Retail	99,300 glsf
133	The San Pedro Towers 600–628 S. San Pedro St., 611–615 S. Crocker St., 518–522 E. 6th St.	Affordable Housing	298 du
		Manager Apartment	5 du
		Retail	3,136 glsf
		Office	16,773 gsf
134	1000 S. Hill St.	Apartment	498 du
		Retail	8,707 glsf
135	1011 N. Broadway	Hotel	92 rm
136	1018 W. Ingraham St.	Apartment	43 du
		Retail	7,400 glsf
137	1100 E. 5th St.	Apartment	220 du
		Office	20,021 gsf
		Restaurant	19,609 gsf
		Retail	9,250 glsf
138	1100 S. Main St.	Apartment	379 du
		Retail	25,810 glsf
139	1625 W. Palo Alto St.	Hotel	88 rm
140	1219 S. Hope St.	Hotel	75 rm
		Restaurant	7,700 gsf
141	1246 W. Court St.	Apartment	54 du
142	1307 W. 7th St.	Apartment	76 du
		Retail	6,035 glsf
143	1322 W. Maryland St.	Apartment	47 du
		Retail	760 glsf

Table III-1 (Continued)
Related Projects

No.	Project	Description	Size
144	1323 S. Grand Ave.	Apartment	284 du
		Retail	6,300 glsf
145	656 S. Stanford Ave.	Apartment	82 du
146	The Weingart Towers 554–562 S. San Pedro St., 555–561 S. Crocker St.	Affordable Housing	378 du
		Manager Apartment	4 du
		Retail	1,758 glsf
		Office	4,410 gsf
		Dining Room/Flex Space	5,932 gsf
147	601 S. Central Ave.	Apartment	236 du
		Retail	12,000 glsf
148	640 S. Santa Fe Ave.	Office	107,127 gsf
149	641 S. Imperial St.	Apartment	140 du
		Office	14,749 gsf
150	643 N. Spring St.	Apartment	203 du
		Retail	21,049 glsf
151	668 S. Alameda St.	Apartment	475 du
		Office	43,000 gsf
		Retail	9,000 glsf
		Supermarket	15,000 gsf
		Restaurant	17,000 gsf
152	676 S. Mateo St.	Apartment	172 du
		Retail	23,025 glsf
153	755 S. Los Angeles St.	Office	60,243 gsf
		Retail	16,694 glsf
		Restaurant	26,959 gsf
154	940 E. 4th St.	Apartment	93 du
		Retail	14,248 glsf
		Office	6,000 gsf
155	1410 S. Flower St.	Apartment	152 du
		Retail	1,184 glsf
156	845 S. Olive St.	Apartment	208 du
		Retail	810 glsf
		Restaurant	1,620 gsf
157	330 S. Alameda St.	Apartment	186 du
		Office	10,415 gsf
		Retail	11,925 glsf
158	527 S. Colyton St.	Condominium	310 du

**Table III-1 (Continued)
Related Projects**

No.	Project	Description	Size
		Retail	11,375 gsf
		Art Production Space	11,736 gsf
159	Fashion District Residences 212–230 E. 7th St., 701–739 S. Maple Ave.	Apartment	452 du
		Retail	6,802 gsf
		Restaurant	6,802 gsf
160	755 S. Wall St.	Apartment	323 du
		Retail	4,400 gsf
		Event Space	125 per
		Office	53,200 gsf
		Restaurant	4,420 gsf
161	1101 E. 5th St., 445–457 S. Colyton St.	Live/Work	129 du
		Retail	26,979 gsf
		Restaurant	31,719 gsf
		Hotel	113 rm
		Art Uses	13,771 gsf
162	1045 S. Olive St.	Apartment	800 du
163	Figueroa Centre 913 S. Figueroa St.	Hotel	220 rm
		Apartment	200 du
		Retail	94,080 gsf
164	8th, Grand & Hope Tower 754 S. Hope St.	Apartment	409 du
		Retail	7,329 gsf
165	1340 S. Hill St.	Apartment	233 du
166	670 Mesquit St.	Apartment	308 du
		Hotel	236 rm
		Office	944,055 gsf
		Retail	79,240 gsf
		Restaurant	89,576 gsf
		Event Space	93,617 gsf
		Gym	62,148 gsf
		Grocery	56,912 gsf
167	1030-1380 N. Broadway, 1251 N. Spring St.	Apartment	920 du
		Retail	21,406 gsf
168	Alameda Square 777 S. Alameda St.	Office	1,300,000 gsf
		Retail	250,000 gsf
169	1248 S. Figueroa St.	Hotel	1,162 rm
		Restaurant	13,145 gsf
170	215 W. 14th St.	Apartment	154 du

Table III-1 (Continued)
Related Projects

No.	Project	Description	Size
		Retail	10,700 glsf
171	1745 E. 7th St.	Apartment	57 du
		Retail	6,000 glsf
172	354 S. Spring St.	Apartment	212 du
		Restaurant	15,280 gsf
173	Alameda District Plan	Residential	22 du
		Office	7,443,200 gsf
		Retail	645,000 glsf
		Hotel	750 rm
		Restaurant	20,000 gsf
		Museum	70,000 gsf
<hr/> <i>ac = acres</i> <i>du = dwelling units</i> <i>emp = employees</i> <i>glsf = gross leasable square feet</i> <i>gsf = gross square feet</i> <i>per = persons</i> <i>rm = rooms</i> <i>sp = spaces</i> <i>stu = students</i> <i>Source: Linscott, Law & Greenspan, 2018.</i>			



Figure III-1
Related Project Location Map