

8TH & SPRING
HISTORIC CORE | LOS ANGELES, CA

TYPE	STORIES	COMPLETE
HIGH-RISE	24	2018





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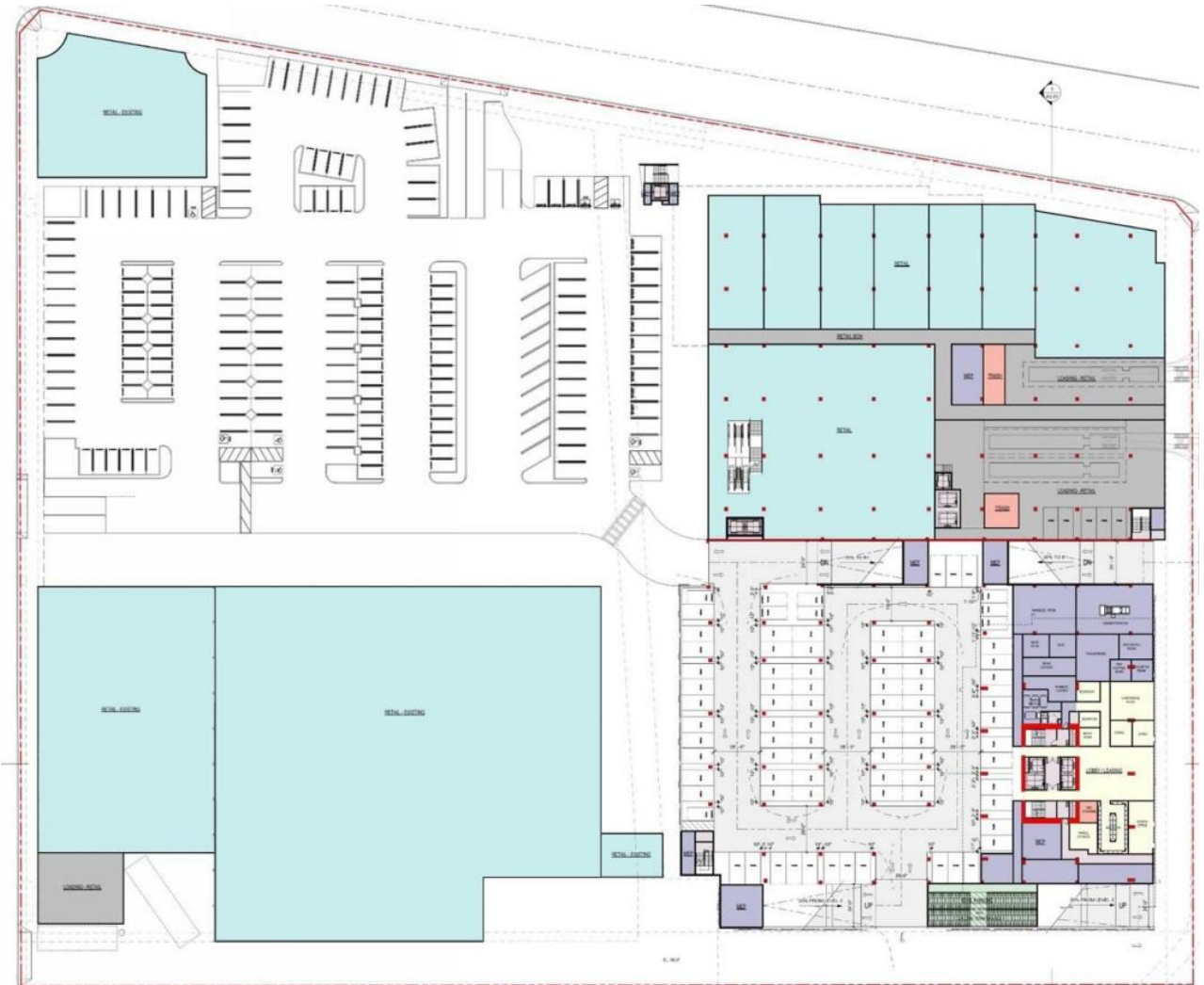
Historic Images From 3rd & Fairfax





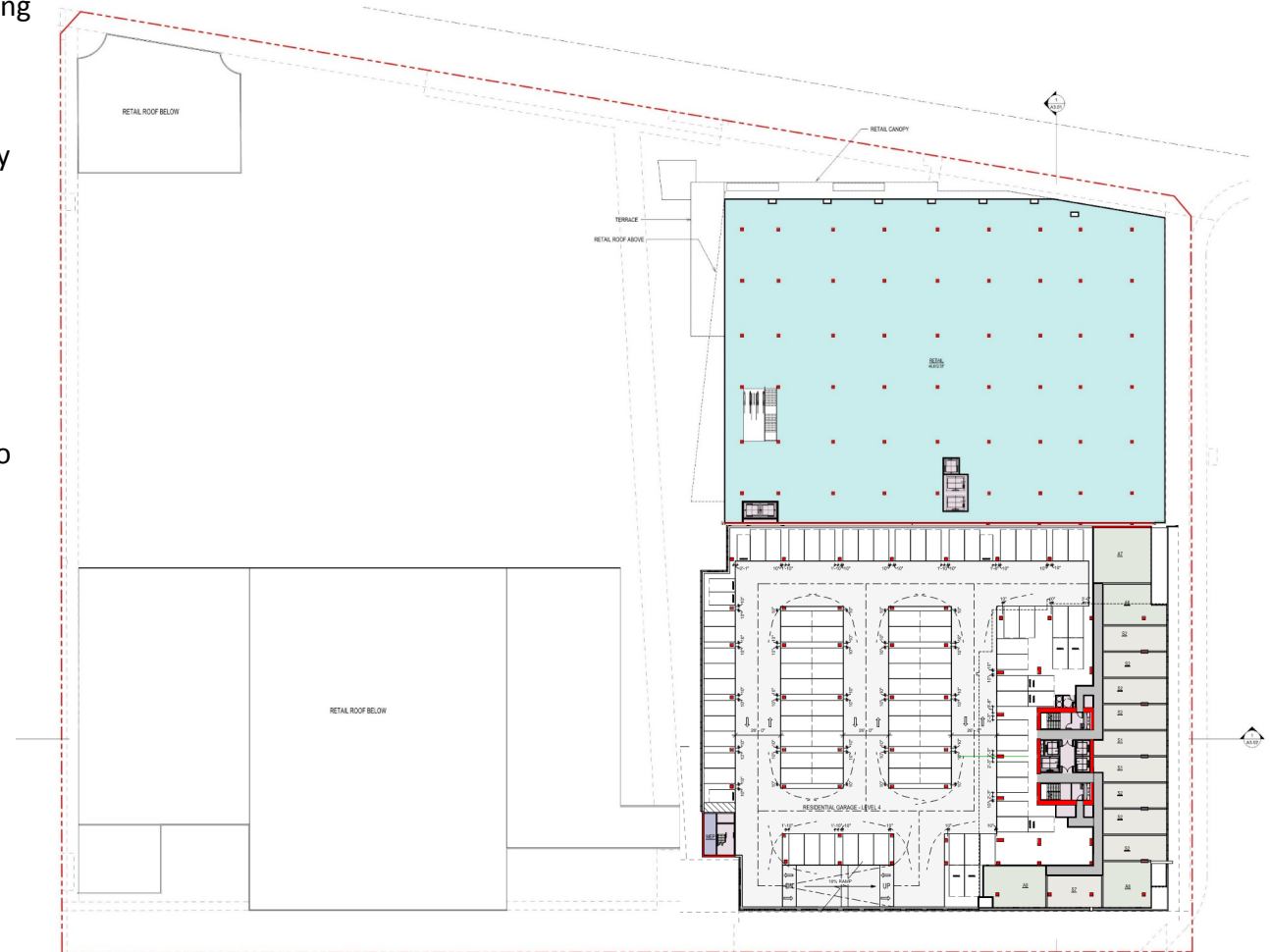
Project Description:

- Redevelop underutilized existing commercial buildings and surface parking lots.
- Construct approximately 81,321 square feet of new commercial uses and renovate 65,964 square feet of existing commercial uses.
- Construct residential development with approximately 380 units in structure that creatively utilizes site planning to integrate with and benefit adjacent uses.
- Create approximately 47,682 square feet of new open space.
- Provide sufficient parking (1,290 automobile parking spaces) within mixed-use building, and surface parking lot; and provide 335 bicycle parking spaces.



Entitlements and Environmental Review:

- Proposed project is compliant with existing zoning.
- No zone changes or general plan amendments. Site Plan Review is primary entitlement.
- Proposed density is well below that allowed by existing zoning and land use rights.
- The proposed project would be an effective net-neutral traffic impact due to the significant reduction of commercial square footage (35%).



Potential Public Improvements and Benefits:

- Provide a new commercial and residential asset for the community.
- Improve aesthetics and activate underutilized corner.
- Enliven and integrate with adjacent uses such as The Grove and Farmers Market.
- Enhance streetscape, hardscape, and greenscape surrounding project site.













