



1045 Olive Los Angeles, CA

Case No. CPC-2017-3251-TDR-MCUP-SPR

City Planning Hearing

June 25, 2020

Environmental Leadership Development Project

2

1. Net zero greenhouse gas emissions
2. Prevailing wages for all project employment
3. Extensive landscaping and canopy trees to provide shading and capture carbon dioxide
4. Provisions for electrical vehicle charging
5. Project invests over \$100 million in California
6. On-site recycling
7. Will qualify for LEED Gold certification upon completion



POLLUTION EATING MOSS SCULPTURE



Community Outreach

3

- EIR Scoping Meeting
- 1st 1050 Grand Community Meeting
- South Park Business Improvement District
- Central City Association
- Los Angeles/Orange Counties Building & Construction Trades
- Downtown Los Angeles Neighborhood Council
- IBEW Local Union 11
- 2nd 1050 Grand Community Meeting

Connecting to Community Transit

4

95 WALK SCORE

1 MILE RADIUS

82 BIKE SCORE

100 TRANSIT SCORE

HUNDREDS OF BICYCLE SPACES AND VARIOUS BIKE SHARE OPTIONS

WALKING DISTANCE FROM METRO'S BLUE, PURPLE, EXPO AND RED LINES

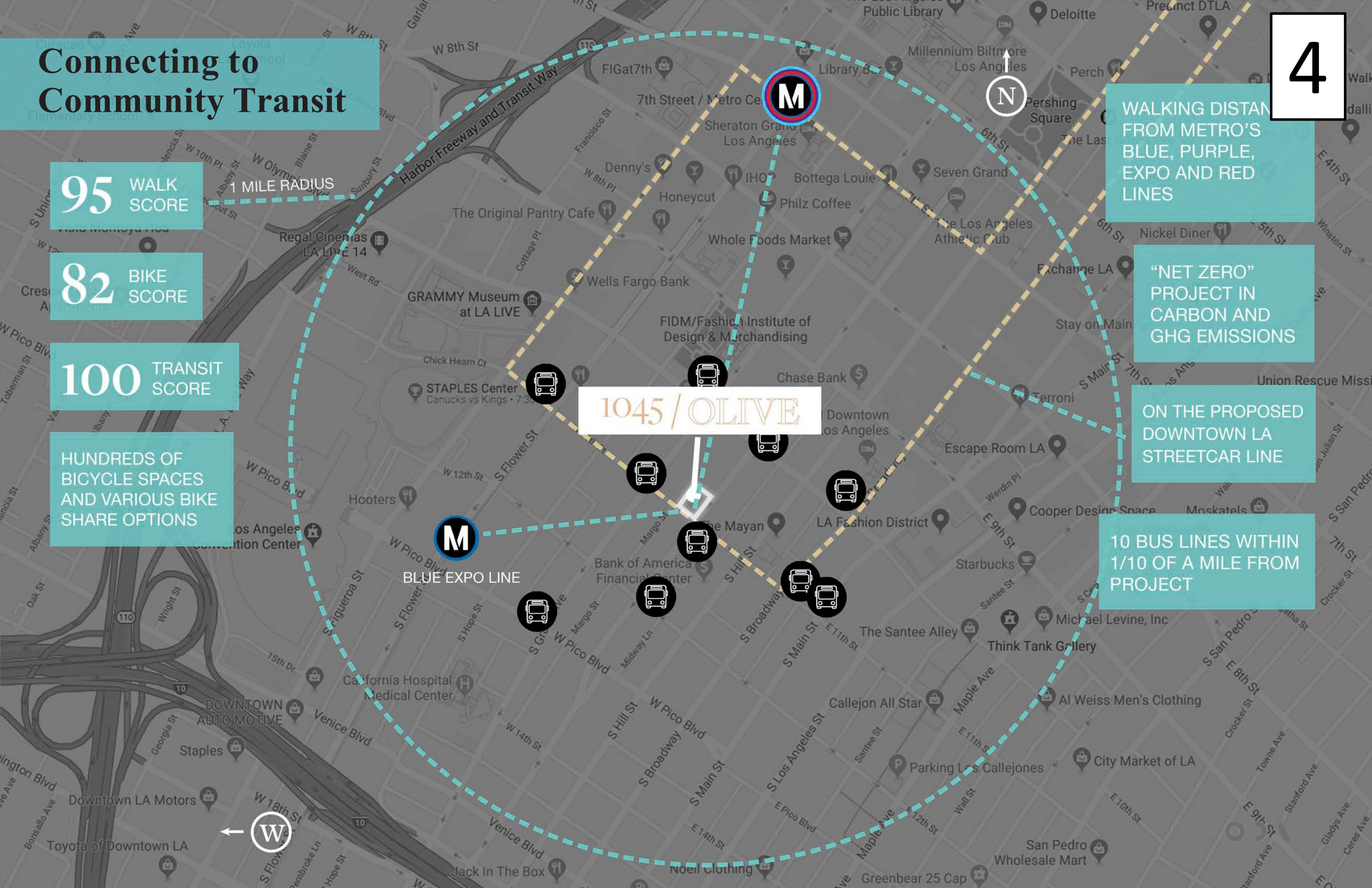
"NET ZERO" PROJECT IN CARBON AND GHG EMISSIONS

ON THE PROPOSED DOWNTOWN LA STREETCAR LINE

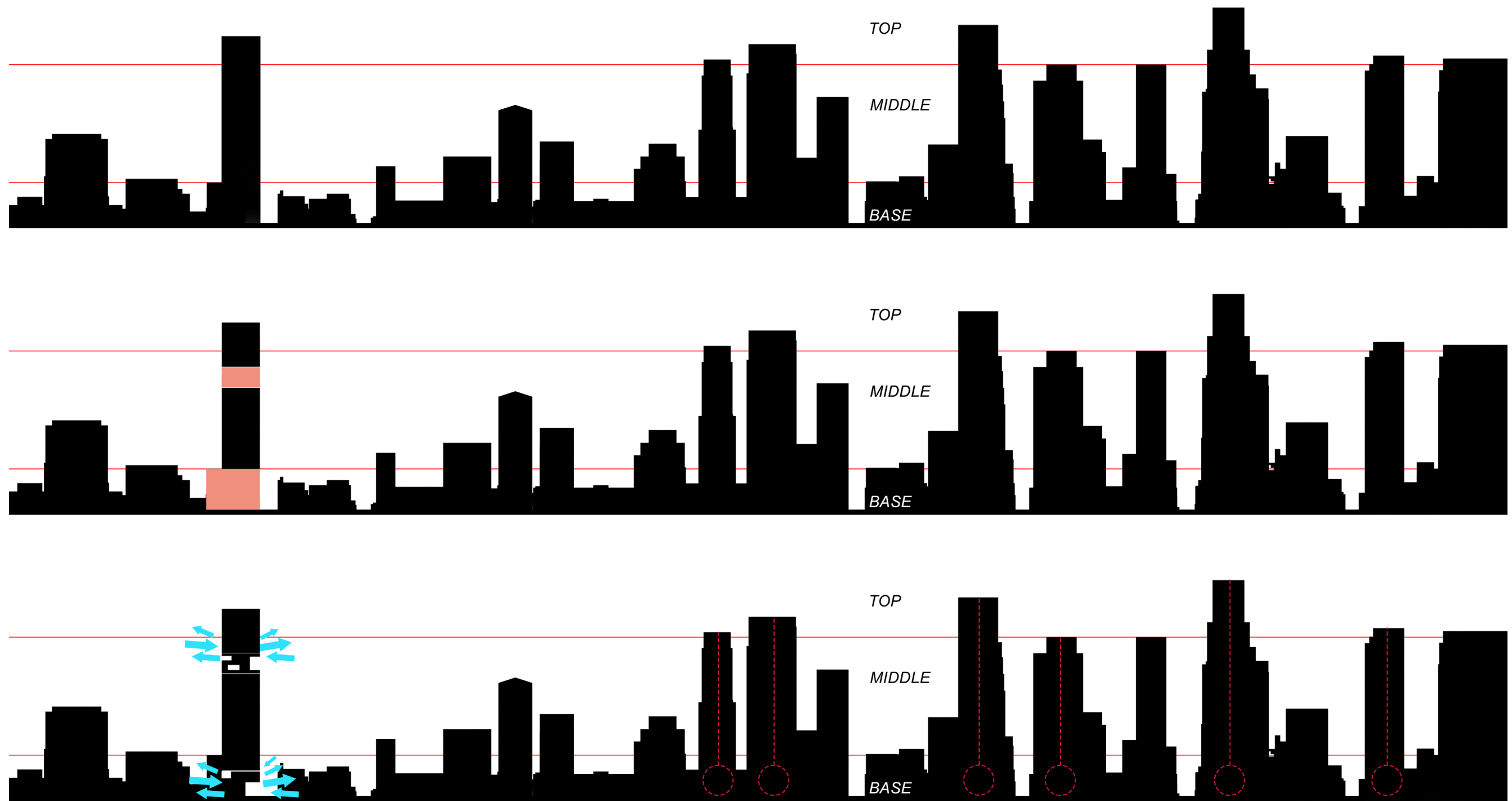
10 BUS LINES WITHIN 1/10 OF A MILE FROM PROJECT

1045 / OLIVE

BLUE EXPO LINE

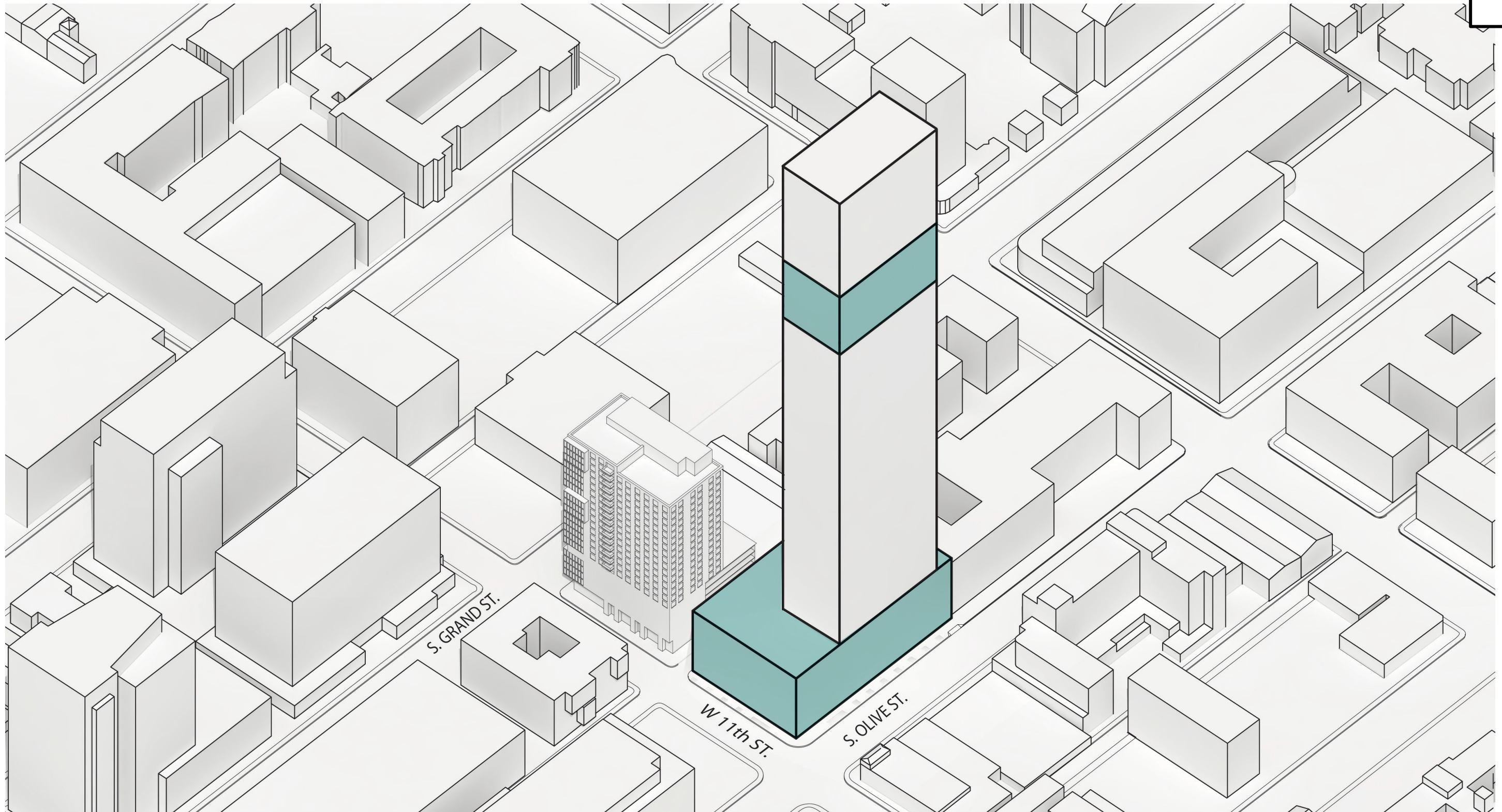


Reimagining the Residential Tower



The proposed project breaks the scale of the tower by dividing it into identifiable base and amenity volumes. Each is sculpted to promote and express a sense of community and public gathering. Each creates a strong connection to the city, one physically on the street scale and the other visually on the city scale.

Reimagining the Residential Tower



The tower design addresses the principles of scale, sense of community and urban connectivity in two strategic locations: at the base and at the mid height amenities.

Reimagining the Residential Tower

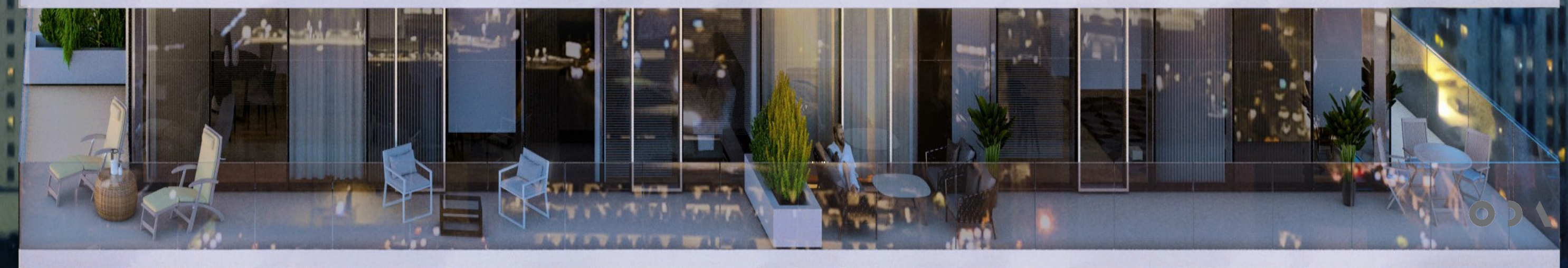


REIMAGINING THE RESIDENTIAL SKYLINE



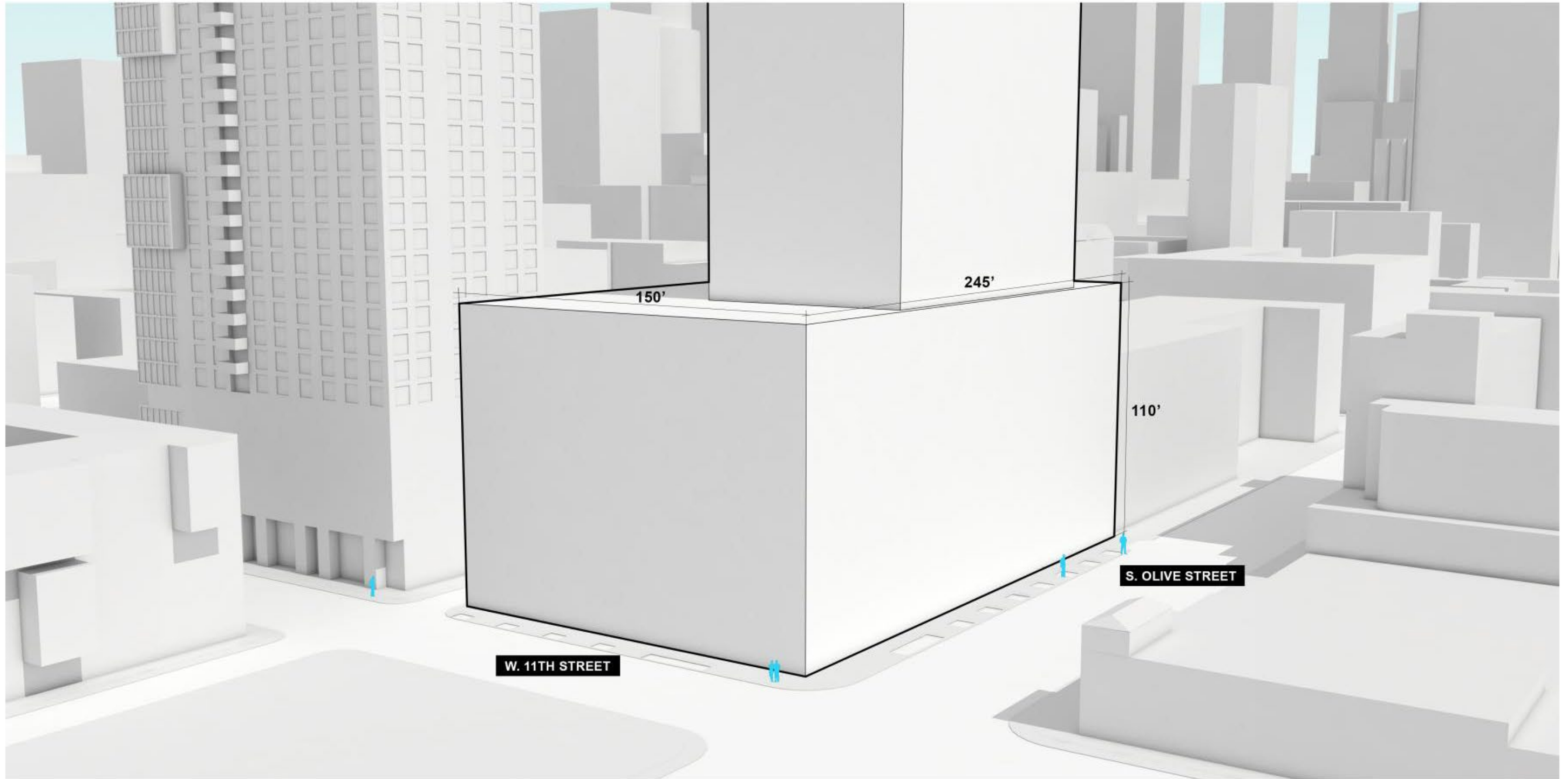
REIMAGINING THE RESIDENTIAL STREETSCAPE





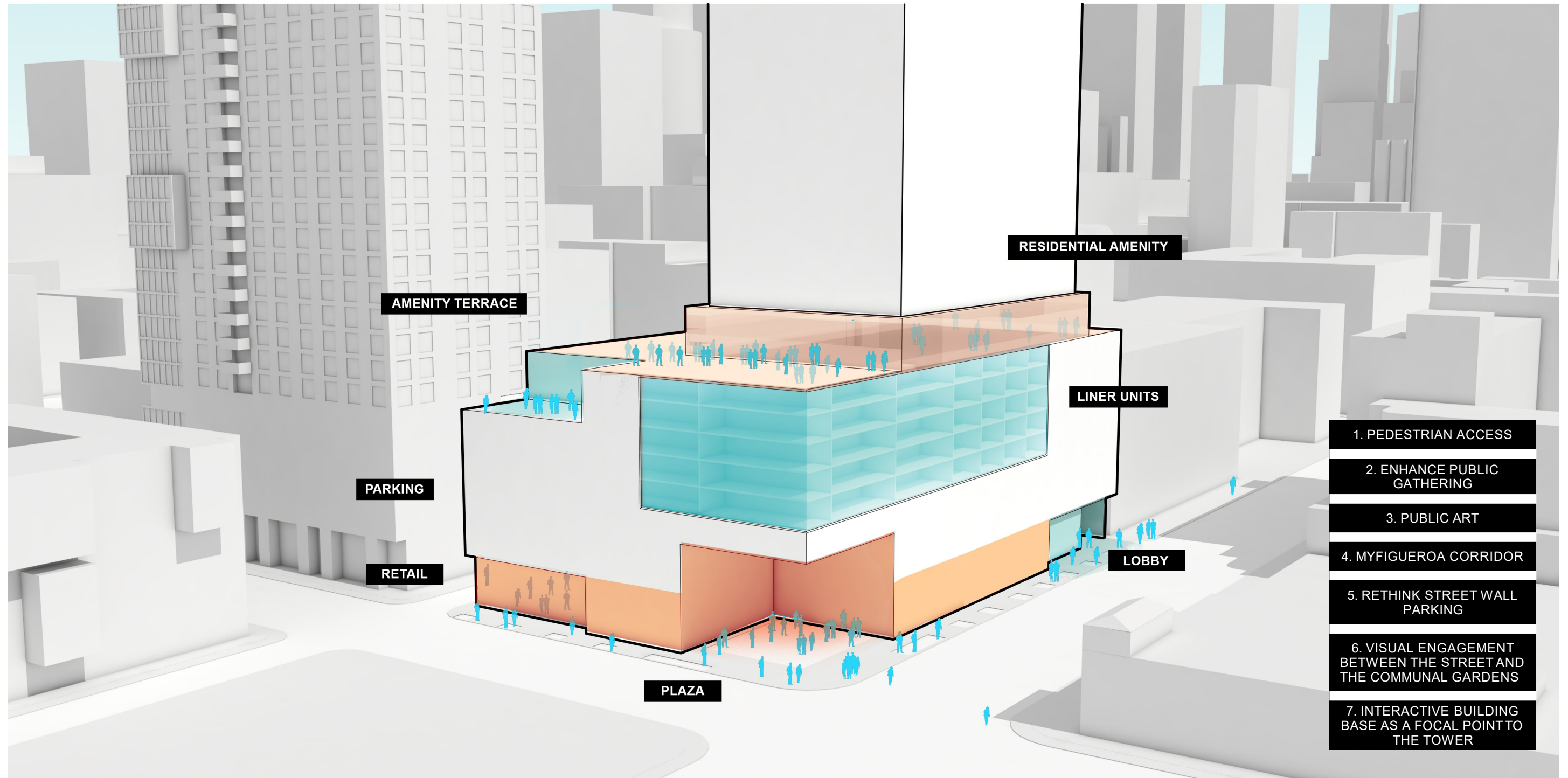
Reimagining the Podium

10



Rather than designed as a solid box, the base of the tower is sculpted and stands as an architectural art piece that is engaging at the street level.

Reimagining the Podium



The sculpturing of the base results in both visual and physical engagement between the street, the public plaza and communal gardens and serves as the focal point toward the tower.

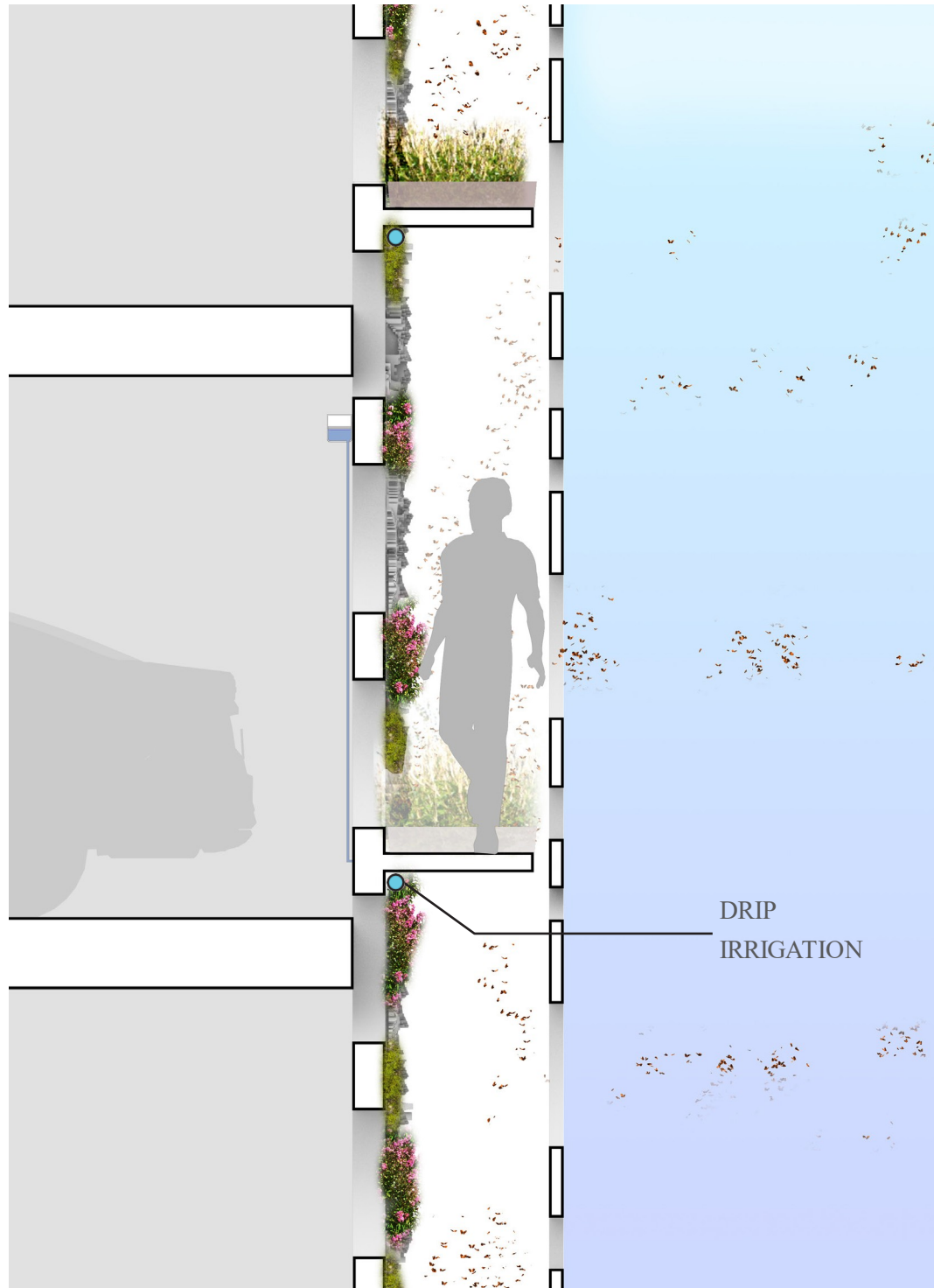




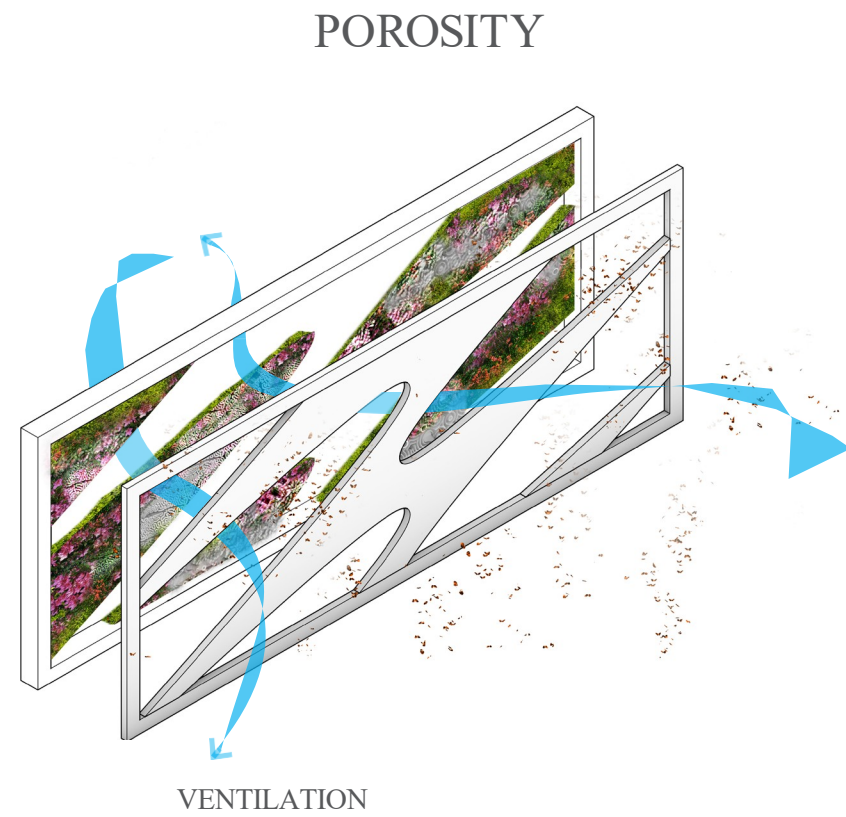




Biodiversity Panel System



SECTION OF ART WALL + FACADE AT PARKING GARAGE



OPACITY

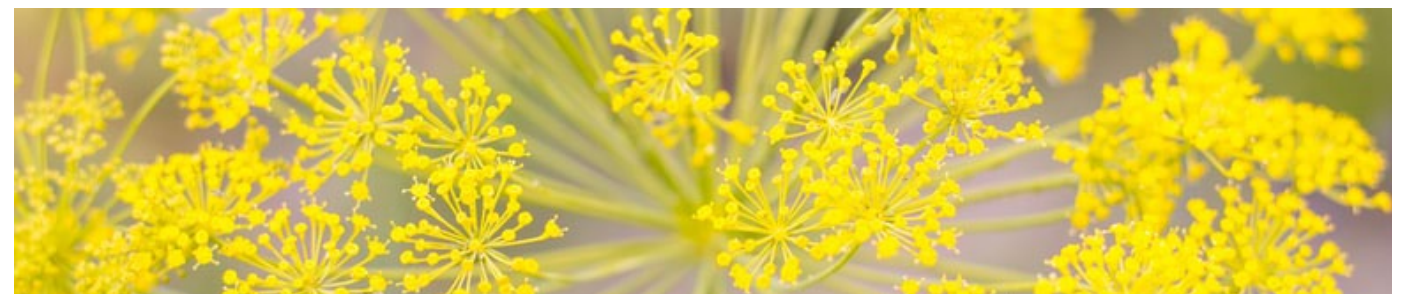
PANEL + FACADE SCREEN 2'-6" IN FRONT



HORIZONTAL FLOWER BEDS



BUILT PROTOTYPE



OREGANO, LAVENDER, DILL, CREEPING VINE, DESERT MOSS





Entitlement Requests

19

1. Site Plan Review
2. Approval of a Transfer of Floor Area Rights (TFAR) of more than 50,000 s.f. for a Transit Area Mixed Use Project
3. Approval of Master Conditional Use Permit (MCUP) for the sale of a full-line of alcoholic beverages for on-site consumption

Already Approved Entitlements (Feb. 7, 2020)

1. Vesting Tentative Tract Map
2. Site Specific Zoning Administrator's Interpretation to clarify that a) wrap-around balconies as well as covered exterior open space do not count as Floor Area, b) Building Amenity cutouts qualify as Recreation Rooms
3. Certified EIR

LAMC 14.5.3

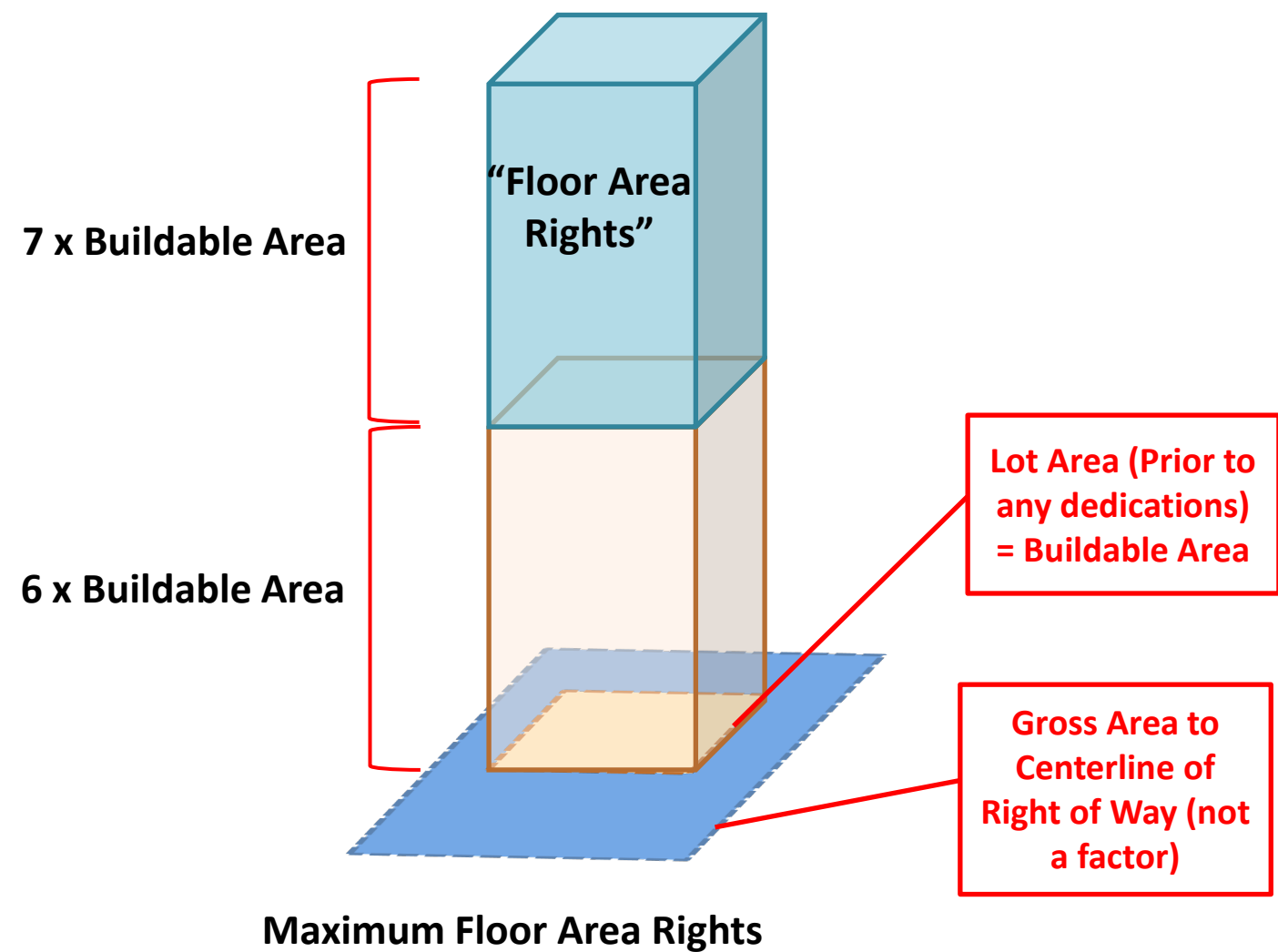
- **Buildable Area** means the same as Lot Area, with the following exception: for the purposes of computing the maximum Floor Area Rights available through the approval of a Transfer Plan for a Transit Area Mixed Use Project, as defined herein, the buildable area shall include the lot area plus the area between the exterior lot lines and the centerline of any abutting public right-of-way.
- **Floor Area Rights** means the ability to construct additional Floor Area within a Project, pursuant to an approved Transfer Plan, in excess of the amount of Floor Area that Project would be allowed based on its [Buildable Area] ~~Lot Area, or, in the case of a Transit Area Mixed Use Project, the~~ Buildable Area.
- **Transfer Plan** means a plan that identifies and describes the Donor Site(s), Receiver Site(s), the amount of Floor Area Rights to be transferred and the Public Benefit Payment.

LAMC 14.5.9(C)

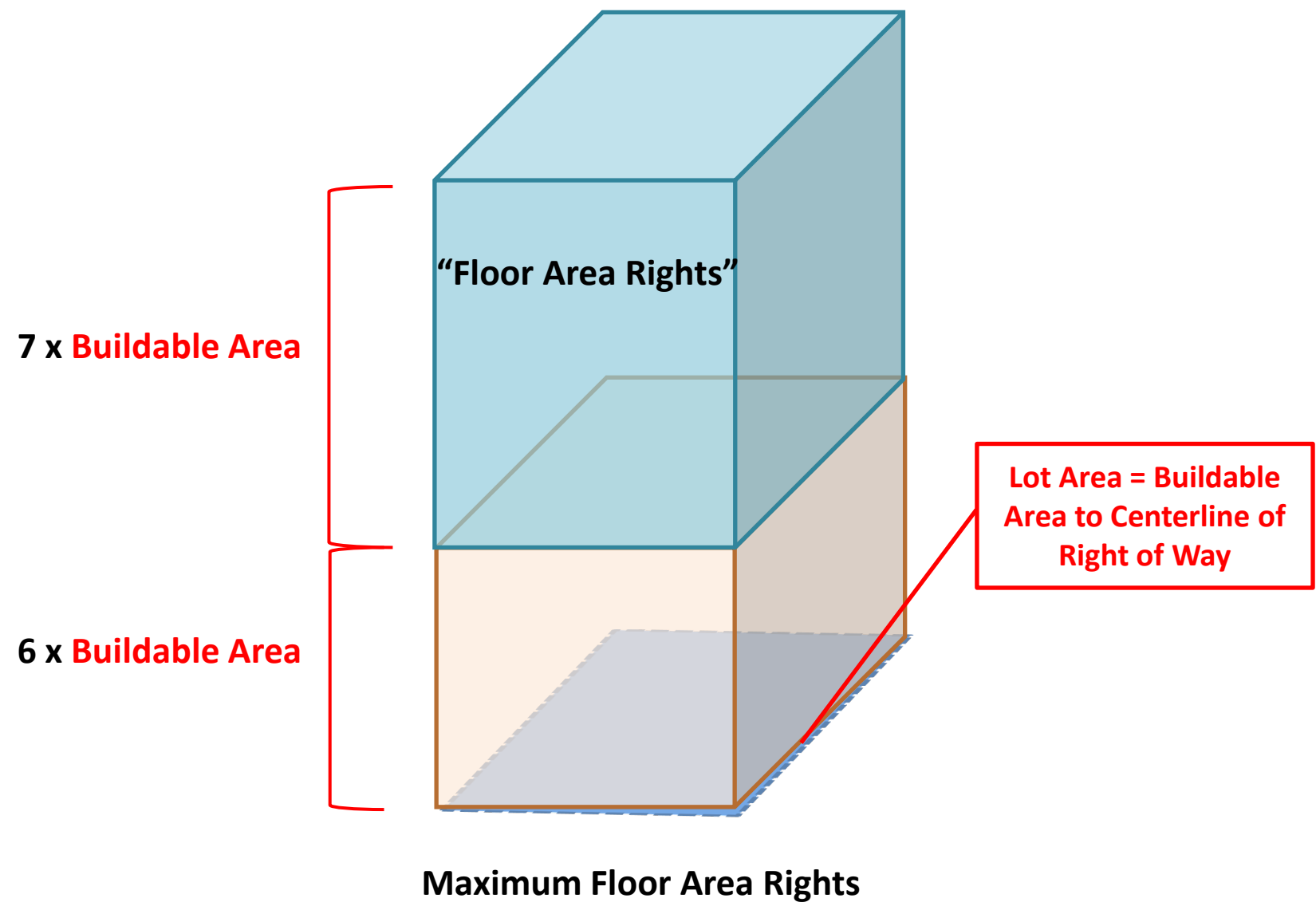
- **The Public Benefit Payment** under any Transfer Plan shall equal: (1) the sale price of the Receiver Site, if it has been purchased through an unrelated third-party transaction within 18 months of the date of submission of the request for approval of the Transfer, or an Appraisal, if it has not; (2) divided by the Lot Area (prior to any dedications) of the Receiver Site; (3) further divided by the High-Density Floor Area Ratio Factor; (4) multiplied by 40%; and (5) further multiplied by the number of square feet of Floor Area Rights to be transferred to the Receiver Site.

| 1 | SUB AREA NO. | NEW ZONE AND/OR HEIGHT DISTRICT | CONDITIONS AND LIMITATIONS |
|----|--------------------|---------------------------------------|--|
| 2 | | | |
| 3 | | | |
| 4 | | | D LIMITATIONS: |
| 5 | 2015 | [Q]R5-4-D-0 | The total floor area contained in all |
| 6 | 2020 | [Q]R5-4-D-0 | buildings on a lot <u>shall not exceed six (6)</u> |
| 7 | 2025 | [Q]R5-4-D-0 | <u>times the buildable area of lot, except for the</u> |
| 8 | 2400 | [Q]R5-4-D-0 | following: (a) Projects approved under |
| 9 | 2405 | [Q]R5-4-D-0 | Section 418 (Transfer of Floor Area) of the |
| 10 | 2410 | [Q]R5-4-D-0 | Redevelopment Plan for the Central Business |
| 11 | 2415 | [Q]R5-4-D-0 | District Redevelopment Project; (b) Projects |
| 12 | 2420 | [Q]R5-4-D-0 | approved under Section 415 (Rehabilitation |
| 13 | 2425 | [Q]R5-4-D-0 | and/or Remodeling of Existing Buildings) or |
| 14 | 2430 | [Q]R5-4-D-0 | Section 416 (Replacement of Existing Buildings) |
| 15 | 2440 | [Q]R5-4-D-0 | of said Redevelopment Plan; (c) Projects for |
| 16 | 2563 | [Q]R5-4-D-0 | |
| 17 | 2570 | [Q]R5-4-D-0 | |
| 18 | 2580 | [Q]R5-4-D-0 | |
| 19 | 2590 | [Q]R5-4-D-0 | |
| 20 | 2600 | [Q]R5-4-D-0 | |
| 21 | 2610 | [Q]R5-4-D-0 | |
| 22 | 2620 | [Q]R5-4-D-0 | |
| 23 | 2630 | [Q]R5-4-D-0 | |
| 24 | 2640 | [Q]R5-4-D-0 | |
| 25 | 2645 | [Q]R5-4-D-0 | |

Non-Transit Area Mixed Use Project



Transit Area Mixed Use Project



- **Floor Area Rights** means the ability to construct additional Floor Area within a Project, pursuant to an approved Transfer Plan, in excess of the amount of Floor Area that Project would be allowed based on its Buildable Area Lot Area, or, in the case of a Transit Area Mixed Use Project, the Buildable Area.

Requested Changes to Staff Report

Modify draft conditions of approval A(1), (2), and (3), and related findings to reflect:

A Transfer of 404,803 sf as depicted in Exhibit A/Project Plans; \$15,373,620.65 PBP; and \$2,024,015 Transfer Payment. PBP to all be directly provided as follows:

- \$7,000,000 City's Affordable Housing Trust Fund ("AHTF") for projects within three miles of the Project site
- \$3,000,000 CD 14 Public Benefits Trust Fund for affordable housing within three miles of the Project site
- \$200,000 for South Park Business Improvement District ("SPBID") for a dog run and parklets
- \$5,173,620.65 for the integrated biodiversity system/art component/plaza

*LAMC Sec. 14.5.9: With City Council approval, all of the PBP can be directly provided.

Thank You!



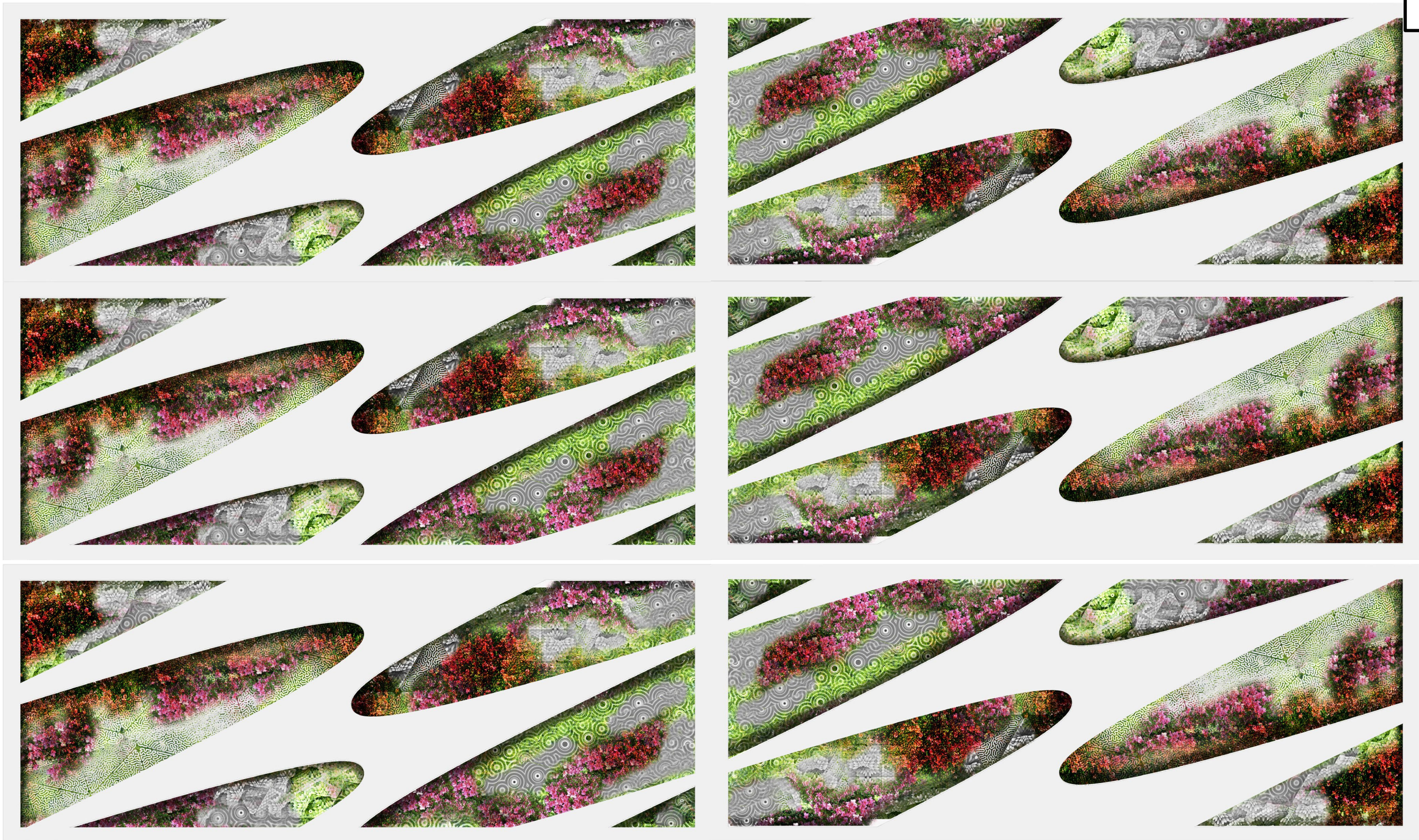


1045 Olive, LLC

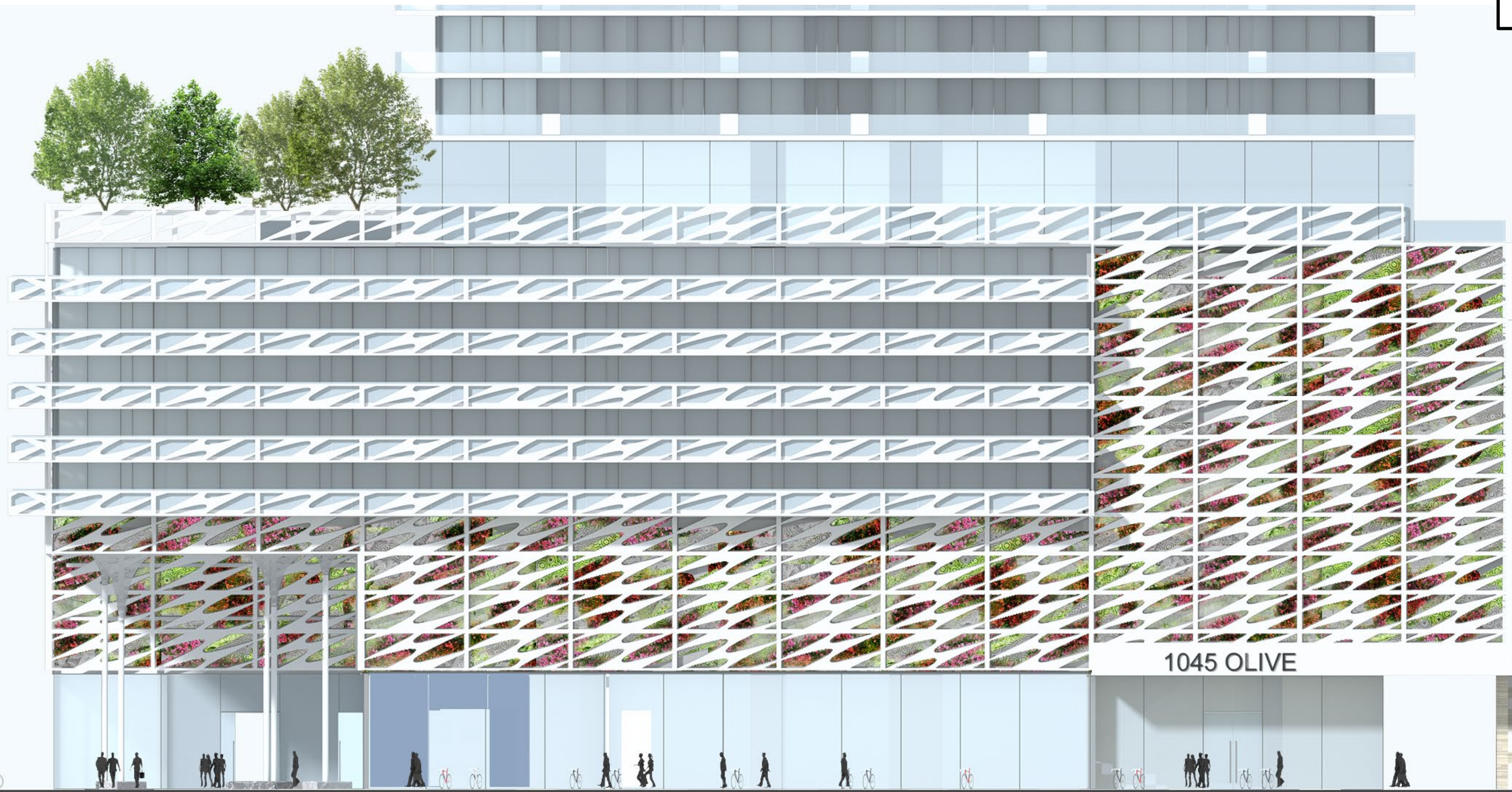
CRESCENT HEIGHTS®

Appendix

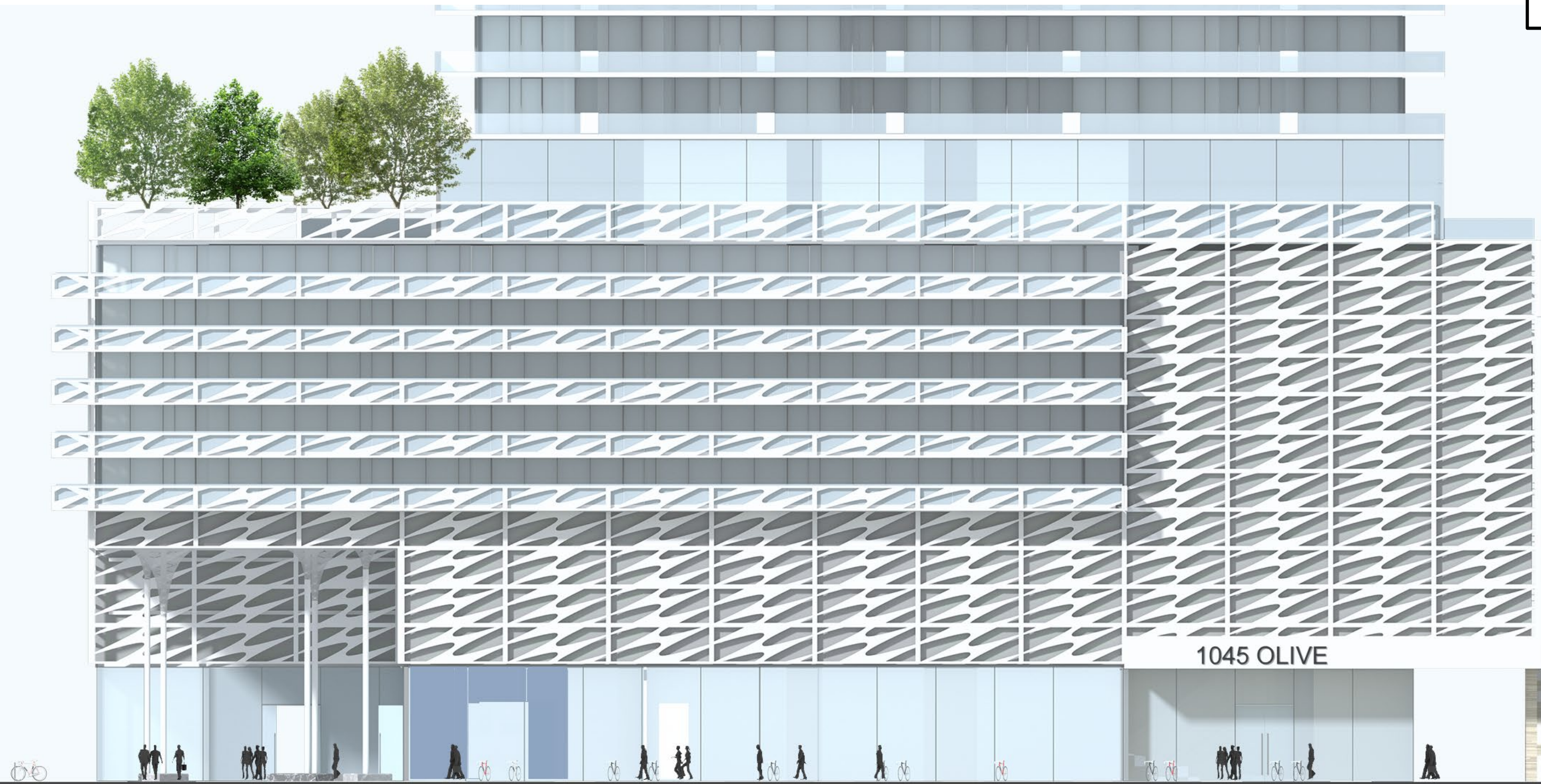
1045 Olive

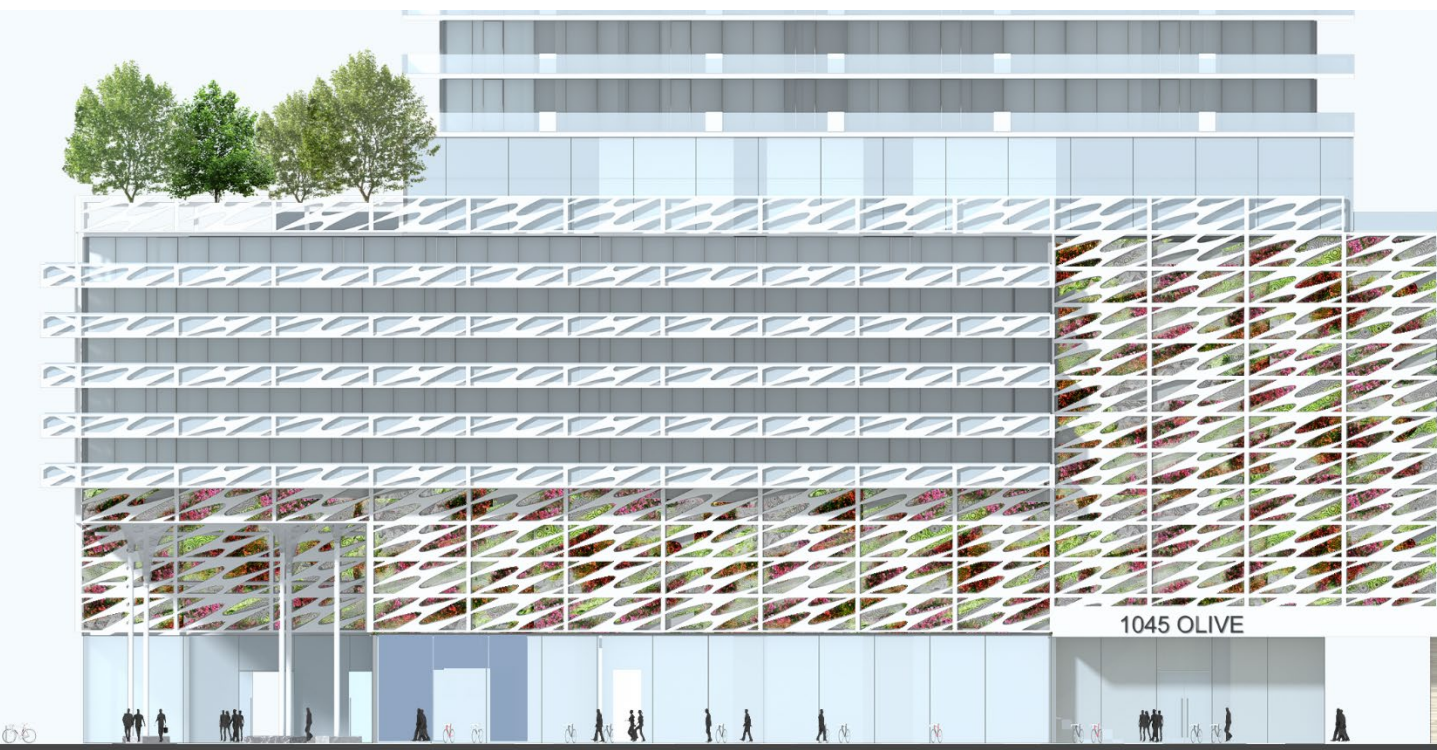


ELEVATION: ART WALL + FACADE AT PARKING GARAGE

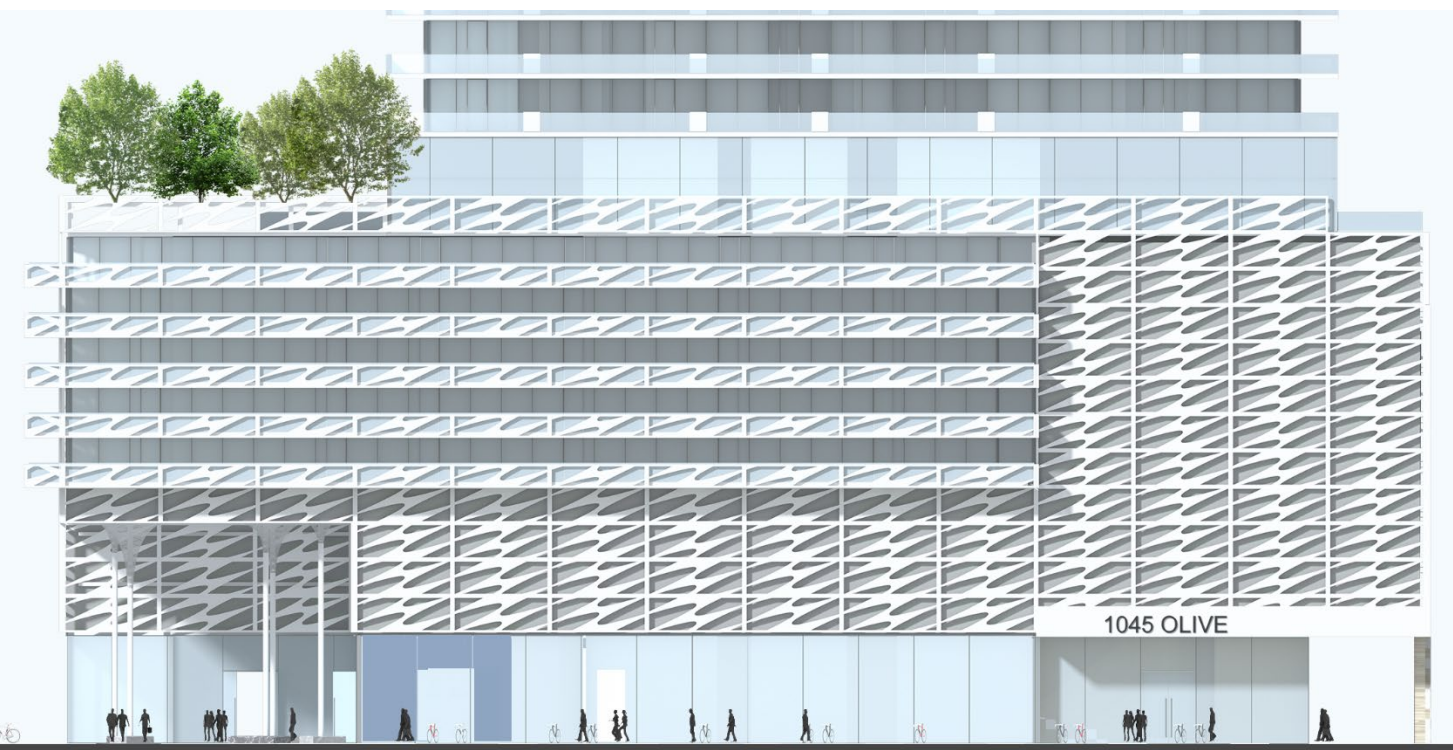


1045 OLIVE





FAÇADE W. BIODIVERSITY PANELS



FAÇADE WITHOUT BIODIVERSITY PANELS

PUBLIC BENEFITS

- 1.) Provide educational space on biodiversity integration in cities.
- 2.) Remediate urban air quality through plants.
- 3.) Reverse habitat destruction through proactive design.
- 4.) Provide vertical meadow for aesthetic pleasure of community.
- 5.) Create way-station for migratory butterflies who pollinate food sources.

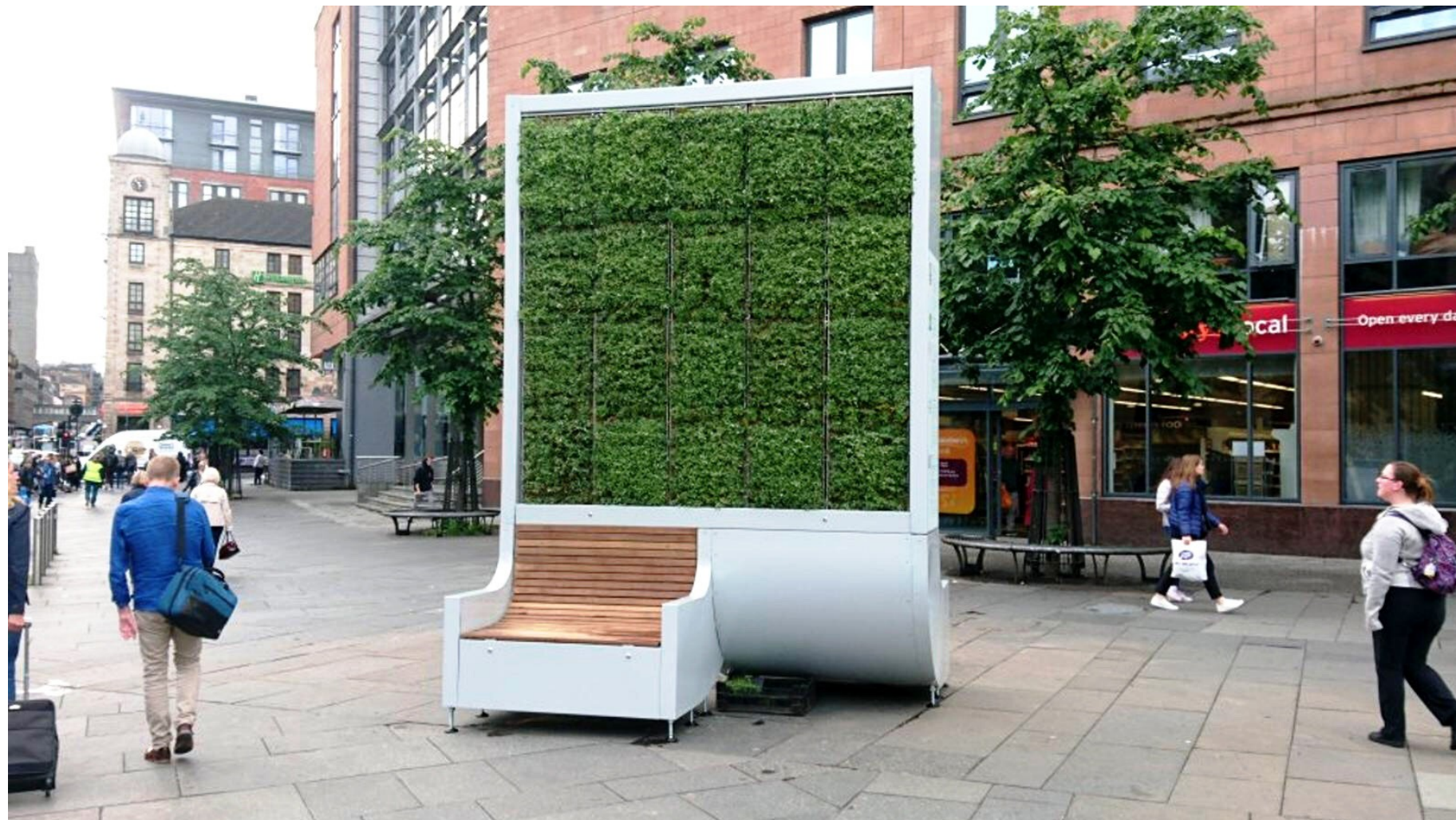
ART PANEL COMPONENTS:

- 1.) A double skin system consists of a protected semi-closed and operable design
- 2.) Most of the other garden elements are on horizontal shelves for ease of maintenance and proper growth cycles (not a vertical green wall with complicated pockets)
- 3.) The micro-gardens would attract Monarch and El Segundo Blue Butterflies
- 4.) One part-time employee will serve as a steward approx. twice a week
- 5.) The moss and ivy are integrated into the vertical panel elements
- 6.) Additional Plantings include:
 - Blue flax (partial sun)
 - California Fuchsia (likes slopes and cliffs)
 - Common Yarrow
 - Bush Anemone (shrub, does well in dry shady conditions)
 - California Buckwheat (good for slope stabilization, partial sun)
 - Creeping Wire Vine (Muehlenbeckia Wire Vine)
 - Wallowa Mountain' desert moss (Arenaria Wallowa Mountain)
- 7.) Variety of plants can do well with little water and in semi-shaded conditions
- 8.) Some of the elements on the inner wall are artificial plants that serve as all-season feeders/nectar augmentation, natural in coloration and texture



POLLUTION EATING MOSS SCULPTURE

- 1.) Air cleansing effect of 275 trees
- 2.) Specific moss cultrues with vascular plant that eat particualte matter
- 3.) Moss also eats ozone and nitrogen
- 4.) Educational and teaching object



TERREFORM 1

Terreform ONE is a nonprofit urban design research group for architecture, art, and ecological design. We endeavor to combat the extinction of all planetary species through pioneering acts of design. Our projects aim to illuminate the environmental possibilities of habitats, cities and landscapes across the globe.

CONCEPT STATEMENT

This facade system fosters biodiversity and functions as a waystation for regionally at-risk Monarch butterflies through its bioreceptive panels and nectar sources. The goal is to bring nature back into cities not as superficial greenery, but rather as an aid to species in the urban realm that have been negatively affected by our development. Furthermore, we introduce plants such as pollution-eating moss that ameliorate urban air quality. The tectonics are calibrated to the feeding and perching needs of Monarch butterflies in order to boost their population numbers. Since the building has such a large public frontage, we aim to celebrate these techniques and visual patterns as a public art piece that can educate passersby on the opportunities for re-wilding cities.



Current Local Case Studies:

The Council District 9 Neighborhood City Hall

Location: South Central Los Angeles

Architect: Paul Murdoch

Features: drought-tolerant species selection, butterfly gardens, bioswales, ground cover vines/mosses, stormwater collection, and rainwater cistern.



Building: PacMutual Campus

Location: 523 W 6th St, Los Angeles, CA

Rising Realty Partners

Features: Eight-story-high vertical green wall is made up of plants native to California that do not require much water. Water-efficient drip irrigation keeps the plants hydrated.

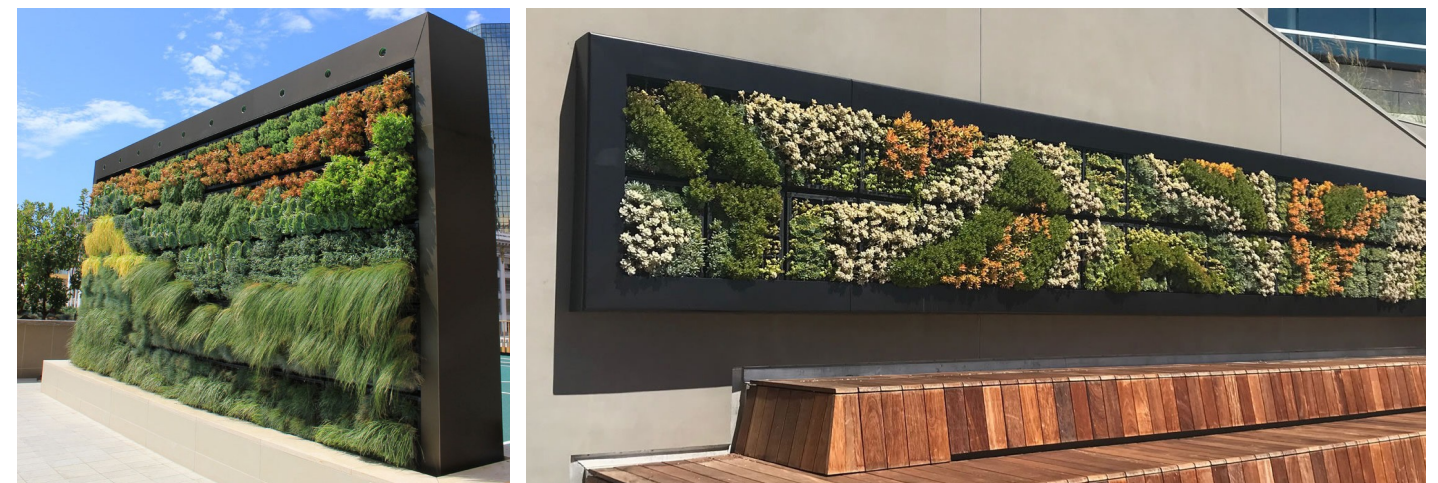


Building: Westgate Hotel

Location: San Diego, CA

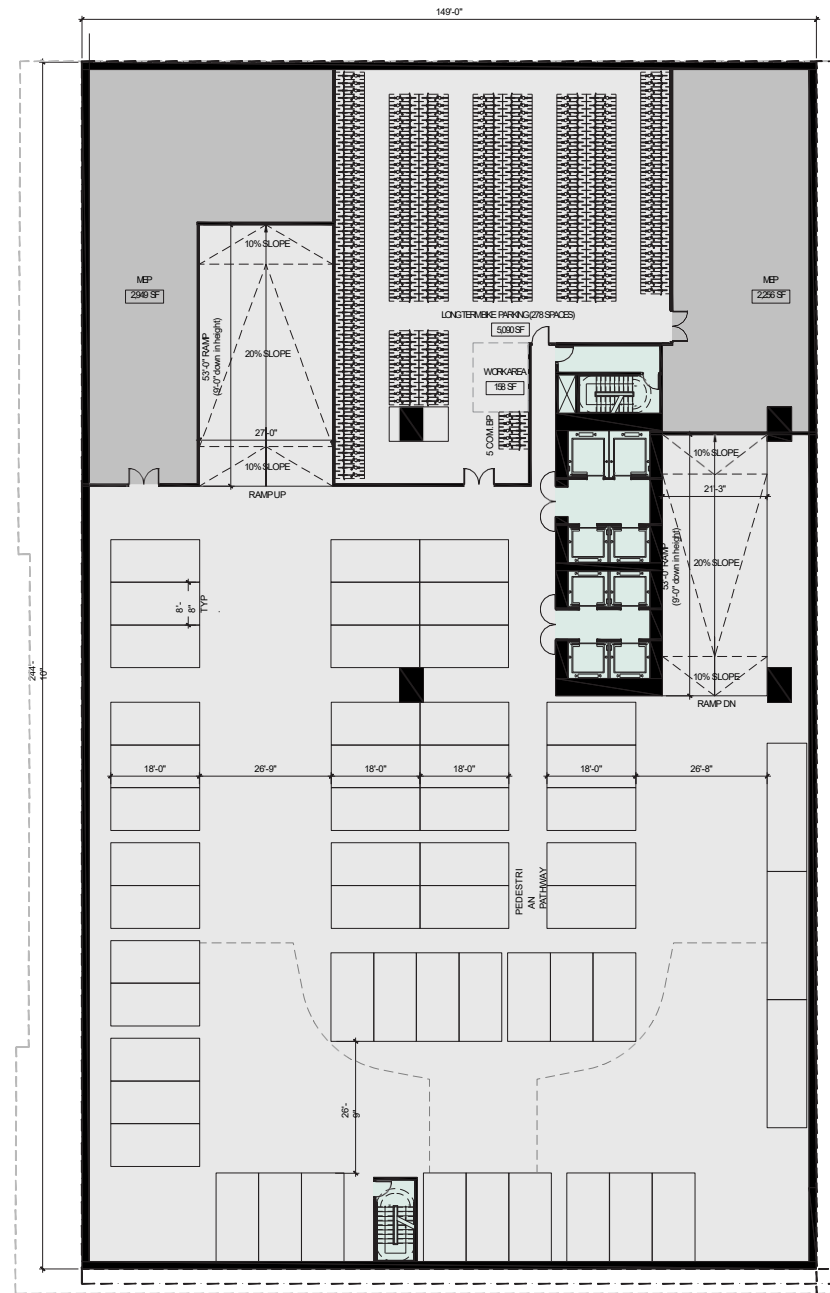
Designer: Jim Mumford

Features: Creates biodiversity through natural habitat, filters toxic particulates, engineered trellis with plants rooted in a growing medium, and drip or irrigation by hand.





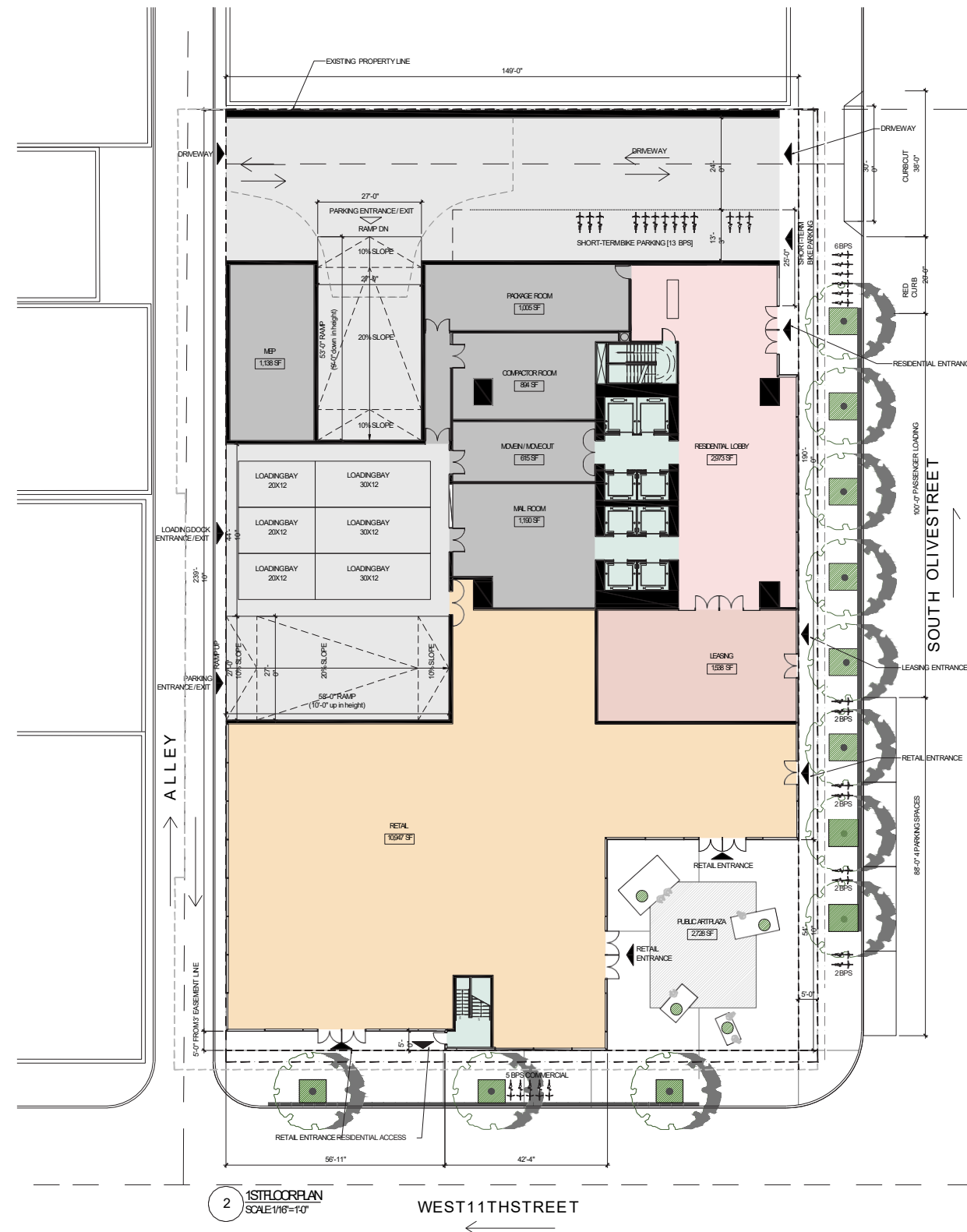
The site is located at the northwest corner of West 11th and South Olive streets, Downtown Los Angeles.



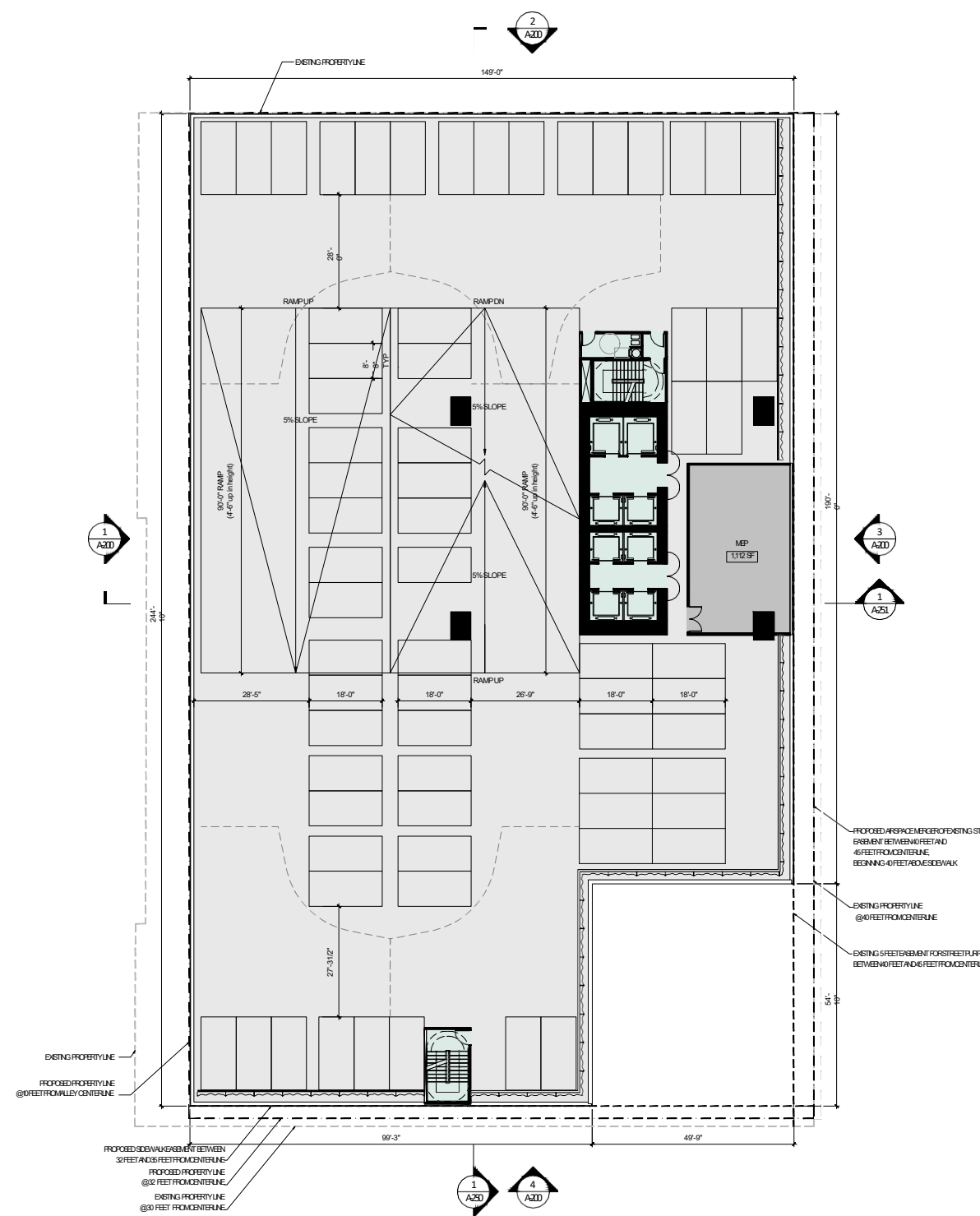
- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP/BOH

1 BASEMENT 1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

| LEVEL | STAND. PKG | TANDEM PKG | TOTAL PKG |
|------------|------------|------------|-----------|
| BASEMENT 1 | 45 | 8 | 53 |

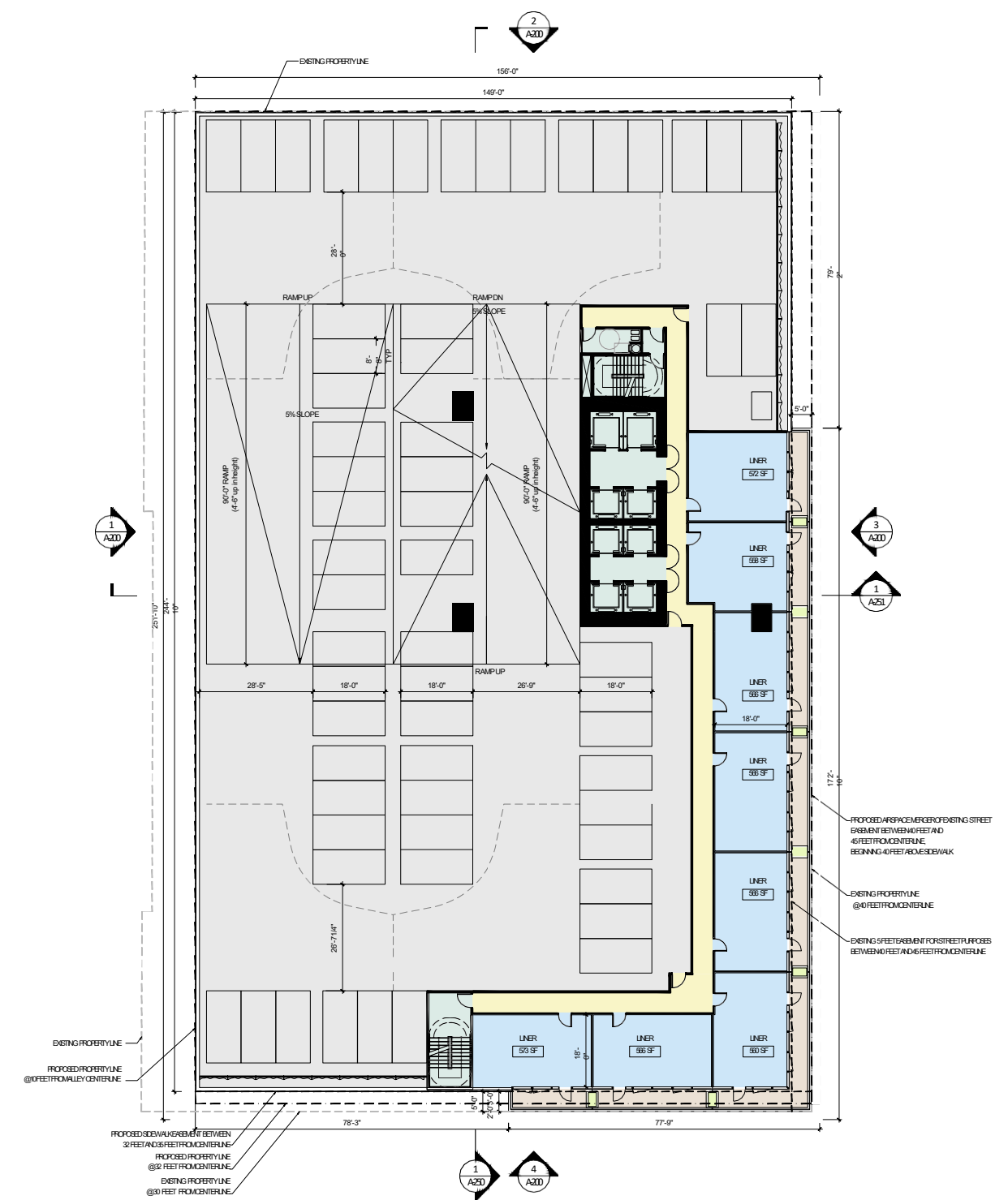


2 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"



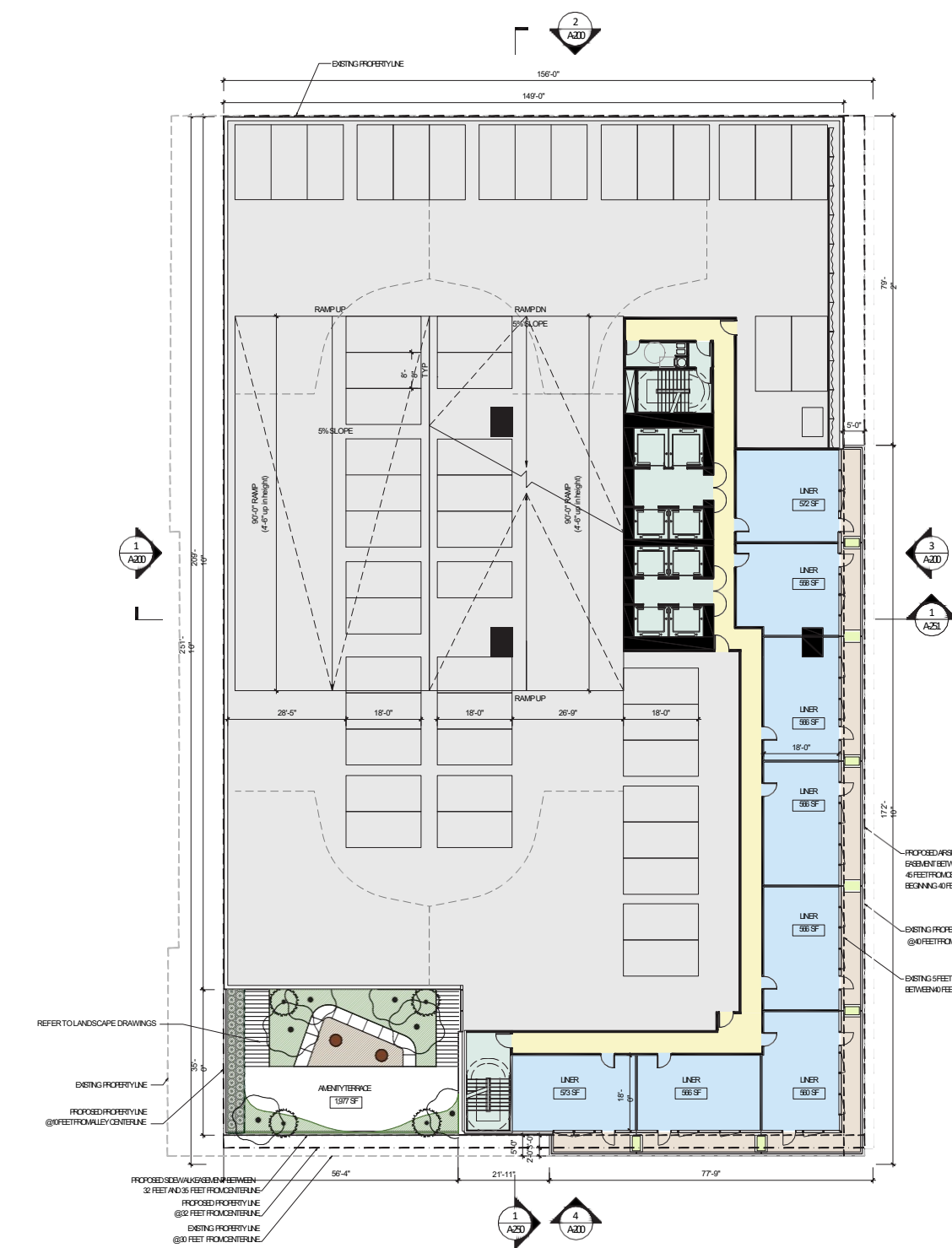
- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP/BOH

| LEVEL | STAND. PKG | TANDEM PKG | TOTAL PKG | 60 |
|------------|------------|------------|-----------|----|
| LEVELS 3-4 | | 8 | 68 | |
| TOTAL | 120 | 16 | 136 | |



| LEVEL | STAND. PKG | TANDEM PKG | TOTAL PKG | 60 |
|------------|------------|------------|-----------|----|
| LEVELS 5-7 | | | 60 | |
| TOTAL | 180 | | 180 | |

| LEVELS 5-7 | # OF FLOORS | TOTAL |
|------------|-------------|-------|
| LINER | 3 | 24 |
| | 8 | |

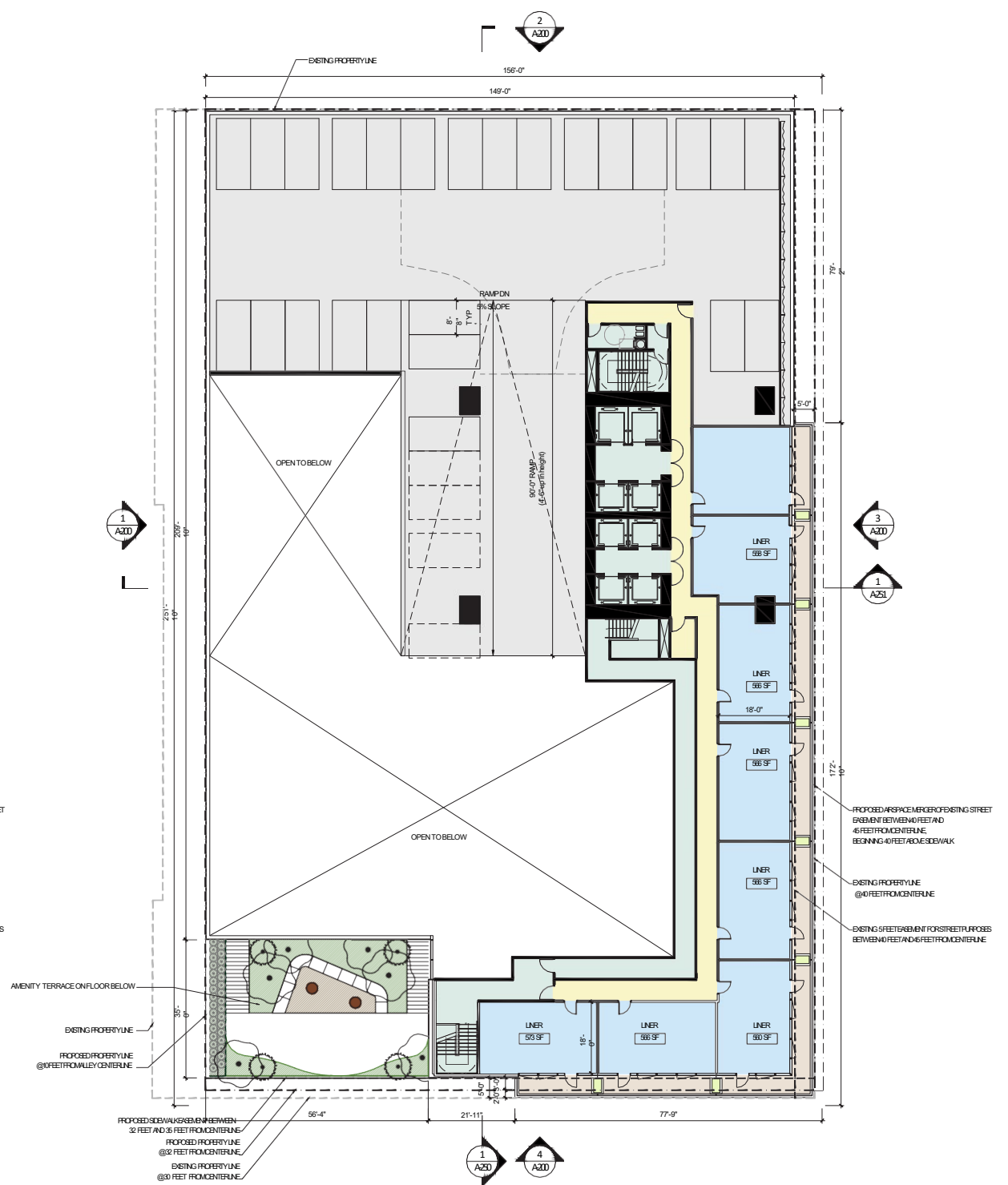


1 8TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

- RETAL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP/BOH

| LEVEL | STAND. PKG | TANDEM PKG | TOTAL PKG |
|---------|------------|------------|-----------|
| LEVEL 8 | | | 49 |

| LEVEL | # OF FLOORS | TOTAL |
|-------|-------------|-------|
| LINER | | |
| 8 | 1 | 8 |



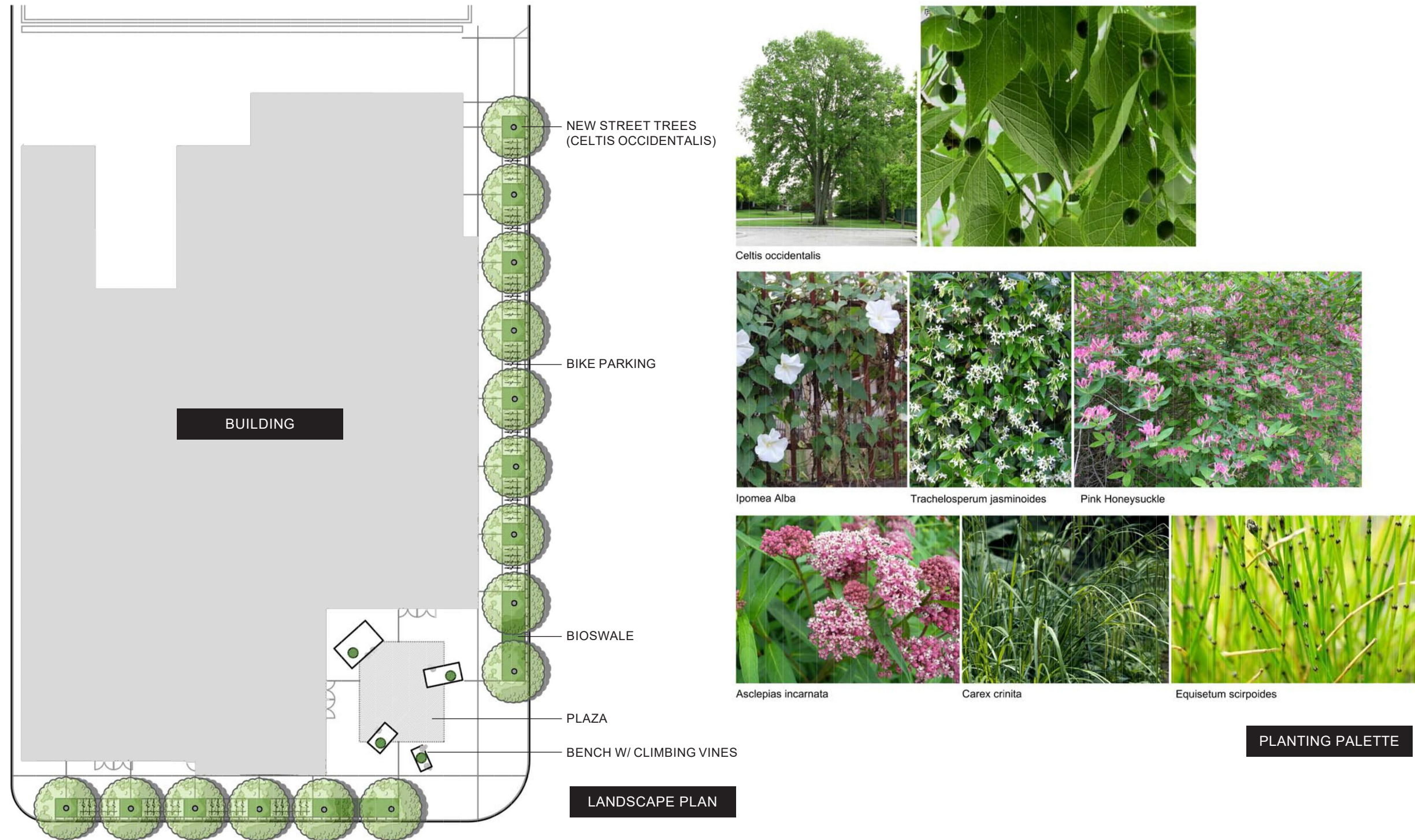
2 9TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

| LEVEL | STAND. PKG | TANDEM PKG | TOTAL PKG |
|---------|------------|------------|-----------|
| LEVEL 9 | | | 25 |

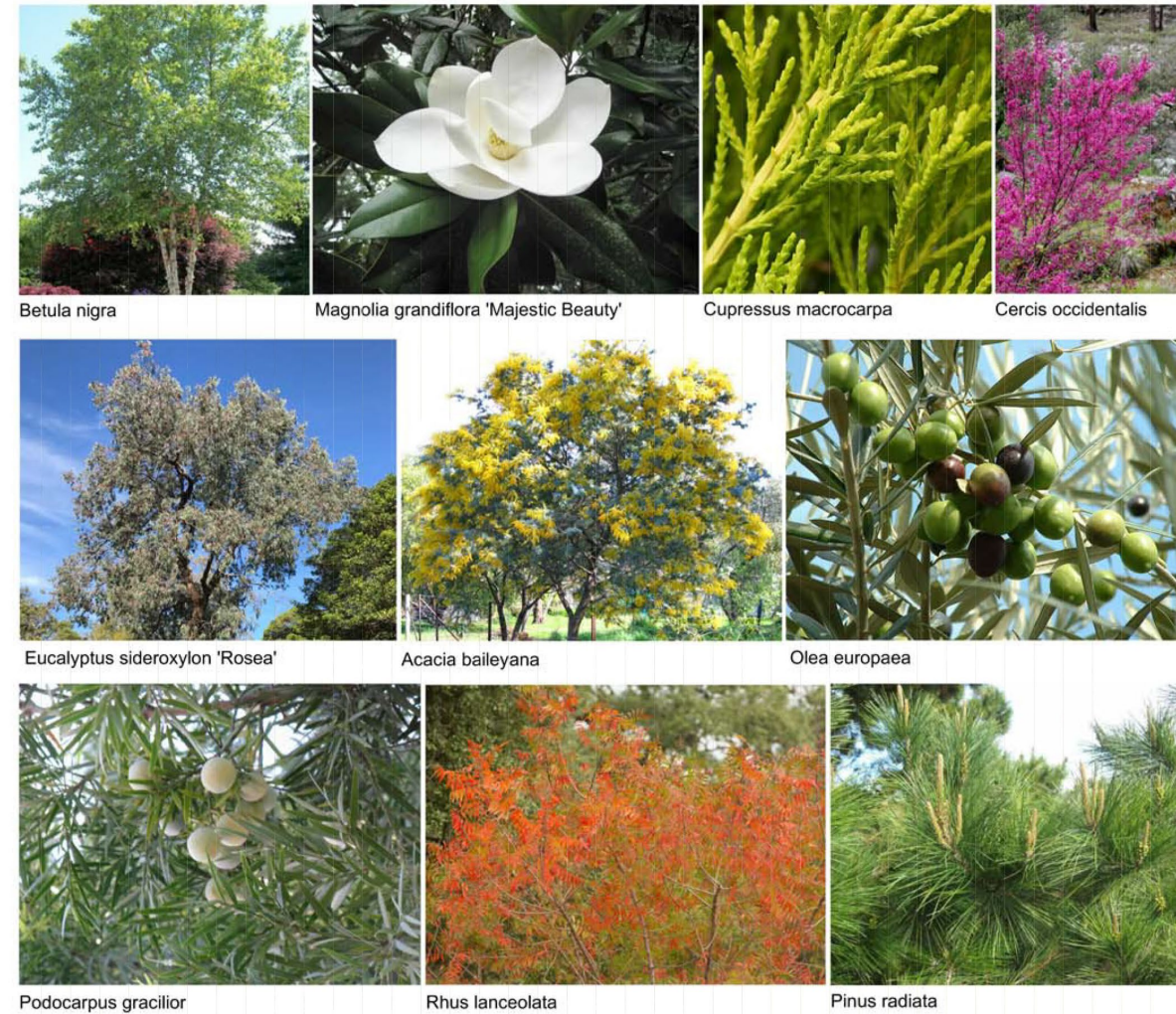
| LEVEL | # OF FLOORS | TOTAL |
|-------|-------------|-------|
| LINER | | |
| 8 | 1 | 8 |

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- PARKING / LINER UNITS
- CORE
- CORRIDOR
- PARKING
- MEP / BOH





The streetscape will be replanted with 15 canopy trees. The oversized tree pits will be equipped with stormwater bioswales and planted with native wetland grasses and perennials. Native climbing vines will be planted at the plaza.

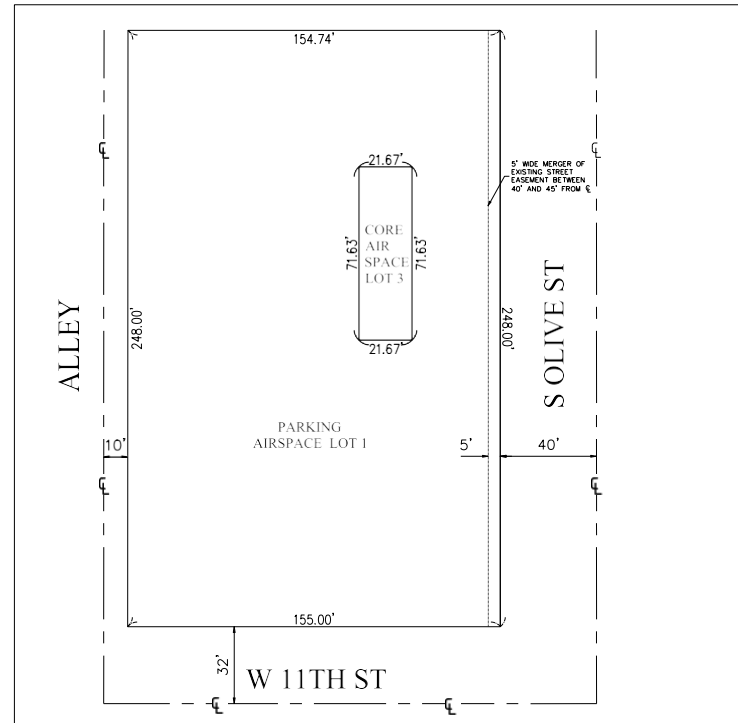


PLANTING PALETTE

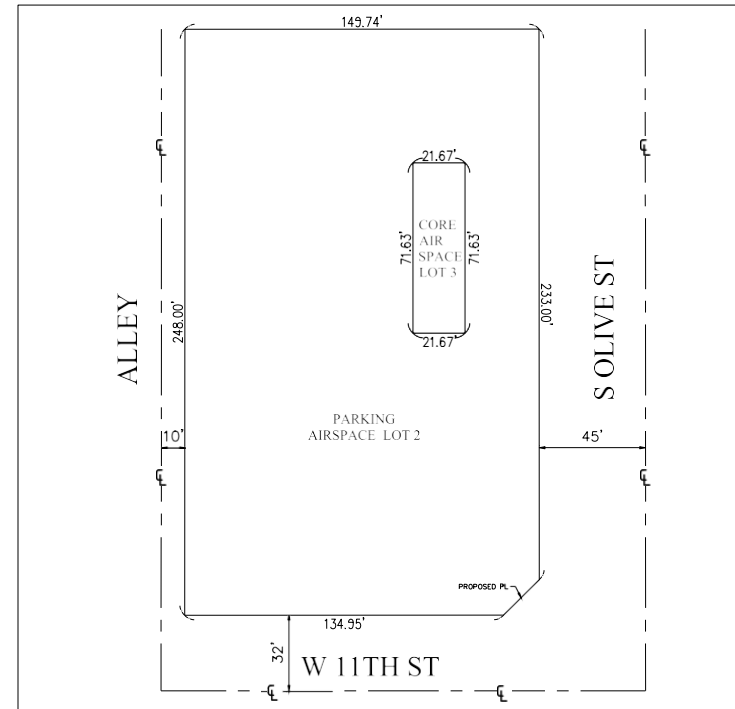
The 8th-10th floor amenity terraces will be planted with more than 8 different species of native trees. The center layer will be densely vegetated with Californian evergreen shrubs, perennials and grasses. Most of the elevated garden will be framed with an evergreen hedge.

REVISED VESTING TENTATIVE AIRSPACE TRACT MAP NO. 74531

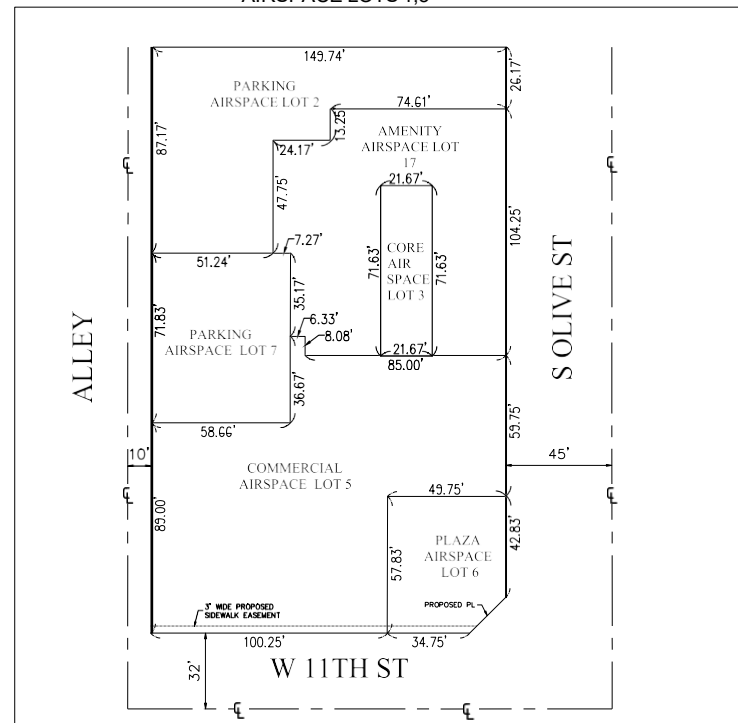
MERGER & RESUBDIVISION FOR 1 MASTER LOT AND 17 AIRSPACE LOTS FOR CONDOMINIUM PURPOSES



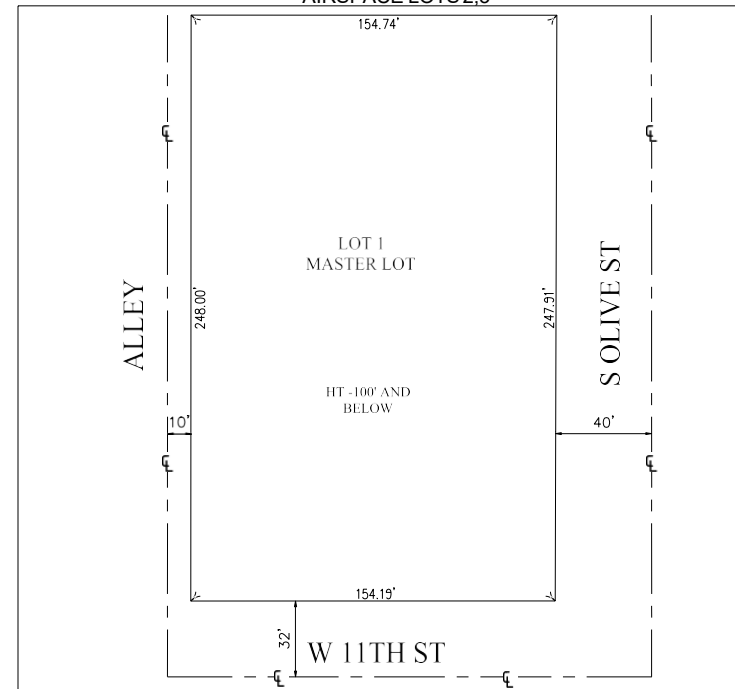
LEVEL B6-B2
AIRSPACE LOTS 1,3



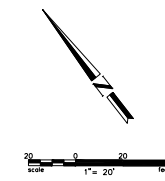
LEVEL B1
AIRSPACE LOTS 2,3



LEVEL L1
AIRSPACE LOTS 2,3,5,6,7,17



MASTER LOT

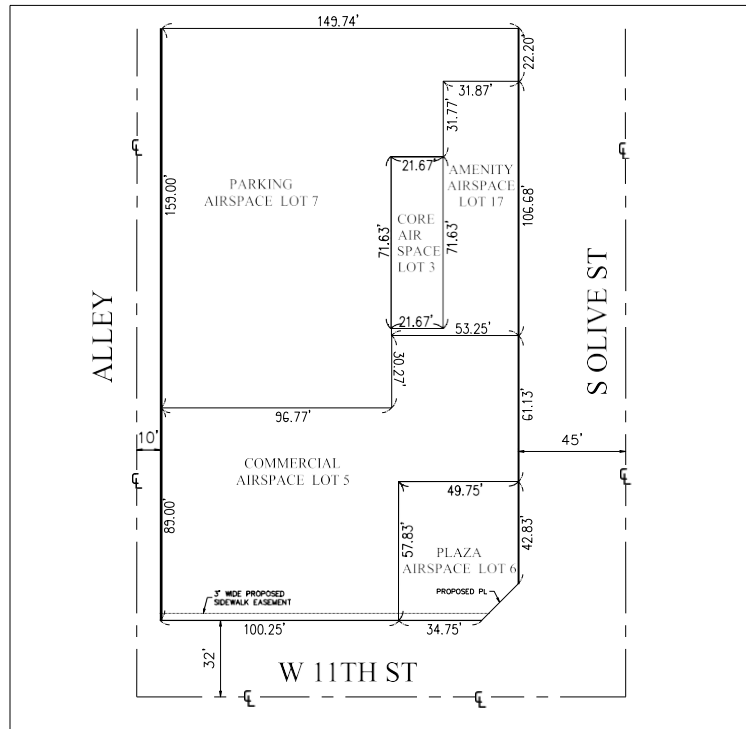


| | | | | | |
|---|---|--|--|---|--|
| <p>DIG ALERT CALL BEFORE YOU DIG A PUBLIC SERVICE BY UNDERGROUND SERVICE UTILITIES</p> | <p>REVISION 11/17 REVISED W/15/20</p> | | <p>DAVID EVANS AND ASSOCIATES INC. 201 S. FORTUNA STREET, SUITE 240 LOS ANGELES, CA 90012 PHONE: 213.337.3848</p> | <p>CITY OF LOS ANGELES 11TH & OLIVE</p> | |
| | <p>NO. _____</p> <p>DESCRIPTION _____</p> <p>DATE _____</p> <p>BY _____</p> | | | <p>DATE _____</p> <p>BY _____</p> | <p>SCALE: 1" = 20'</p> <p>DATE: 01/16/2020</p> <p>DWG NO: 02 of 06</p> |

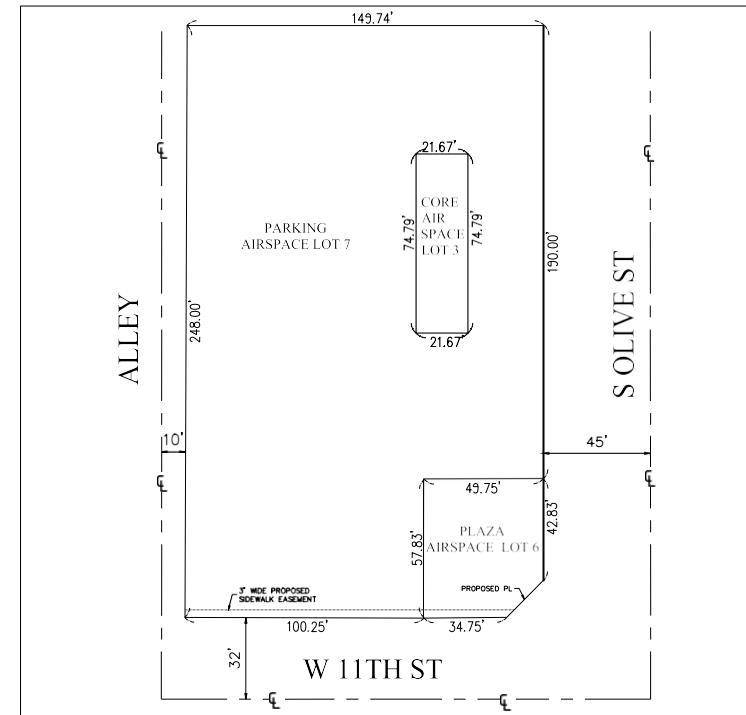


REVISED VESTING TENTATIVE AIRSPACE TRACT MAP NO.74531

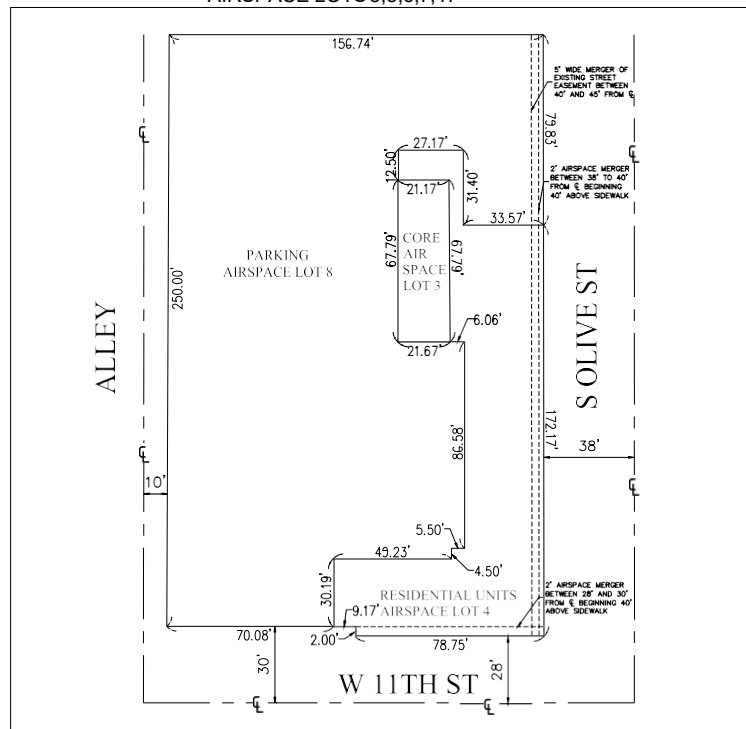
MERGER & RESUBDIVISION FOR 1 MASTER LOT AND 17 AIRSPACE LOTS FOR CONDOMINIUM PURPOSES



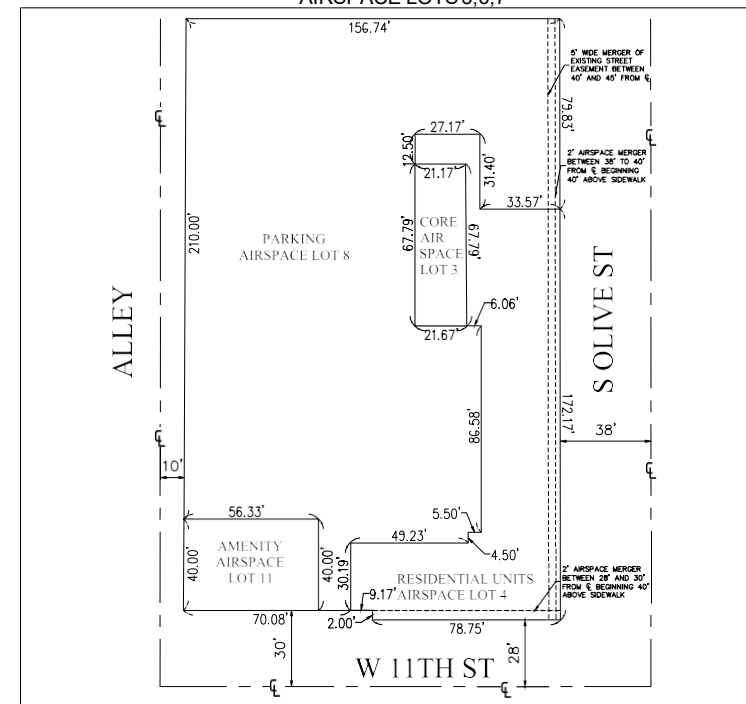
LEVEL MEZZANINE
AIRSPACE LOTS 3,5,6,7,17



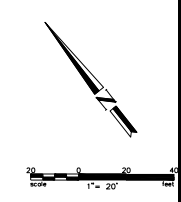
LEVEL L2-L4
AIRSPACE LOTS 3,6,7



LEVEL L5-L7
AIRSPACE LOTS 3,4,8



LEVEL L8-L9
AIRSPACE LOTS 3,4,8,11

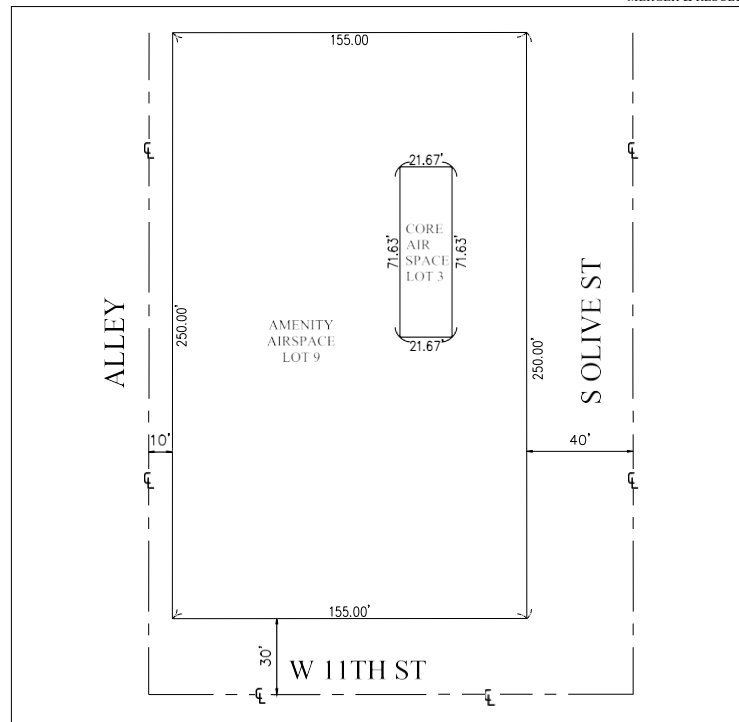


| | | | | | |
|--|---|--|--|---|--|
| <p>DIAL BEFORE YOU DIG A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT</p> | REVISED 01/11/20 REVISED 01/15/20 | | <p>DAVID EVANS AND ASSOCIATES INC. 201 13 CONDOMINIUM STREET, SUITE 101 LOS ANGELES, CA 90072 Phone: 313.337.3948</p> | CITY OF LOS ANGELES 11TH & OLIVE | |
| | NO. _____ DESCRIPTION _____ REVISIONS _____ | | | DATE BY _____ DATE BY _____ DATE BY _____ | DRAWN BY: TM DESIGNED BY: DEB CHECKED BY: AM |

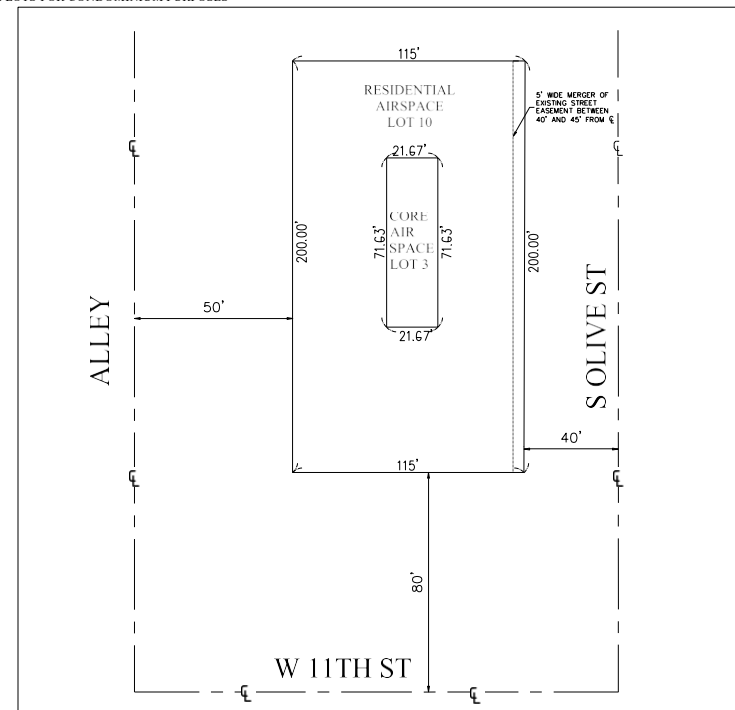


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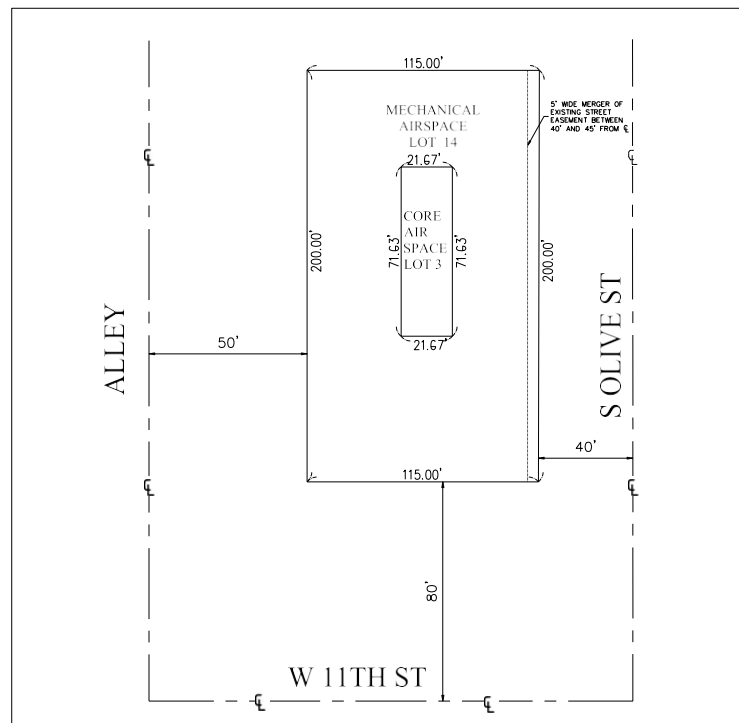
MERGER & RESUBDIVISION FOR 1 MASTER LOT AND 17 AIRSPACE LOTS FOR CONDOMINIUM PURPOSES



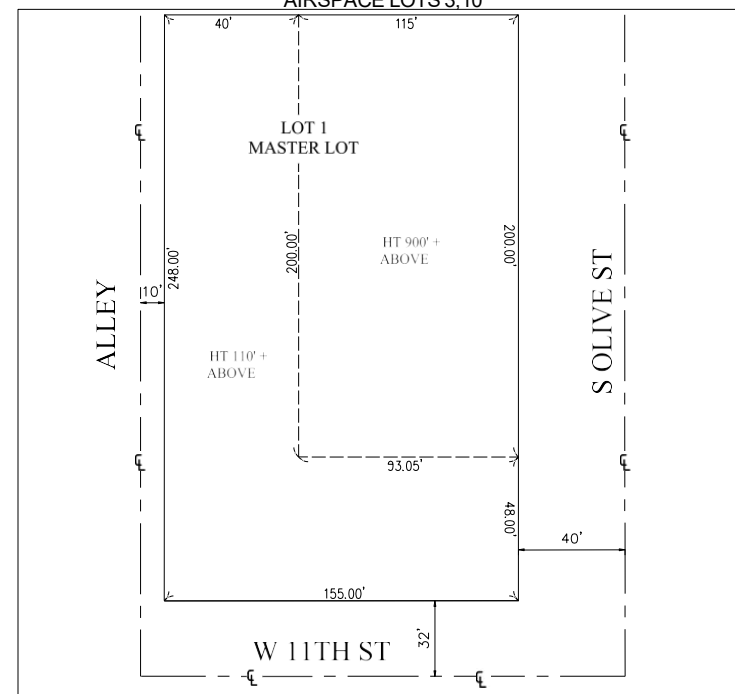
LEVEL L10
AIRSPACE LOTS 3,9



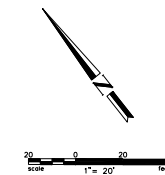
LEVEL L11-L51
AIRSPACE LOTS 3,10



LEVEL L52
AIRSPACE LOTS 3,14



MASTER LOT

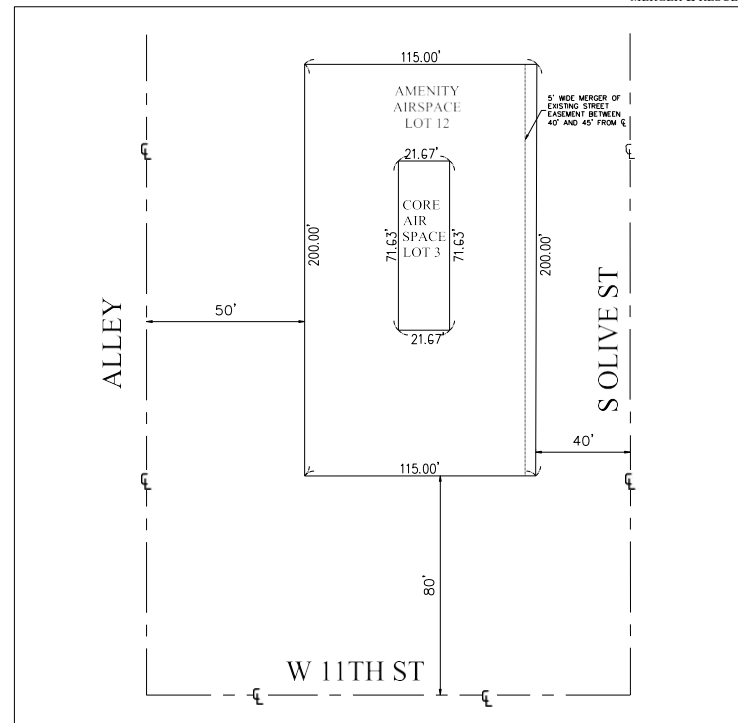


| <p>DIAL BEFORE YOU DIG CALL 800-487-3227 A PUBLIC SERVICE BY CALIFORNIA STATE GOVT</p> | <p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td>1</td> <td>REVISED W/11ST</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>REVISED BY 11/15/20</td> <td></td> <td></td> </tr> </table> | NO. | DESCRIPTION | DATE | BY | 1 | REVISED W/11ST | | | 2 | REVISED BY 11/15/20 | | | <p>CITY OF LOS ANGELES 11TH & OLIVE</p> | <p>SCALE: 1" = 20'</p> <p>DATE: 01/16/2020</p> <p>BY: [Signature]</p> <p>04 of 06</p> |
|--|--|-------------|-------------|------|----|---|----------------|--|--|---|---------------------|--|--|---|---|
| | NO. | DESCRIPTION | DATE | BY | | | | | | | | | | | |
| 1 | REVISED W/11ST | | | | | | | | | | | | | | |
| 2 | REVISED BY 11/15/20 | | | | | | | | | | | | | | |
| <p>DAVID EVANS AND ASSOCIATES INC.</p> <p>2018 FIDUCIARY STREET, SUITE 240 LOS ANGELES, CA 90012 Phone: 213.337.3848</p> | <p>1845 S OLIVE ST. L06 ANGELES, CA 90015</p> | | | | | | | | | | | | | | |

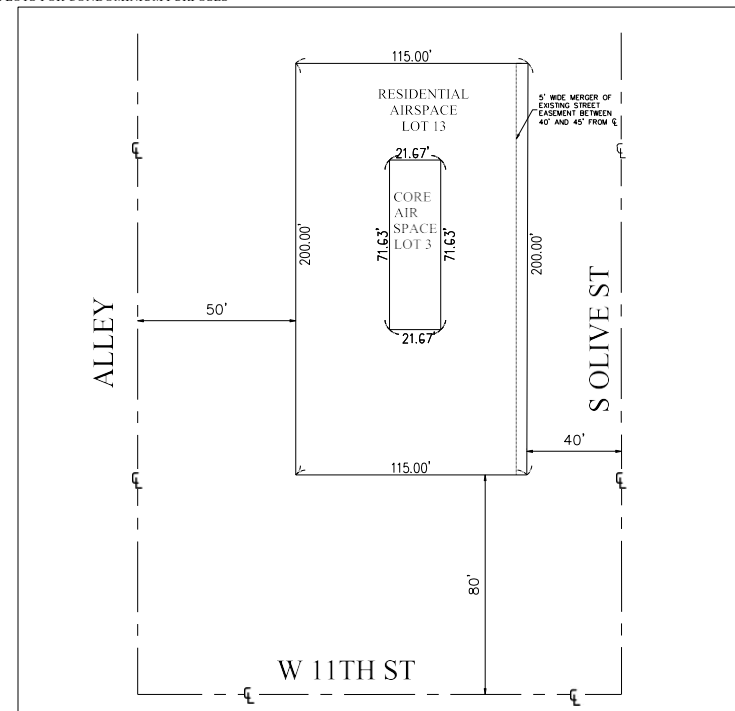


REVISED VESTING TENTATIVE AIRSPACE TRACT MAP NO. 74531

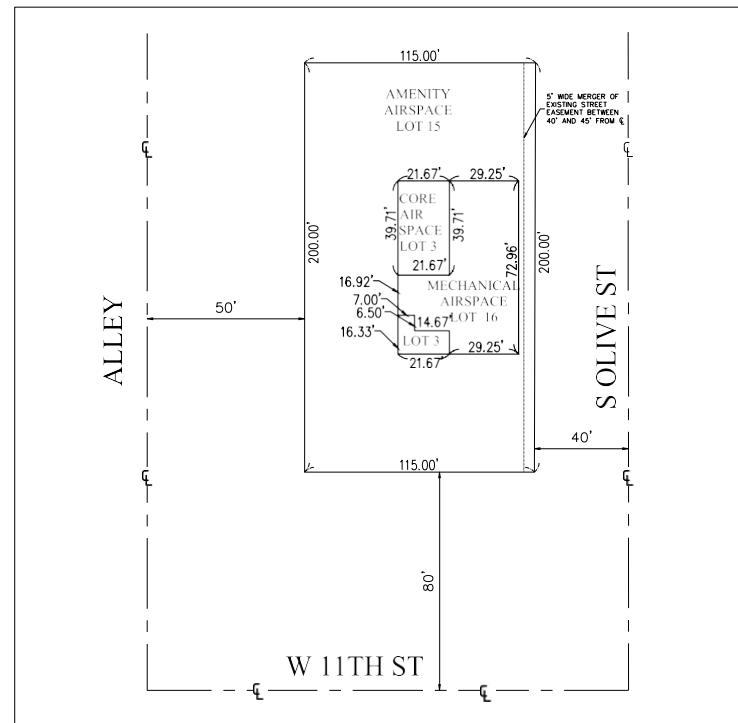
MERGER & RESUBDIVISION FOR 1 MASTER LOT AND 17 AIRSPACE LOTS FOR CONDOMINIUM PURPOSES



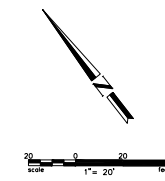
LEVEL L53-55
AIRSPACE LOTS 3, 12



LEVEL L56-L70
AIRSPACE LOTS 3, 13

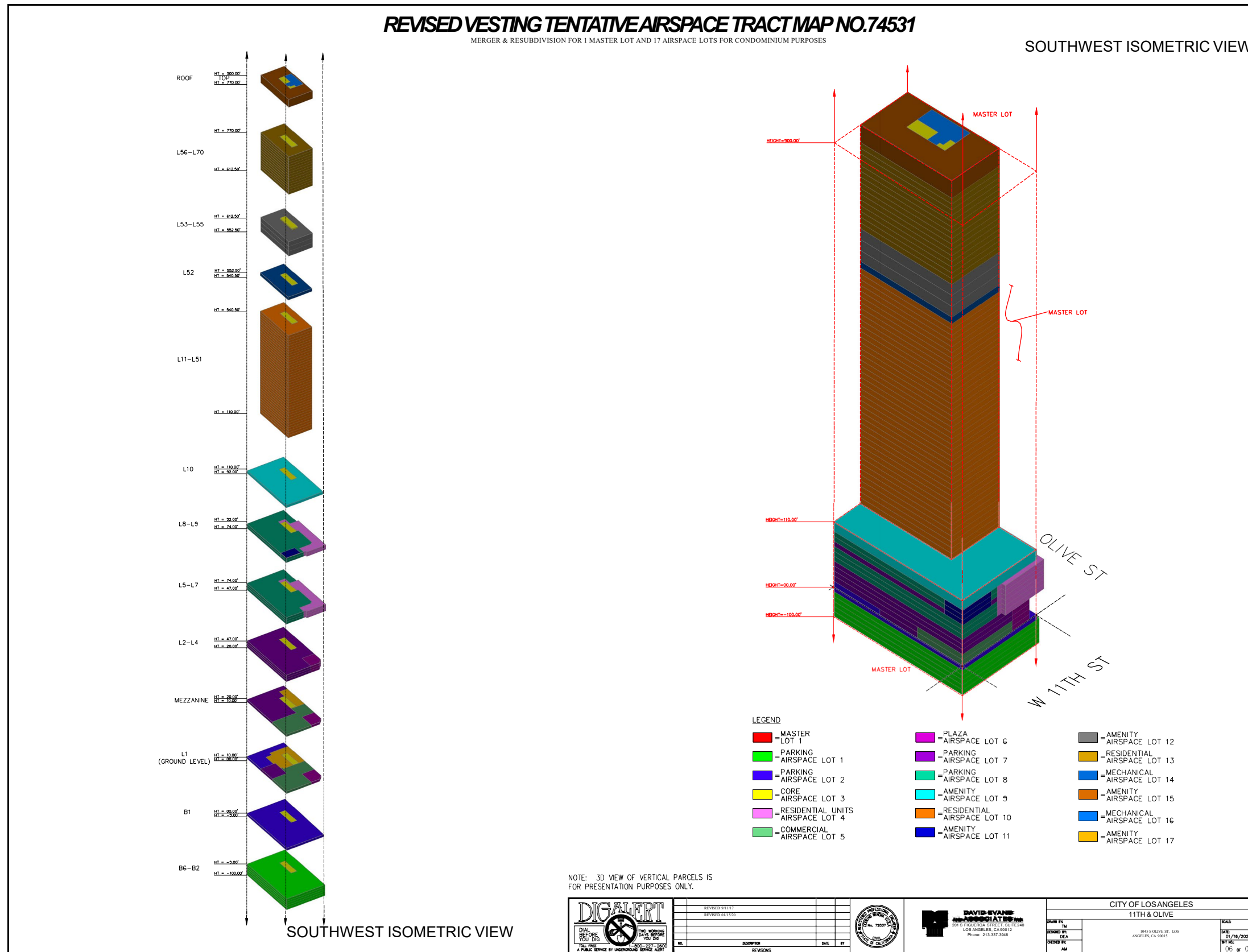


ROOF TOP
AIRSPACE LOTS 3, 15, 16

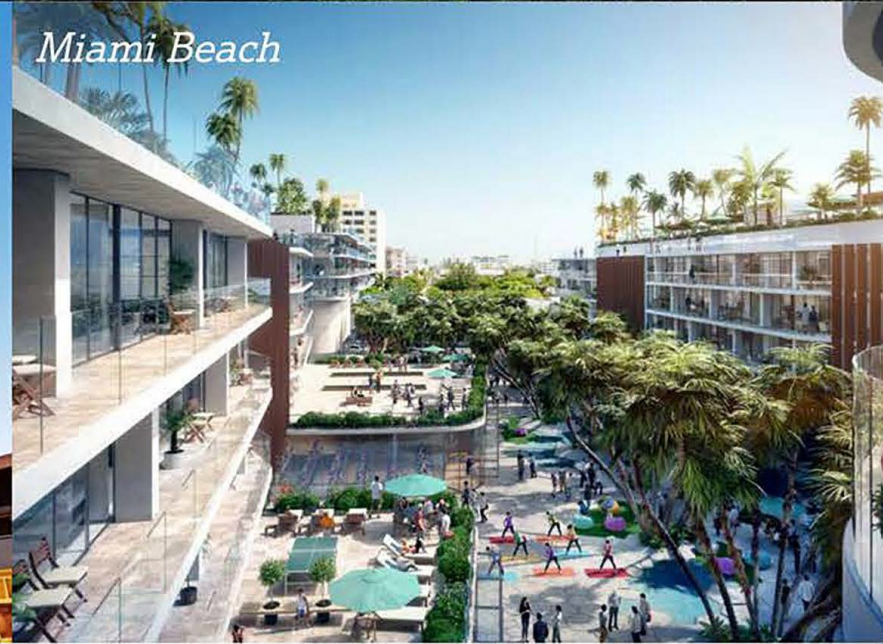
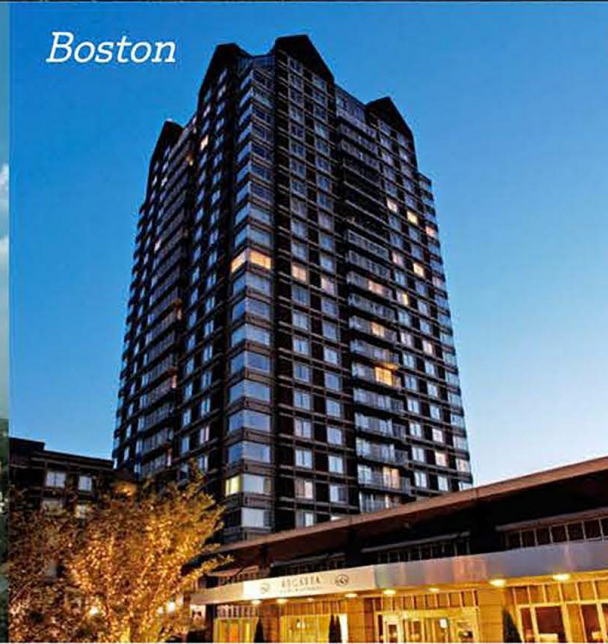


| | | | | | |
|---|--|--|---|--|--|
| <p>DIG ALERT CALL BEFORE YOU DIG A PUBLIC SERVICE BY UNDERGROUND SERVICE UTILITIES</p> | REVISION 01/11/20 REVISION 01/15/20 | | <p>DAVID EVANS AND ASSOCIATES INC. 201 S. FIDELITY STREET, SUITE 240 LOS ANGELES, CA 90012 Phone: 213.337.3848</p> | CITY OF LOS ANGELES 11TH & OLIVE | |
| | DATE BY REVISIONS | | | DRAWN BY: TM CHECKED BY: SCA DESIGNED BY: AM | SCALE: 1" = 20' DATE: 01/16/2020 SHEET NO.: 05 of 06 |





NATIONAL PROJECTS IN AMERICA'S MAJOR CITIES

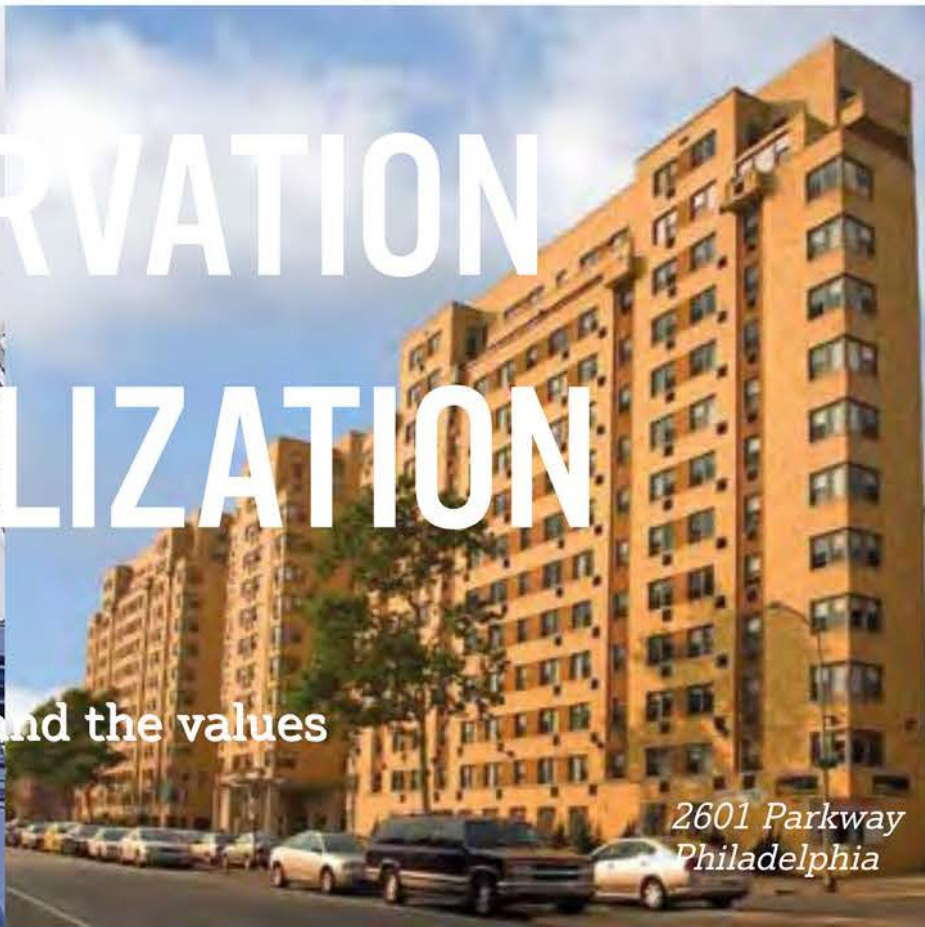


HISTORIC PRESERVATION & URBAN REVITALIZATION

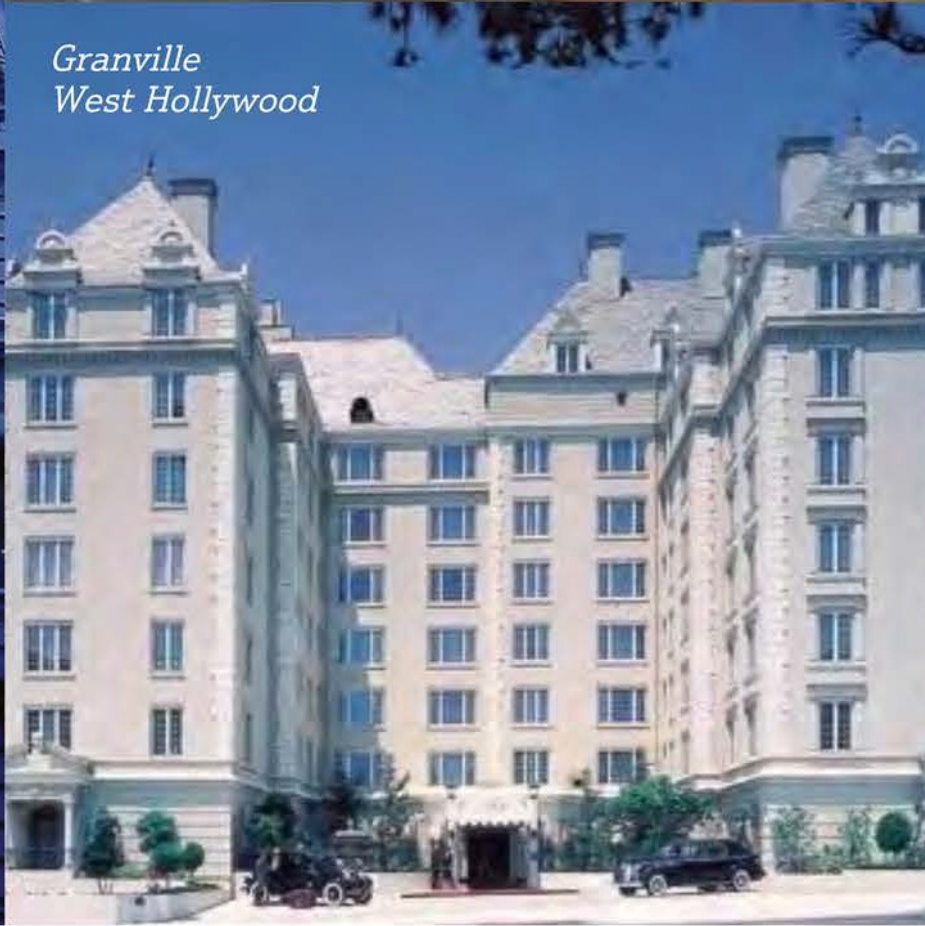
We understand the art of preserving buildings and the values they embody.



*The Exchange
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*Granville
West Hollywood*



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Chicago*



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Miami Beach*

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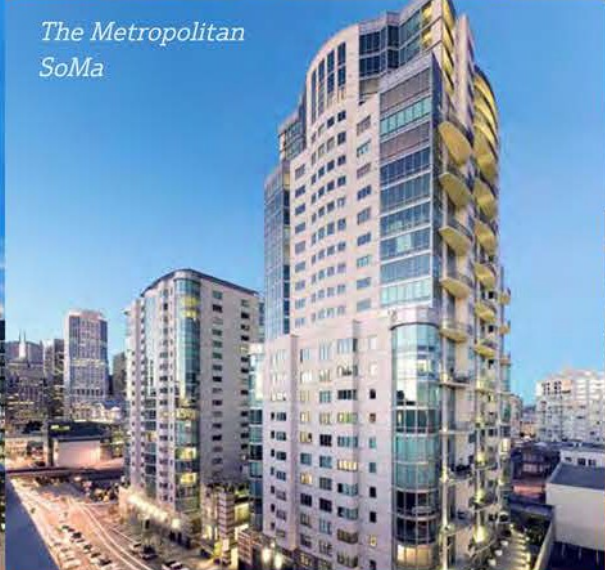
*CityFront Terrace
Gaslamp District*



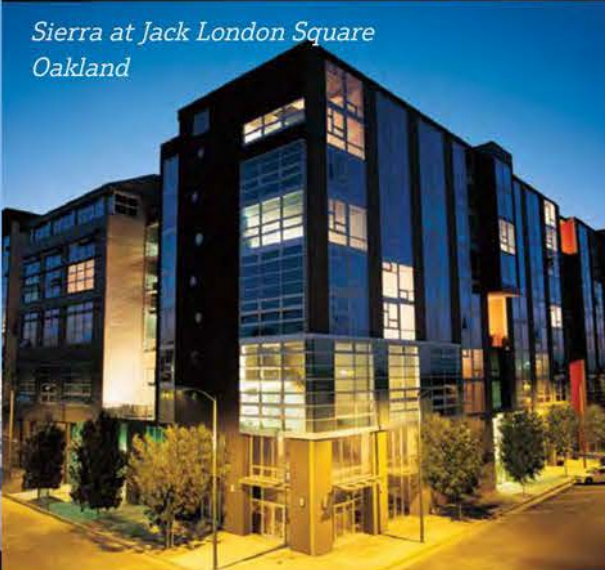
*The Remington
Wilshire Corridor L.A.*



*Jasper
San Francisco*



*The Metropolitan
SoMa*



*Sierra at Jack London Square
Oakland*



*NEMA
San Francisco*

