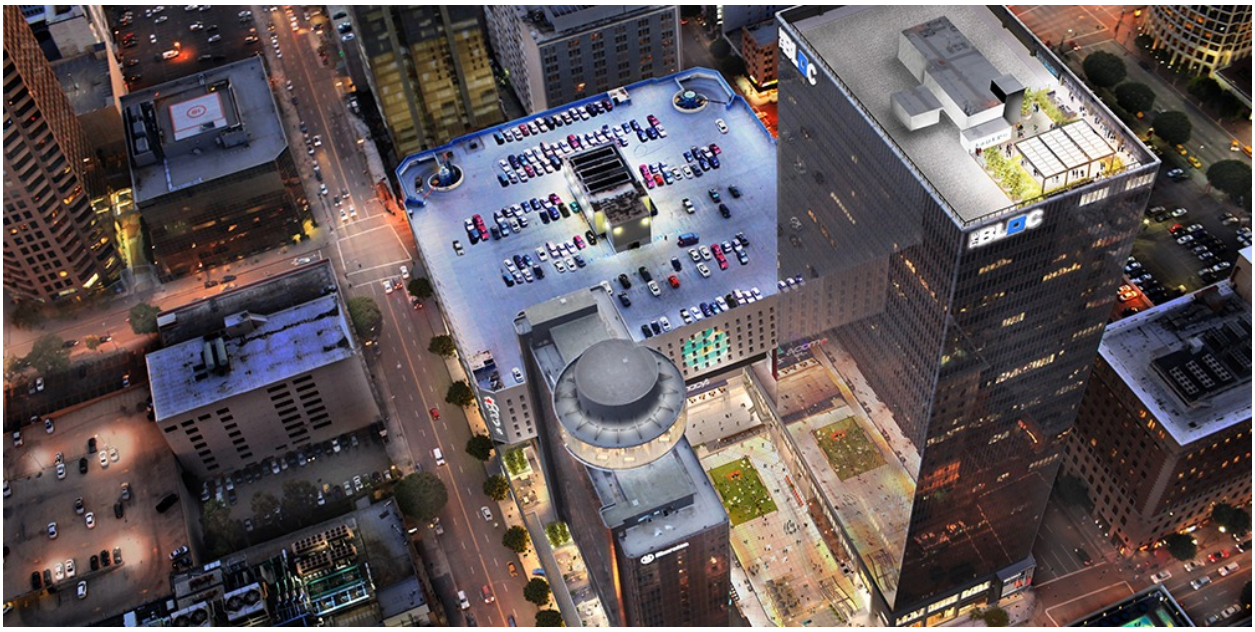
Appendix C

Historical Report

The Bloc Residential Tower & Sign SUD Project
Los Angeles, California



Historical Resource Technical Report

Prepared by:
Teresa Grimes | Historic Preservation
February 2024

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EXECUTIVE SUMMARY

The purpose of this report is to analyze whether or not a proposed project (Project) would impact historical resources defined by the California Environmental Quality Act (CEQA). The Project Site includes the city block bounded by 7th Street on the north, 8th Street on the south, Flower Street on the west, and Hope Street on the east. It is currently occupied by an existing development commonly known as The Bloc. Completed in 1973 and originally called Broadway Plaza, the Project Site currently consists of a hotel, an office building, and a podium structure with retail and parking uses (including subterranean and rooftop parking), and a two-level shopping mall. While the Project Site includes several components, these components are described herein as a single building, and the use of the terms "building" and "property" refer to all of the components on the Project Site.

The Project proposes the expansion and modification (including the seismic retrofit) of the existing non-ductile concrete podium, the addition of a residential tower within and above the expanded podium, and the implementation of a Sign Supplemental Use District (SUD). The proposed Project would enclose the rooftop parking level of the podium, would add two new enclosed parking levels to the podium (increasing the podium to 12 stories), and would construct a new 53-story tower within the podium, extending 41-stories above the 12-story podium. The two existing subterranean levels below the podium would be retained.

Teresa Grimes | Historic Preservation was retained to identify historical resources on and in the vicinity of the Project Site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as warranted. As the Project would involve new construction, a study area (Study Area) was established to account for potential impacts on historical resources identified in the vicinity. The Study Area includes a 1,000-foot radius from the center of the Project Site. There are 20 listed and previously surveyed historical resources in the Study Area.

The existing building on the Project Site is not currently listed under national, state, or local landmark or historic district programs. It has not been identified in any previous historic resource surveys. A records search prepared by the South Central Coastal Information Center revealed no prior evaluations of the property. Given the fact that the building is over 45 years of age, it was necessary to evaluate it as a potential historical resource under CEQA. After careful inspection, investigation, and evaluation, it was concluded that the property is ineligible for listing in the National Register of Historic Places, California Register of Historical Resources, as well as ineligible for designation as a Los Angeles Historic-Cultural Monument for lack of historical significance and architectural distinction. Thus, the property is not a historical resource as defined by CEQA.

The threshold for determining significant impacts on historical resources in the State CEQA Guidelines is whether the proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate vicinity such that the resource is materially impaired. As the existing building on the Project Site

does not meet the definition of a historical resource according to CEQA, the Project would have no direct impacts on historical resources.

The potential for indirect impacts from the Project were also analyzed. It was concluded that the Project would have no impacts on the identified historical resources in the Study Area. The Project would introduce new visual elements in the form of an expanded podium, new residential tower and signage to the setting of these historical resources; however, it would not result in a substantial adverse change to their integrity. The historical resources would not be materially impaired by the Project because they would remain eligible for listing as historical resources defined by CEQA.

Furthermore, there would be no cumulative impacts as a result of the Project and related projects, when taken as a whole, that would diminish the number of historical resources within a historic district or within the same or similar context or property type.

1. INTRODUCTION

1.1 Purpose

The purpose of this report is to analyze whether or not a proposed project (Project) in the Central City Community Plan Area (CPA) would impact historical resources as defined by the California Environmental Quality Act (CEQA). The Project Site is located in Downtown Los Angeles and includes the city block bounded by 7th Street on the north, 8th Street on the south, Flower Street on the west, and Hope Street on the east (see **Figure 1**). It is occupied by an existing development commonly known as The Bloc (Project Site or the property), which is comprised of a hotel, an office building, and a podium structure with retail and parking uses (including subterranean and rooftop parking), and a two-level shopping mall. The Project proposes the expansion and modification (including the seismic retrofit) of the existing non-ductile concrete podium, the addition of a residential tower within and above the expanded podium, and the implementation of a Sign District on the Project Site. A full Project description can be found in **Section 6.2**.

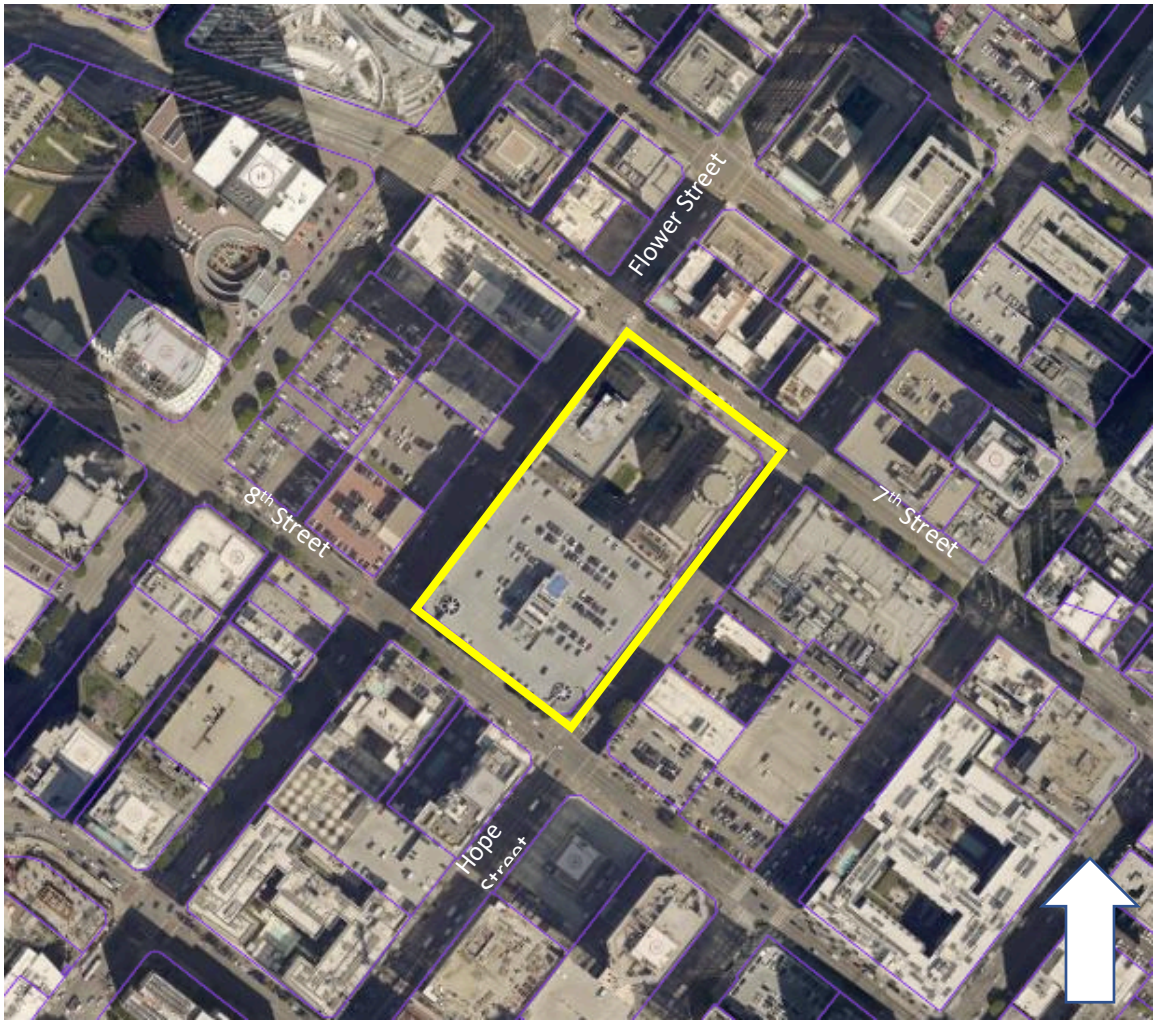


Figure 1: Project Site outlined in yellow

1.2 Qualifications of Preparer

Teresa Grimes | Historic Preservation (TGHP) was retained to identify historical resources on and in the vicinity of the Project Site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as warranted, for compliance with CEQA. She fulfills the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is included in **Appendix A**.

1.3 Study Area

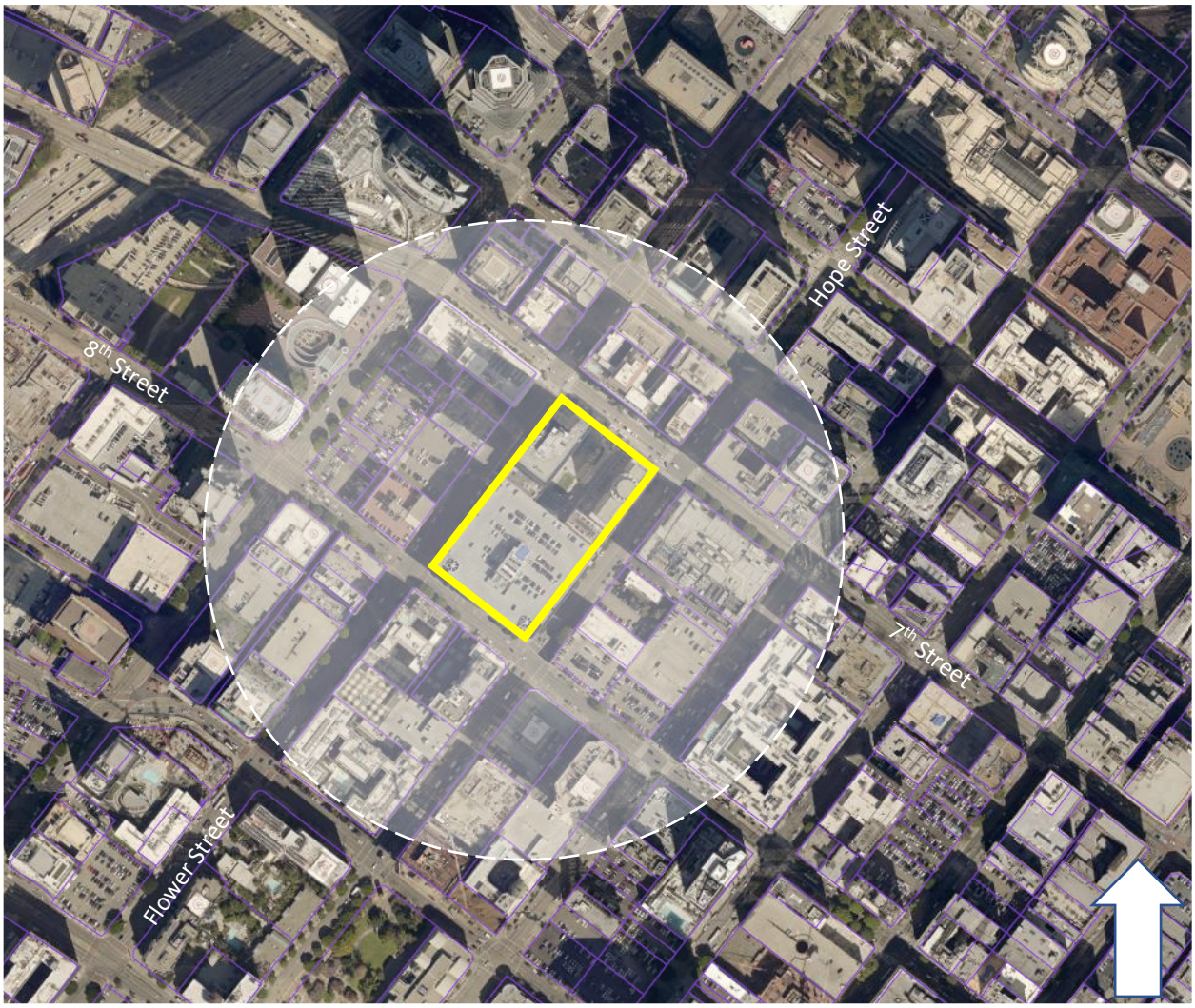


Figure 2: Project Site outlined in yellow; Study Area dashed and shaded in white

A field inspection of the Project Site and vicinity was conducted to determine the scope of the study. In determining the study area (Study Area) three factors were considered: the existing setting of the Project; the scale and nature of the Project; and the impacts the Project could have on historical resources, if such resources exist. As the Project involves new construction, a

Study Area was identified as a 1,000-foot radius from the center of the Project Site (see **Figure 2**). This Study Area was established to account for potential impacts on historical resources in the vicinity. Properties beyond this Study Area were not included because the Project would have no potential to directly or indirectly impact the buildings on these distant properties or their surrounding setting. The buildings and streets immediately surrounding the Project Site create a geographic and visual separation between the properties beyond the Study Area and the Project Site. The Project Site therefore cannot be reasonably considered part of the environmental setting of historical resources beyond the Study Area due to this intervening space and improvements.

1.4 Previous Designations and Evaluations

Although archaeological sites may be considered historical resources for CEQA purposes if they are listed or eligible for listing in the California Register of Historical Resources, this report is limited to historical resources that are part of the built environment. The following sources were consulted to determine if the Project Site or Study Area includes properties currently listed under federal, state, or local landmark or historic district programs or previously evaluated as potential historical resources:

1. A records search was requested from the South Central Coastal Information Center (SCCIC) to determine whether or not the Project Site contains any properties that are currently listed under federal, state, or local landmark or historic district programs and whether or not it has been previously identified or evaluated as a potential historical resource. This involved a review of the California Historic Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resource surveys and other planning activities. Per the records search results prepared by SCCIC, there are no previously recorded properties on the Project Site included in the CHRIS.

2. The Built Environment Resources Directory (BERD) is maintained by the State Office of Historic Preservation. The BERD was consulted to determine if any properties on the Project Site or within the Study Area are listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resource surveys and other planning activities. This research revealed four properties listed in the National Register of Historic Places, four properties listed California Register of Historical Resources, and four properties evaluated as appearing eligible for federal, state, and/or local landmark designation. A description of the designated and previously surveyed historical resources within the Study Area can be found in **Section 3.2.**

3. The Los Angeles Historic Resources Inventory website, HistoricPlacesLA.org, was reviewed to determine if any properties on the Project Site or within the Study Area are designated Los Angeles Historic-Cultural Monuments (HCM) or within a designated Historic Preservation Overlay Zone (HPOZ). This research revealed that there are no HCMs or HPOZs located on the Project Site and no HPOZs within the Study Area; however, there are seven HCMs within the Study Area. A description of the locally designated historical resources within the Study Area can be found in **Section 3.2.**

4. The findings of SurveyLA, the citywide historic resource survey of Los Angeles, were reviewed to determine if any properties on the Project Site or within Study Area were identified as potential historical resources. The Project Site was not identified as a potential historical resource by SurveyLA; however, ten properties within the Study Area were identified. Nine individual properties were evaluated as appearing eligible for federal, state, and/or local landmark designation. One historic district, the 7th Street Commercial Historic District, was evaluated as appearing eligible for federal, state, and local historic district designation. Within the Study Area seven properties were evaluated as contributing to the potential historic district. Of the seven properties, one is listed in the National Register of Historic Places and four are listed in the California Register of Historical Resources. A description of the previously surveyed historical resources within the Study Area can be found in **Section 3.2.**

1.5 Methodology

Based upon the **Section 1.4**, it was determined that the existing building on the Project Site should be evaluated individually as a potential historical resource under federal, state, and local criteria according to National Park Service, State Office of Historic Preservation, and Los Angeles Office of Historic Resources standards (see **Section 5** and **Appendix B**). Notwithstanding the fact that it was evaluated by SurveyLA as non-contributing to the 7th Street Commercial Historic District, the building was completed in 1973 and is over 45 years of age. In preparing this report, the following tasks were performed:

1. Conducted an intensive field inspection of the property comprising the Project Site, during which the general condition and physical integrity of the building was assessed. Digital photographs of the exterior of the building were taken during the field inspection.

2. Conducted research into the history of the property comprising the Project Site. Sources included building permit records, city directories, historic aerial photographs, prior survey data, newspaper archives, and Sanborn Fire Insurance maps.

3. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the *Los Angeles Citywide Historic Context Statement* (*LACHCS*) to identify the appropriate CTPs under which to evaluate the property comprising the Project Site.

4. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the property comprising the Project Site as a potential historical resource.

5. Reviewed and analyzed the entitlement submittal (see **Appendix C** for Conceptual Plan for Architect, Landscape Architecture, and Sign District) to determine if the Project would have an impact on the identified historical resources as defined by CEQA.

2. REGULATORY FRAMEWORK

CEQA defines a historical resource as a property listed in the California Register of Historical Resources (California Register) or determined to be eligible for listing in the California Register by the State Historical Resource Commission. The California Register automatically includes properties listed and formally determined to be eligible for listing in the National Register of Historic Places (National Register) as well as some California State Landmarks and Points of Historical Interest. A property designated under a local preservation ordinance or identified as eligible in a historic resource survey is presumed to be a historical resource unless a preponderance of evidence demonstrates that the property is not architecturally, historically, or culturally significant.[1] The lead agency has the discretion to treat a property as a historical resource if it meets statutory requirements and substantial evidence supports the conclusion. Thus, there are three categories of historical resources:

- *Mandatory historical resources* are properties listed or determined to be eligible for listing in the California Register by the State Historical Resource Commission.[2]

- *Presumptive historical resources* are properties included in a local register of historical resources as defined by subdivision (k) of Section 5020.1 of the Public Resources.[3] Presumptive historical Resources may also include properties deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 of the Public Resources Code, unless a preponderance of the evidence demonstrates that the resource is not significant. Subdivision (g) pertains to the requirements of nomination historic resource surveys for listing in the California Register.[4]

- *Discretionary historical resources* are properties determined to be eligible for listing in the California Register by the lead agency. The determination must be supported by substantial evidence in light of the whole record.[5]

[1] Public Resources Code § 5024.1 and Title 14 California Code of Regulations § 4850 & § 15064.5 (a) (2).

[2] Title 14 California Code of Regulations § 15064.5 (a) (1).

[3] A local register of historical resources is defined as a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

[4] A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

1. The survey has been or will be included in the State Historic Resources Inventory.
2. The survey and the survey documentation were prepared in accordance with office procedures and requirements.
3. The properties were evaluated and determined by the office (SHOP) to have a significance rating of Category 1 to 5 on DPR Form 523.
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the integrity of the resource.

[5] Title 14 California Code of Regulations § 15064.5 (a) (3) (4).

The National Register, California Register, and Los Angeles designation programs are discussed below.

2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."[6]

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:[7]

A. Associated with events that have made a significant contribution to the broad patterns of our history; or

B. Associated with the lives of persons significant in our past; or

C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Have yielded, or may be likely to yield, information important in prehistory or history.

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns or trends in history by which a specific...property or site is understood and its meaning...is made clear."[8] A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

[6] Title 36 Code of Federal Regulations Part 60.2.
[7] Title 36 Code of Federal Regulations Part 60.4.
[8] Patrick Andrus and Rebecca Shrimpton, *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: U.S. Department of the Interior, 1997), 7.

Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."[9] Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."[10]

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.[11] A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;

- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;

- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and

- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.[12]

[9] *National Register Bulletin #15*, 44.
[10] Ibid.
[11] Title 36 Code of Federal Regulations Part 60.3 (d).
[12] *National Register Bulletin #21: Defining Boundaries for National Register Properties* (Washington D.C.: U.S. Department of the Interior, 1995), 12.

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or

- It independently meets the criterion for listing in the National Register.[13]

Criteria Consideration G

Certain types of properties are not usually eligible for listing in the National Register. These properties include buildings and sites that have achieved significance within the past 50 years. Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. In addition to being significant under one of the four criteria listed above, these properties must meet a special requirement called a criteria consideration in order to be eligible for listing in the National Register. There are seven criteria considerations. Criteria Consideration G states "a property achieving significance within the last 50 years is eligible if it is of exceptional importance."[14] This criteria consideration guards against the listing of properties of fleeting contemporary interest.

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.[15]

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;

- State Historical Landmarks from No. 770 onward; and

[13] *National Register Bulletin #16: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of the Interior, 1997), 16.
[14] Ibid., 41.
[15] Public Resources Code § 5024.1 (a).

- Those California Points of Historical Interest that have been evaluated by the SOHP and have been recommended to the State Historical Resources Commission for inclusion on the California Register.[16]

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but these criteria are identified as numbers 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

2. Is associated with the lives of persons important in our past.

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

4. Has yielded, or may be likely to yield, information important in prehistory or history.[17]

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. It is possible that properties may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. An altered property may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data. [18]

SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP for recording historical resources provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

[16] Public Resources Code § 5024.1 (d).
[17] Public Resources Code § 5024.1 (c).
[18] Title 14 California Code of Regulations § 4852 (c).

1. Listed in the National Register or the California Register.

2. Determined eligible for listing in the National Register or the California Register.

3. Appears eligible for listing in the National Register or the California Register through survey evaluation.

4. Appears eligible for listing in the National Register or the California Register through other evaluation.

5. Recognized as historically significant by local government.

6. Not eligible for listing or designation as specified.

7. Not evaluated or needs re-evaluation.

The specific Status Codes referred to in this report are as follows:

1S Individual property listed in the National Register by the Keeper and listed in the California Register.

2S2 Individual property determined eligible for the National Register by a consensus through the Section 106 process and listed in the California Register.

2S4 Individual property determined eligible for the National Register pursuant to Section 106 without SHPO review and listed in the California Register.

3S Appears eligible for the National Register as an individual property through survey evaluation.

3CS Appears eligible for the California Register as an individual property through survey evaluation.

3D Appears eligible for the National Register as a contributor to a National Register eligible district through a survey evaluation.

3CD Appears eligible for the California Register as a contributor to a California Register eligible district through a survey evaluation.

5S1 Individual property that is listed or designated locally.

5S2 Individual property that is eligible for local listing or designation.

5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through a survey evaluation.

6Z Found ineligible for the National Register, California Register, or local designation through a survey evaluation.

7R Identified in a reconnaissance level survey, not evaluated.

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and amended it in 2018 (Sections 22.171 et seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture and architecture. A monument is any site, building, or structure of particular historic or cultural significance to the City of Los Angeles and may be designated if it meets at least one of the following criteria:

- The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community; or

- The proposed HCM is associated with the lives of historic personages important to national, state, city, or local history;

- The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master, designer, builder, or architect whose individual genius influenced his or her age.[19]

Unlike the National and California Registers, the Ordinance makes no mention of concepts such as physical integrity or period of significance. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs.

2.4 Los Angeles Historic Preservation Overlay Zone Ordinance

The Los Angeles City Council adopted the ordinance enabling the creation of Historic Preservation Overlay Zones (HPOZs) in 1979; Angelino Heights became Los Angeles' first HPOZ in 1983. A HPOZ is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

[19] Los Angeles Administrative Code § 22.171.7.

According to Section 12.20.3 of the City of Los Angeles Municipal Code, the criteria for the designation of a HPOZ are:

1. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or

2. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or

3. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of a historic place or area of historic interest in the City.[20]

2.5 Los Angeles General Plan Conservation Element

The City of Los Angeles General Plan includes a Conservation Element. Section 5 of the Conservation Element recognizes the City's responsibility for identifying and protecting its cultural and historical heritage. The Conservation Element establishes a policy to continue to protect historical and cultural sites and/or resources potentially affected by proposed land development, demolition, or property modification activities, with the related objective to protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes.[21]

[20] Ordinance No. 184903, accessed October 1, 2020, https://preservation.lacity.org/sites/default/files/Citywide%20HPOZ%20Ordinance_current_1.pdf.
[21] City of Los Angeles General Plan, September 2001, Conservation Element, II-6 - II-9.

3. ENVIRONMENTAL SETTING

3.1 Brief History of the Area[22]

The Central City CPA is characterized by an extraordinarily diverse built environment and is somewhat informally divided into several smaller neighborhoods, each of which has a unique identity and physical character. While the specific names and boundaries of neighborhoods are subject to interpretation and can vary widely across sources, the Central City Community Plan (2003) identifies nine neighborhoods within the CPA: Bunker Hill, Central City East, Civic Center, Convention Center, Fashion District, Financial District, Historic Core, Little Tokyo, and South Park.

The Project Site is located in the Financial District, which is located to the south of Bunker Hill and to the west of the Historic Core. This urban landscape is dominated by contemporary office towers that are occupied by banks, financial institutions, law firms, and corporate interests. Many of Los Angeles' tallest buildings are concentrated in the Financial District or nearby in Bunker Hill. When it was completed in 1973, the United California Bank Building, now called the Aon Center, was the tallest building in Los Angeles and remained so until 1989.[23] While the Financial District consists largely of buildings that were constructed after World War II, the area also includes several earlier commercial buildings, especially near its eastern edge and along 7th Street. During the early twentieth century, 7th Street began to compete with Broadway as a shopping district.

In the late nineteenth and early twentieth centuries, Los Angeles witnessed a tremendous increase in retail outlets that were the source of fashionable goods for the growing population. By 1901, Downtown Los Angeles boasted four department and dry goods stores, all located between the 200 and 400 blocks of Broadway. These were The Broadway Department Store, Ville de Paris, Boston Dry Goods Company, and Coulter's Dry Goods Company. As sales grew at these stores, so did their buildings and locations. The Broadway shopping district shifted south in 1906, when Hamburger's Department Store opened in a major new building at Broadway and 8th Street. In 1915, the J.W. Robinson Company (formerly called the Boston Dry Goods Company) constructed a building at 7th Street and Grand Avenue, which firmly established 7th Street as a new shopping district. Foreman & Clark, Coulter's, and Ville de Paris soon followed suit by moving from Broadway to 7th Street in the 1920s. These five stores anchored the 7th Street shopping district through the 1960s when Downtown began to fade as the major commercial retail center of Los Angeles.

[22] Adapted from Architectural Resources Group, "Historic Resource Survey Report: Central City Community Plan Area," *SurveyLA Los Angeles Historic Resource Survey* (City of Los Angeles Office of Historic Resources, May 2016), 3-5.

[23] The Aon Center is 858 feet tall. Completed in 1989, Library Tower, now called U.S. Bank Tower, is 1,018 feet tall. Wilshire Grand Center, completed in 2017, is now the tallest building in Los Angeles at 1,100 feet.

3.2 Historical Resources in the Study Area

There are 20 historical resources in the Study Area including 19 individual properties (see **Figure 3**) and one historic district (see **Figure 4**). For the purposes of this report, historical resources include those listed as well as those previously evaluated as eligible for listing under federal, state, and local landmark and historic district programs. In order to provide a conservative analysis of the Project's potential impacts, this report does not refute any recent survey findings regarding the eligibility of these properties. The properties were not researched or reevaluated on an intensive level to independently determine their eligibility as potential historical resources. See **Section 2.2** for the definitions of the Status Codes associated with each historical resource.

TABLE 1: HISTORICAL RESOURCES IN STUDY AREA

Map Ref. No.	Address	Historic Name	Year Built	LAHCM No.	BERD	SurveyLA
1	644 S. Figueroa Street	Engine Company No. 28	1912	No. 348	1S	designated resources were not re-surveyed
2	757 S. Flower Street	General Petroleum Corporation Parking Garage	1948	N/A	7R	3S; 3CS; 5S3
3	801 S. Flower Street	Sawyer Building	1931	N/A	N/A	3CS; 5S3
4	813 S. Flower Street	Milner Hotel	1923	N/A	N/A	3CS; 5S3
5	800-26 S. Flower Street	Southern California Gas Company Complex	1925-1942	No. 789	1S	designated resources were not re-surveyed
6	SE Corner 8th and Hope Streets	Air Raid Siren	1940	N/A	N/A	3S; 3CS; 5S3
7	746 S. Hope Street	Auto Center Garage	1925	N/A	5S2	3S; 3CS; 5S3
8	730 S. Hope Street	Third Church of Christ Scientist Reading Room	1937	N/A	3S	3S; 3CS; 5S3
9	600 W. Wilshire Boulevard	Wilshire Grand Building	1980	N/A	N/A	3CS; 5S3
10	707 W. Wilshire Boulevard	United California Bank Building	1973	N/A	N/A	3CS; 5S3
11	612 S. Flower Street	General Petroleum Building	1949	No. 766	1S	designated resources were not re-surveyed

TABLE 1: HISTORICAL RESOURCES IN STUDY AREA						
Map Ref. No.	**Address**	**Historic Name**	**Year Built**	**LAHCM No.**	**BERD**	**SurveyLA**
12	800 W. Wilshire Boulevard	800 Wilshire Building	1971	N/A	N/A	3CS; 5S3
13	Figueroa Street to Main Street	7th Street Commercial Historic District	1906-1928	N/A	N/A	3S; 3CS; 5S3
14	800-98 W. 7th Street/	Barker Brothers Building	1925	No. 356	2S2	3D; 3CD; 5D3; 5S1
15	807-15 W. 7th Street	Fine Arts Building	1926	No. 125	2S2	3D; 3CD; 5D3; 5S1
16	727 W. 7th Street	Roosevelt Building	1925	No. 355	1S	3D; 3CD; 5D3; 5S1
17	600-32 W. 7th Street	J.W. Robinson's Department Store	1915	No. 357	2S2	3D; 3CD; 5D3; 5S1
18	617 W. 7th Street	Union Oil Building	1923	N/A	3S	3D; 3CD; 5D3
19	529 W. 7th Street	Quinby Building	1926	N/A	3S	3S; 3CS; 5S3; 3D; 3CD; 5D3
20	520-30 W. 7th Street	Brockman Building	1917	N/A	2S4	3D; 3CD; 5D3

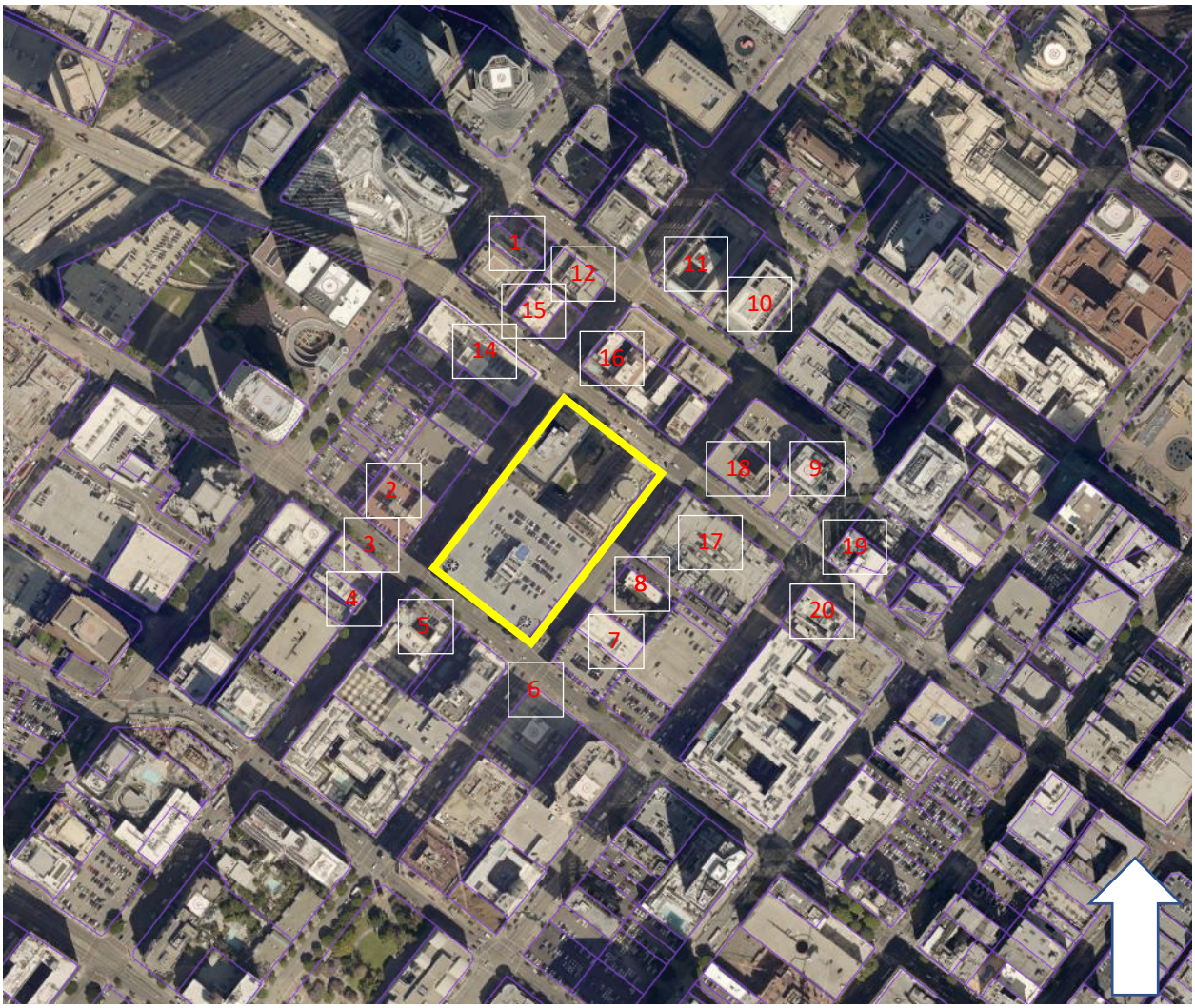


Figure 3: Individual Historical Resources in Study Area, Project Site outlined in yellow
See Figure 4 for Map No. 13, the 7th Street Commercial Historic District



1. Engine Company No. 28, 644 S. Figueroa Street

Engine Company No. 28 is located northwest of the Project Site. Constructed in 1912, the three-story building served as an operating fire station until 1967. In the late 1980s, it was rehabilitated and adaptively reused as a restaurant. The building is individually listed in the National and California Registers and designated LAHCM No. 348.



2. General Petroleum Corporation Parking Garage, 757 S. Flower Street

The General Petroleum Corporation Parking Garage is located west of the Project Site on the opposite side of Flower Street. The six-level parking structure was constructed in 1946. It was evaluated by SurveyLA as appearing eligible for listing in federal, state, and local registers as an excellent example of a 1940s parking structure in Downtown and as the work of the noted architecture firm Wurdeman and Becket. Built for the General Petroleum Company, this was the first parking structure erected under a 1946 City ordinance that required new commercial buildings to provide parking. Its design employs an innovative, corkscrew-style configuration that was lauded for its efficiency.



3. Sawyer Building, 801 S. Flower Street

The Sawyer Building is located southwest of the Project Site cattycorner from 8th and Flower Streets. The five-story commercial building was constructed in 1931. It was evaluated by SurveyLA as appearing eligible for listing in state and local registers as an excellent example of the PWA Moderne style in Downtown and as the work of the noted architect Edwin Bergstrom. Due to alterations, including window replacement and storefront

modifications, the building may not retain sufficient integrity for listing in the National Register.



4. Milner Hotel, 813 S. Flower Street

The Milner Hotel is located southwest of the Project Site. The 11-story hotel building was constructed in 1923. It was evaluated by SurveyLA as appearing eligible for listing in state and local registers as an excellent example of the Renaissance Revival style in Downtown and as the work of the noted architecture firm Curlett and Beelman. Due to alterations, including window replacement and storefront modifications, the building may not retain sufficient integrity for listing in the National Register.



5. Southern California Gas Company Complex, 800-26 S. Flower Street

Located south of the Project Site on the opposite side of 8th Street, this three-building complex was constructed as the headquarters of the Southern California Gas Company. The original building was designed by the noted architecture firm Parkinson and Parkinson, while the south addition was designed by the architect Robert V. Derrah and the north addition was designed by the architecture firm A.C. Martin and Associates. In the early 2000s, the buildings were rehabilitated and adaptively reused as lofts. The complex is individually listed in the National and California Registers and designated LAHCM No. 789.



6. Air Raid Siren, Southeast Corner 8th and Hope Streets

This air raid siren is located southeast of the Project Site cattycorner from 8th and Hope Streets. It was evaluated by SurveyLA as appearing eligible for listing in federal, state, and local registers for its association with the civil defense system created during World War II and the Cold War.



7. Auto Center Garage, 746 S. Hope Street

This eight-level parking structure was constructed in 1925. It is located east of the Project Site on the opposite side of Hope Street. It was evaluated by SurveyLA as appearing eligible for listing in federal, state, and local registers as an excellent example of a 1920s parking structure in Downtown. It is one of the earliest known examples of a parking structure in Los Angeles.



8. Third Church of Christ Scientist Reading Room, 730. S. Hope Street

Located east of the Project Site on the opposite side of Hope Street, this building was constructed as a reading room for the Third Church of Christ Scientist, which was located on an adjacent property. It was evaluated by SurveyLA as appearing eligible for listing in federal, state, and local registers as an excellent example of a 1930s religious building in Downtown.[24]



9. Wilshire Grand Building, 600 W. Wilshire Boulevard

The Wilshire Grand Building is located northeast of the Project Site. The 16-story commercial building was constructed in 1980. It was evaluated by SurveyLA as appearing eligible for listing in state and local registers as an excellent example of the Glass Skin style in Downtown and as the work of the noted architecture firm Gin Wong and Associates. As the building is less than 50 years of age and not of exceptional importance, it was not eligible for listing in the National Register at the time of the survey.

[24] It must be noted that religious properties are ineligible for listing in the National Register unless they meet Criteria Consideration A. According to *Bulletin #15,* a religious property may be eligible if it derives its primary significance from architectural or artistic distinction or historical importance. Therefore, a religious property cannot be eligible simply because it is the oldest building used by a religious group in a local area.



10. United California Bank Building, 707 W. Wilshire Boulevard

The United California Bank Building, now called the Aon Center, is located north of the Project Site. The 62-story commercial building was completed in 1973. It was evaluated by SurveyLA as appearing eligible for listing in state and local registers as an excellent example of the Corporate International style in Downtown and as the work of the noted architecture firm Charles Luckman and Associates. As the building is less than 50 years of age and not of exceptional importance, it was not eligible for listing in the National Register at the time of the survey.



11. General Petroleum Building, 612 S. Flower Street

The General Petroleum Building, now called the Pegasus Apartments, is located north of the Project Site. When completed in 1949, it was not only the first major office building constructed Downtown after World War II, but the largest in the city. Limited by the 150-foot height limit in effect at that time, the architects opted to expand the building's footprint. In the early 2000s, it was rehabilitated and adaptively reused as lofts. The building is individually listed in the National and California Registers and designated LAHCM No. 766.



12. 800 Wilshire Building, 800 W. Wilshire Boulevard

The 800 Wilshire Boulevard Building is located northwest of the Project Site. The 16-story commercial building was constructed in 1971. It was evaluated by SurveyLA as appearing eligible for listing in state and local registers as an excellent example of the Corporate International style in Downtown and as the work of the noted architecture firm Welton Beckett and Associates. As the building is less than 50 years of age and not of exceptional importance, it was not eligible for listing in the National Register at the time of the survey.



13. 7th Street Commercial Historic District, Figueroa Street to Main Street

SurveyLA identified the 7th Street Commercial Historic District (see **Figure 4**) as appearing eligible for listing in the National and California Registers and for listing as an HPOZ. The historic district contains an excellent concentration of Beaux Arts commercial architecture and other architectural styles. It also reflects early twentieth century commercial development and the growth of the city's central business district. The period of significance is 1906-1928, which accounts for the primary period of development. The district includes several contributing buildings that are individually listed in federal, state, and local registers. Several others contribute to the Spring Street Financial District and the Broadway Theater and Commercial District (both listed in the National Register), which intersect this district.



14. Barker Brothers Building, 800-98 W. 7th Street

Located west of the Project Site on the opposite side of Flower Street, this 12-story building was constructed as the headquarters of the Barker Brothers furniture store in 1925. It is an excellent example of the Renaissance Revival style in Downtown and the work of the noted architecture firm Curlett and Beelman. In the late 1980s, it was renovated for general office space on the upper floors and retail space on the ground floor. The building was formally determined eligible for listing in the National Register, listed in the California Register, and designated LAHCM No. 356. Additionally, it was identified by SurveyLA as appearing eligible for listing in federal, state, and local registers as a contributor to the 7th Street Commercial Historic District.



15. Fine Arts Building, 807-15 W. 7th Street

The Fine Arts Building is located northwest of the Project Site. This 12-story commercial building was constructed in 1926. It is an excellent example of the Renaissance Revival style in Downtown and the work of the noted architecture firm Walker and Eisen. The building was formally determined eligible for listing in the National Register, listed in the California Register, and designated LAHCM No. 125. Additionally, it was identified by SurveyLA as appearing eligible for listing in federal, state, and local registers as a contributor to the 7th Street Commercial Historic District.



16. Roosevelt Building, 727 W. 7th Street

The Roosevelt Building is located north of the Project Site on the opposite side of 7th Street. Constructed in 1926, the 12-story commercial building was rehabilitated and adaptively reused as lofts in the late 2000s. It is an excellent example of the Renaissance Revival style in Downtown and the work of the noted architecture firm Curlett and Beelman. The building is individually listed in the National and California Registers and designated LAHCM No. 355. Additionally, it was identified by SurveyLA as appearing eligible for listing in federak, state, and local registers as a contributor to the 7th Street Commercial Historic District.



17. J.W. Robinsons Department Store, 600-32 W. 7th Street

Located east of the Project Site on the opposite side of Hope Street, this seven-story commercial building was constructed as J.W. Robinson's Department Store in 1915. Although this location was three blocks west of the established shopping district on Broadway, this Robinson's Department Store achieved rapid success and attracted other retail stores to 7th Street. In 1923, a seven-story annex was constructed on the south side of the building. The building's original Beaux Arts style details were removed in 1934, when the building was updated to have a simpler exterior. After the department store closed in the 1990s, the upper floors were converted into a telecommunications center and retail space on the ground floor. The building was formally determined eligible for listing in the National Register, listed in the California Register, and designated LAHCM No. 357. Additionally, it was identified by SurveyLA as appearing eligible for listing in federal, state, and local

registers as a contributor to the 7th Street Commercial Historic District.



18. Union Oil Building, 617 W. 7th Street

The Union Oil Building is located northeast of the Project Site cattycorner from 7th and Hope Streets. The 12-story commercial building was constructed in 1923 and designed by the noted architecture firm Parkinson and Bergstrom. It was identified by SurveyLA as appearing eligible for listing in federal, state, and local registers as a contributor to the 7th Street Commercial Historic District. It was not evaluated as individually eligible, presumably due to alterations, including window replacement and storefront modifications.



19. Quinby Building, 529 W. 7th Street

The Quinby Building is located northeast of the Project Site. The 13-story commercial building was constructed in 1926. It was evaluated by SurveyLA as appearing eligible for listing in federal, state, and local registers as an excellent example of the Beaux Arts style in Downtown and as the work of the noted architecture firm Meyer and Holler. Additionally, it was identified by SurveyLA as appearing eligible for listing in federal, state, and local registers as a contributor to the 7th Street Commercial Historic District.



20. Brockman Building, 520-30 W. 7th Street

The Brockman Building is located east of the Project Site. This 12-story commercial building was constructed in 1917. It is an excellent example of the Beaux Arts style in Downtown. The building was formally determined eligible for listing in the National Register and listed in the California Register. Additionally, it was identified by SurveyLA as appearing eligible for listing in federal, state, and local registers as a contributor to the 7th Street Commercial Historic District.

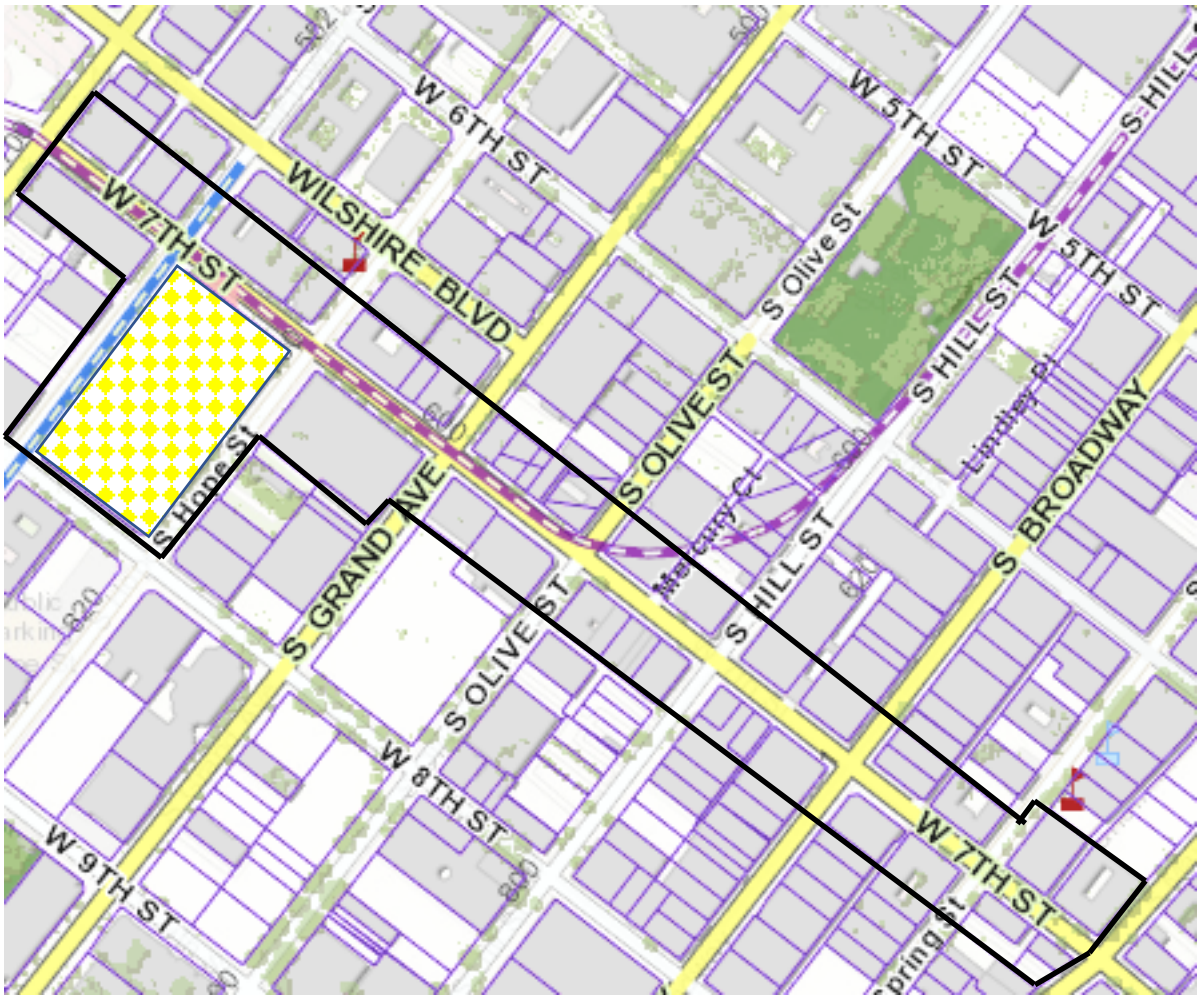


Figure 4: 7th Street Commercial Historic District boundary outlined in black, Project Site cross hatched in yellow

3.3 History and Description of the Project Site

Construction History

The Project Site is occupied by a building currently known as The Bloc but historically known as Broadway Plaza, which was a joint development of Broadway-Hale Stores Inc. and Ogden Development Corp. In 1950, The Broadway Department Stores merged with the Hale Brothers Stores to form Broadway-Hale Stores Inc. The two chains, The Broadway based in Los Angeles and Hale Brothers based in San Francisco, retained their respective names and operated as separate divisions, while the parent company continued to grow through the acquisition of other chains.



Figure 5: The Broadway Department Store at 4th Street and Broadway, 1915, Los Angeles Public Library Photograph Collection

The Broadway was one of four major department stores that emerged in Downtown Los Angeles at the end of the nineteenth century; the others were Hamburger's (later May Company), Bullock's, and Robinson's. The Broadway was founded in 1896 by Arthur Letts, an English immigrant, who purchased a bankrupt store at Broadway and 4th Street, which was named after the street it faced. When Bullock's in 1907 and Hamburger's in 1908 moved to larger buildings, Letts decided to stay put but expand. His original 12,000 square foot building grew to 48,000 square feet in 1904, 142,000 square feet in 1913, 480,000 square feet in 1915, and 577,000 square feet in 1924. Although the building was constructed in phases, it reflected a cohesive Beaux Arts design by architects John Parkinson and Edwin Bergstrom.[25]

By the 1920s, 7th Street was already competing with Broadway as the main shopping district Downtown.[26] Additionally, clothing, dry good, and department stores began opening branches in other parts of Los Angeles such as Hollywood as well as surrounding cities such as Beverly Hills, Santa Monica, and Pasadena. This trend escalated after World War II, as middle and upper-income Angelenos vacated urban neighborhoods in favor of suburban environments. While The Broadway was expanding its reach geographically during the post-war era, it was beginning to reconsider the size of its flagship store at Broadway and 4th Street.

[25] Richard Longstreth, *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950* (Cambridge, MA: The MIT Press, 1997), 29, 36.
[26] Ibid., 30-32.

By the late 1960s, The Broadway no longer needed so much square footage, but was not prepared to abandon Downtown given the City's plans for redevelopment. The Los Angeles Convention Center and United California Bank Building, both designed by Charles Luckman Associates, were critical components of the redevelopment of Downtown. Located at Figueroa Street and Pico Boulevard, the Convention Center was scheduled to open in 1971. The 62-story United California Bank Building at Hope Street and Wilshire Boulevard was scheduled to open in 1973. Edward W. Carter, president of Broadway-Hale Stores Inc. and Charles Luckman, chairman of Charles Luckman Associates and president of Ogden Development Corp. joined forces to develop a complex that would include an office building in the newly emerging financial district, a hotel that would service the convention center, and a department store that would be supported by an indoor shopping center and parking structure.



Figure 6: YMCA Building at 7th and Hope Streets, circa 1920, Los Angeles Public Library Photograph Collection

The location selected for this complex was the home of the Young Men's Christian Association (YMCA) since 1908. The YMCA building at 715-29 S. Hope Street dominated the block that was otherwise comprised of small commercial buildings and parking lots. The developers paid $900,000 to purchase the YMCA building and $8 million to assemble the rest of the block.[27] The sale of the YMCA building seemed to be predicated on a plan to relocate to a new building at the southeast corner of 8th and Hope Streets.[28] In 1970, the YMCA announced plans for a new building designed by none other than Charles Luckman Associates.[29] The 30-story building with a 500-room residence, youth center, and athletic facility never materialized. The YMCA remained without a building in Downtown until 1986 when the Ketchum YMCA was completed at 4th and Hope Streets.

The partnership between Broadway-Hale Stores Inc. and Ogden Development Corp. was fundamentally based upon the relationship between Edward W. Carter and Charles Luckman. Both were of Russian Jewish ancestry, approximately the same age, lived in Bel Air, and used their good fortune to support public education and the arts. They were also both involved with plans for the redevelopment of Downtown during the late 1960s. Carter briefly served on the

[27] Ray Herbert, "Multi-Use Plaza: Suburban Shopping Center Downtown," *Los Angeles Times*, April 12, 1970.
[28] Ray Herbert, "Hugh Shopping Center Planned for Downtown," *Los Angeles Times*, November 13, 1968.
[29] "L.A. YMCA Plans $10 million Facility," *Los Angeles Times*, June 25, 1970.

board of the Community Redevelopment Agency of Los Angeles (CRA/LA), but resigned from the post to raise funds for the construction of the Los Angeles County Museum of Art.[30] Luckman's architecture firm was awarded the contract for the Los Angeles Convention Center, which sought to stimulate the rehabilitation of existing hotels and promote the construction of new ones.

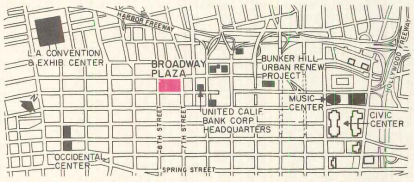
In 1968, Broadway-Hale Stores Inc. announced plans for the construction of a suburban-type shopping center in Downtown that would include a new flagship store for The Broadway. Carter took out an option for the YMCA building on Hope Street. Meanwhile, Ogden Development Corp. was developing plans for a companion development on the same block.[31] Not coincidentally, Charles Luckman Associates was the architect for both projects. The firm had already designed two shopping centers that included The Broadway as an anchor, the Inland Center in San Bernardino (1966) and Montclair Plaza in Montclair (1968). By 1969, the two projects had merged into one fully integrated project with a hotel, office building, two-level shopping mall, three-level department store, and six-level above-ground parking structure. Luckman used his relationship with the Prudential Life Insurance Company to secure a $65 million loan.[32] The Pritzker Family, who owned the Hyatt Hotel chain, also decided to invest in the project when it was determined the Hyatt Regency would operate the hotel.

The construction of a new department store in Downtown was contrary to changes in retail trends after World War II that favored suburban shopping centers. At 250,000 square feet, the new flagship store was larger than other department store buildings constructed at the time but substantially smaller than the old flagship store at Broadway and 4th Street.[33] Carter was counting on a growing Downtown residential population from new apartment buildings on Bunker Hill, a growing Downtown tourism industry from the Convention Center, and a growing Downtown daytime work force from new skyscrapers in the Financial District.[34] When it opened in 1973, Broadway Plaza was lauded as the first large hotel in 20 years and first major department store in 50 years to be constructed Downtown. One-third of the office building was already leased, and the shopping mall included brands such as Silverwoods, Hallmark, Casual Corner, Oshman's Sporting Goods, and Waldenbooks to name a few. There were also smaller non-chain shops and a food court.[35]

[30] "Carter Quits Development Post," *Los Angeles Times*, June 21, 1963.
[31] Ray Herbert, "Hugh Shopping Center Planned for Downtown," *Los Angeles Times*, November 13, 1968.
[32] In 1964, Charles Luckman Associates designed a new building for the company in Boston, Prudential Tower.
[33] The Broadway Department Store at 4th Street and Broadway was 577,000 square feet.
[34] Ray Herbert, "Multi-Use Plaza: Suburban Shopping Center Downtown" *Los Angeles Times*, April 12, 1970.
[35] Lou Desser, "Plaza Welcomes New Broadway Store," *Los Angeles Times*, November 11, 1973

Balthazar Korab photos





As the site plan (left) indicates, the megastructure comprises an entire city block. Shown above is the principal entrance to the 50-foot-high two-level mall, which also appears in the photo of the hotel (opposite page bottom). The entire complex, including the office tower, can be seen in the bird's-eye photo (opposite page top). As the section (below) indicates the complex has four interconnected levels: "A" and "B"—the two lower levels—house the hotel meeting and banquet facilities, the employee facilities, subterranean parking, loading and storage areas and the central mechanical plant. The garden and plaza levels interconnect the mall, department store, office tower and hotel.

Figure 7: Architectural Record, Vol. 155, No. 4, April 1974, 139

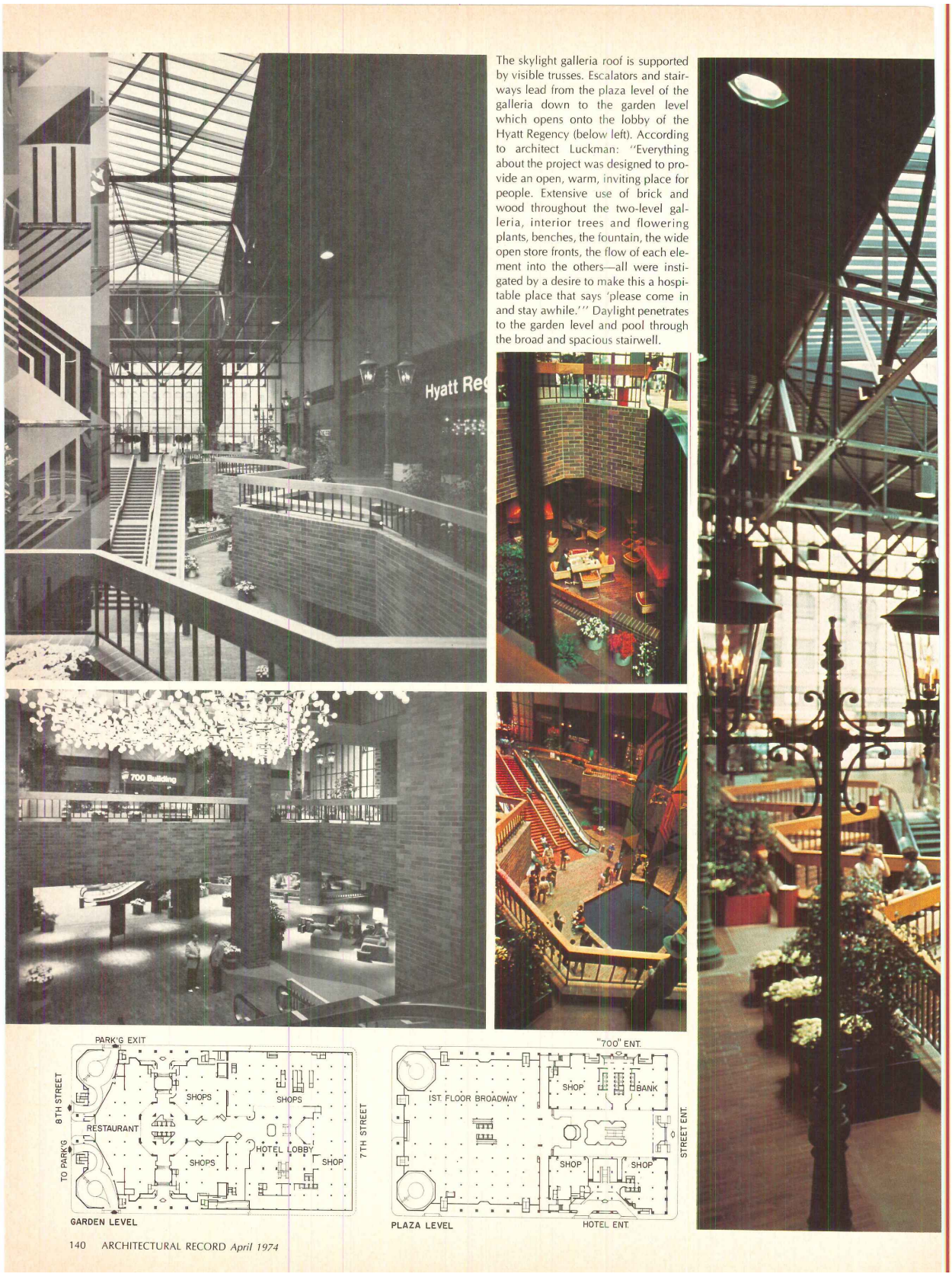


Figure 8: Architectural Record, Vol. 155, No. 4, April 1974, 140

Architectural Description

The complex is generally considered a single building; however, it is comprised of several distinct components. The below ground levels include a loading dock as well as parking, commercial, storage, and hotel conference space. The above ground levels were originally called the garden and plaza levels.[36] The main entrance to the complex is located on 7th Street at what was called the plaza level but now called the street level. It consists of a shopping mall sandwiched between the hotel on the east and the office building on the west. These three components of the complex occupy the north half of the block. As originally designed, the shopping mall was covered by a gigantic steel-framed roof with a skylight. The skylight structure was removed as part of the 2014 renovation. In the center of the entrance is an escalator and stairway that leads down to what was called the garden level but is now called the plaza level. There are secondary entrances to the garden level from Hope and Flower Streets. The south half of the block is occupied by the 9-story podium structure that contains five-levels of enclosed parking and four -levels of retail uses, which are accessed through the shopping mall at the plaza and garden levels, and rooftop parking. The base of the building and the entirety of the podium structure are sheathed in red brick that has been either painted or removed. The parking levels in the podium structure are apparent from the perforations in the brick walls for ventilation. The lobby for the office building, commonly referred to as 700 Flower Street Building, is located at the plaza level. The 33-story building is rectangular in shape and sheathed in alternating horizontal bands of black aluminum and bronze glass. The main entrance to the hotel is located on Hope Street and recessed within a port cochere. There is also access between the hotel and shopping mall at the garden and plaza levels. The 26-story hotel is generally rectangular in shape and originally featured a revolving circular restaurant on the roof.[37] The building is also sheathed in black aluminum and bronze glass, but the muntin pattern is different from the office building.

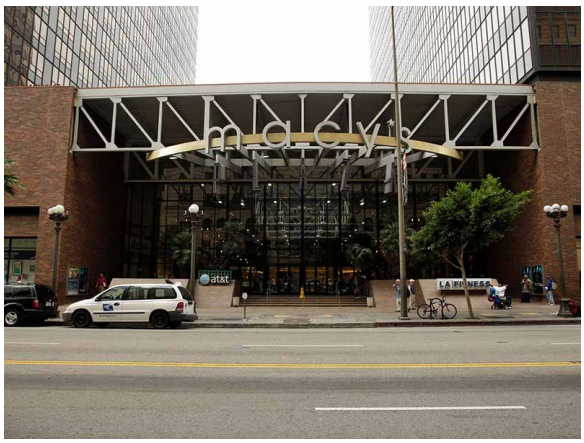


Figure 9: Main entrance, looking south, 2013, theblocla.com



Figure 10: Shopping mall interior, looking east, 2013, theblocla.com

[36] The conceptual plans in **Appendix C** have renamed the levels. The old garden level is now the plaza level and the old plaza level is now the street level.

[37] This space is now used as a lounge and gym for guests and no longer revolves.

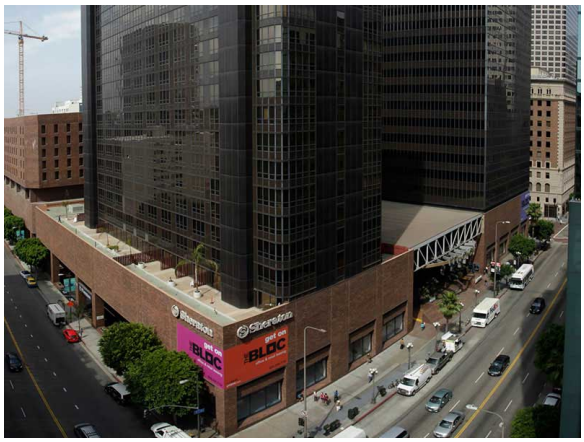


Figure 11: Corner of 7th and Hope Streets, looking southwest, 2013, theblocla.com



Figure 12: Corner of 8th and Hope Streets, looking northwest, 2013, theblocla.com

Alterations

In 1996, Broadway Plaza was renamed Macy's Plaza when The Broadway chain was bought by Macy's. In 2005, the Hyatt Regency was renamed the Sheraton Los Angeles Downtown. Although tenants changed over time, the building remained substantially unaltered until 2014 when Macy's Plaza was rebranded to The Bloc and plans were developed for a major renovation. A key component of the 2014 renovation was making the building more pedestrian friendly. The inward-facing building became more outward-facing by the removal of the skylight structure. The enclosed shopping mall is now an open-air plaza visible from 7th Street. The department store, hotel, and office building were remodeled from top to bottom. The restaurant on top of the hotel is now a lounge and gym for guests and the structure no longer revolves. Other alterations included changes to the vertical circulation including elevators, stairs, and escalators and to the floor plans including demising walls and corridors. The renovation also included the creation of a pedestrian portal to the 7th Street - Metro Center Station through the building and openings to Hope and Flower Street, which was completed in 2017. As new restaurants and shops moved into the garden, plaza, and second levels tenant improvements further replaced the once uniform red brick with individually designed storefronts.



Figure 13: Main entrance, looking south at plaza level (now street level) 2020, theblocla.com



Figure 14: Garden level (now plaza level) from above, looking southeast, 2020, theblocla.com



Figure 15: Corner of 8th and Hope Streets, looking northwest, 2020, TGHP



Figure 16: Corner of 8th and Flower Streets, looking northeast, 2020, TGHP



Figure 17: Corner of 7th and Hope Streets, looking southwest, 2020, TGHP



Figure 18: Corner of 7th and Flower Streets, looking southeast, 2020, TGHP

4. HISTORIC CONTEXTS

The significance of a property must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. The contexts, themes, and sub-themes discussed below were drawn from the *Los Angeles Citywide Historic Context Statement* (*LACHCS*) and are relevant in judging the significance of the subject property.

4.1 Commercial Merchants, Leaders, and Builders, 1850-1980

Within the Commercial Development context, the complex is best evaluated under Criterion B/2/2 within the theme Commercial Merchants, Leaders, and Builders. The narrative developed for this theme as part of the *LACHCS* does not identify individuals who made significant contributions to the commercial development of Los Angeles. Instead, this narrative provides overall guidance for how to evaluate properties within this theme. Eligibility standards developed for this theme are largely based on *National Register Bulletin #32*: *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons.* The persons most closely associated with the complex are Edward Carter and Charles Luckman who are each discussed below.

Edward Carter

Edward William Carter was born in Cumberland, Maryland in 1911. He moved to Los Angeles as a child with his mother and sister.[38] His mother, Rosa Preissman Carter, was widowed and found employment as a real estate broker.[39] To help the family make ends meet, Edward began working in a print workshop when he was only ten years old. He went on to work as a tailor for Silverwood's, a chain of menswear shops. It was here that he noticed how much money the salesmen earned and set out to become one himself. After graduating from Hollywood High School, he enrolled at the University of California, Los Angeles while maintaining a full-time job at Silverwood's as a salesman—in 1932, he was responsible for almost 25% of sales for the entire store.[40]

In 1937, Carter graduated magna cum laude from Harvard Business School and began climbing the ladder at a number of retail establishments, including the May Company. At age 34, he was named chief executive of The Broadway chain of department stores. Carter was one of the first department store executives to see the potential of suburban shopping centers. During the post-war boom, he looked for opportunities to expand The Broadway chain and studied maps to see where the freeways were being constructed. He then built stores near them to take

[38] The family moved to Los Angeles sometime between 1920 and 1930 based upon U.S. Census records.
[39] 1930 U.S. Census. In some sources, she is referred to as Rose Price Carter, but that may have been to conceal her Russian Jewish ancestry. Other spellings include Poissman and Puissmann. Her husband and Edward's father was William S. Carter.
[40] Nancy Rivera Brooks, "Edward Carter of Broadway Stores Dies of Cancer," *Los Angeles Times,* April 26, 1996.

advantage of the suburbanization of Los Angeles. Carter was responsible for one of the nation's first suburban shopping centers, the Broadway Crenshaw Shopping Center.[41] To help finance the development, he sold stock in the company to Hale Brothers of San Francisco. The two chains merged in 1950. A series of significant acquisitions followed, including The Emporium, Neiman Marcus, Waldenbooks, and Bergdorf Goodman. In 1972, when Broadway-Hale Stores Inc. was operating over 50 department stores in the Southwest, Carter relinquished his chief executive position to Phillip M. Hawley and Carter became chairman. In 1974, the company was renamed "Carter Hawley Hale Stores" to recognize Hawley's contributions.[42] Carter remained chairman until his retirement in 1983.

A millionaire by age 40, Carter was involved in a number of philanthropic endeavors, especially in education and the arts. He was appointed to the University of California's Board of Regents in 1952 by Governor Earl Warren. He served for 36 years, helping the university through the student unrest in the 1960s and advising it on financial matters and investments.[43]

His experience as a salesman made him a natural fundraiser, and it was Carter who agreed to raise the money for the Los Angeles County Museum of Art if the County Board of Supervisors would donate the land in Hancock Park. He was a major donor for the museum and served as its founding president. He promised his priceless collection of seventeenth century Dutch paintings to the museum, which were donated in 2003.[44]

Carter was also a founding member of the Los Angeles Music Center, where he served on the board of the Music Center Foundation, the Opera Board, and the Performing Arts Council. He was both a trustee and president of the Southern California Symphony-Hollywood Bowl Association. He was also a trustee of Occidental College and director for the Los Angeles Area Chamber of Commerce, California Retailers Association, Northrop Aircraft Corp, and California Bank, among others. He transferred two acres of gardens in Bel Air to UCLA, now known as the UCLA Hannah Carter Japanese Garden.[45] Carter died in 1996 at the age of 84.[46]

Charles Luckman

The businessman, architect, and real estate developer Charles Luckman was born in Kansas City, Missouri in 1909. He enrolled in the University of Illinois where he graduated with a degree in architecture in 1931. Lacking professional opportunities in architecture because of the Great Depression, Luckman joined the advertising department at Colgate-Palmolive-Peet. Luckman then transferred to the sales department. He achieved impressive gains in the

[41] Completed in 1947, the Broadway Crenshaw Shopping Center was the first regional shopping center in the United States built for the automobile and anchored by a department store.
[42] Ibid.
[43] Agis Salpukas, "Edward W. Carter, 84, Retailer and a Pioneer of Shopping Malls," *New York Times*, April 27, 1996.
[44] Christopher Reynolds, "LACMA Given Bouquet of Dutch Masterpieces, "*Los Angeles Times,* September 25, 2003.
[45] Brooks.
[46] Ibid.

department, which earned him a reputation as a superb salesman and set the stage for a remarkable rise in the business world.

His progress at Colgate led to an offer from Pepsodent, which he joined as sales manager in 1935. Among his initial accomplishments was an agreement with retail druggists, who had been threatening a boycott over pricing of Pepsodent toothpaste, which served as a price-loss leader for some discount chains, thereby undercutting prices at independent drug stores. To prevent a boycott, Luckman, with the blessing of his company, offered at a National Association of Retail Druggists convention, a $25,000 contribution for the passage of a fair trade act, which would allow the wholesaler to set prices for products, thus eliminating the use of some products as price-loss leaders. In 1937 Congress passed the Miller-Tydings Fair Trade Act that exempted interstate retail agreements from anti-trust laws.[47]

Luckman's continued to successfully promote Pepsodent to customers throughout the United States. He claimed to know over 35,000 druggists in the country by their first names. Such effective salesmanship resulted in Luckman's rapid rise through the Pepsodent hierarchy; becoming vice-president in charge of sales in 1937, general manager in 1939, and president in 1943. By this time, Pepsodent was the most popular toothpaste in the U.S. with annual gross income of $3 million.[48]

The next major step in Luckman's career occurred in 1944, when Lever Brothers acquired Pepsodent for $10 million. Luckman continued as president of Pepsodent and became a vice-president of Lever Brothers, which was the United States branch of the international corporation Unilever. In 1946, he was named president of Lever Brothers. He was now the youngest executive of one the country's largest corporations.[49] This feat earned him a place on the cover of *Time* magazine.[50] In a move that was headline news, Luckman resigned from Lever Brothers in 1950 after a meeting with the directors of Unilvever. The exact reason, or reasons, for his departure remain unclear; however, Lever Brothers had failed to equal its rival, Proctor and Gamble in such areas as laundry detergents, and by 1949 Lever Brothers was in the red.

After his resignation, Luckman would return to architecture, answering the invitation of William Pereira, his fellow architecture student at Illinois, to join his Los Angeles based firm. Luckman's renewed interest in architecture was stimulated by his plan to move the headquarters of Lever Brothers from Cambridge, Massachusetts to New York City, New York. Prior to his departure,

[47] "Biography of Charles Luckman," Charles Luckman Papers, 1908-2000, accessed January 27, 2021, https://oac.cdlib.org/findaid/ark:/13030/c8057gjv/entire_text/

[48] Charles Luckman, *Twice in a Lifetime: From Soap to Skyscrapers* (New York: W.W. Norton & Company, 1988), 170.

[49] He was 37 years old at the time.

[50] Numerous online biographies of Luckman state that he was first on the cover of *Time* in 1937 and hailed as the boy wonder of American business at the age of 27; however, a search of the *Time* archive revealed this to be false. The original source of this falsehood is unclear. The feature article in *Time* stated "Charles Luckman, sometimes called the jet-propelled wonder boy of U.S. sales promotion, will become boss of Lever Bros. in the U.S. Luckman's age: 37. His new salary: $300,000 a year. "Old Empire, New Prince," *Time,* June 10, 1946, accessed December 21, 2020, https://time.com/vault/issue/1946-06-10/page/82/

Luckman retained Skidmore, Owings & Merrill to design the headquarters. Completed in 1952, Lever House soon achieved a world reputation as a landmark of modern architecture. Luckman credits himself for directing the architects to make the entire ground floor area of the building an open, public, landscaped plaza; a novel idea at the time because it meant losing revenue from retail space.[51] However, his actual contribution is unclear since the design is attributed to Gordon Bunshaft and Natalie de Blois.

Although the partnership lasted less than a decade, the firm of Pereira & Luckman was highly successful. Among its many accomplishments were Robinson's Department Store in Beverly Hills (1951), CBS Television City in Hollywood (1953), Hilton Hotel in Berlin (1958), and Disneyland Hotel in Anaheim (1958). The firm also excelled at master planning airports such as the Los Angeles International Airport (1958); military bases such as Luke Airforce Base in Phoenix (1952) and United States Navy Training Facility in San Diego (1954); and educational campuses such as the University of Southern California at Santa Barbara (1953) and the Southern California School of Theology in Claremont (1956).

In a disagreement over approaches to the designing and marketing practices, Pereira and Luckman split in 1958. Luckman then formed Charles Luckman Associates, which proved to be hugely successful. The firm went on to design the Prudential Center in Boston (1964), NASA Manned Spacecraft Center in Houston (1967), Madison Square Garden in New York City (1968), and Aloha Stadium in Honolulu (1975). Buildings designed by the firm in greater Los Angeles include the Forum in Inglewood (1967), Wilshire Federal Office Building in Westwood (1969), and United California Bank Building in Downtown (1971).

By 1968, Charles Luckman Associates was one of the five largest architecture firms in the country. That same year, Luckman sold the firm to the Ogden Corporation, a holding company with investments in utilities. Luckman's second son James became the president of Charles Luckman Associates, while he became the board chair. Luckman also became the president of Ogden Development, a subsidiary of the Ogden Corporation. He was involved with the development of several major projects in Chicago, Fort Worth, and Maui none of which came to fruition.[52] By 1973, the Ogden Corporation had decided to get out the real estate business. Ogden Development sold its position in Broadway Plaza to the two other partners and Charles Luckman Associates back to the Luckman family.[53]

Luckman was also involved in significant public service. He served on President Harry Truman's "President's Committee on Civil Rights," which evaluated the state of human rights in the United States (1947). Luckman chaired Truman's "Citizens' Food Committee," charged with conserving American grain supplies, so that the savings could be used to feed a desolate post-war Europe. An active supporter of public education, he served on the California State Board of Trustees from 1960 through 1982 and was twice board chair. Notable during this tenure was his

[51] Luckman, 242.
[52] Luckman, 382-86.
[53] Luckman, 388.

strong stand against the campus unrest of the 1960s. He also established teaching awards at different universities. Besides this educational service, Luckman served as president of the Los Angeles Ballet and as board chair of UCLA's Brain Research Institute.

Charles Luckman retired from Charles Luckman Associates in 1977, although he remained an active presence there. The firm was reorganized as the Luckman Partnership, with son James as president, a position he held until his retirement in 1991. Charles Luckman died in 1999 at the age of 90.

TABLE 2: COMMERCIAL MERCHANTS, LEADERS, AND BUILDERS
Context: Commercial Development, 1850-1980
Theme: Commercial Merchants, Leaders, and Builders, 1850-1980
Eligibility Standards
• Is associated with a person who made important individual contributions to commercial growth and development
• Individual must be proven to have made an important contribution to commercial development
• Retains most of the essential physical features from the period of significance
Character-Defining/Associative Features
• Directly associated with the productive life of the individual in the area of commercial development
• May be associated with individuals important in ethnic, cultural, LGBT, and/or women's history
• For residential property types, the individual must have resided in the property during the period in which he/she achieved significance
• For the National Register, properties associated with individuals whose significant accomplishment date from the last 50 years must possess exceptional significance
Integrity Considerations
• Should retain integrity of Feeling, Location, Association, and Design
• Some original materials may be altered or removed, particularly in cases where a property is not also evaluated for significance under Criterion C/3/3
• Setting may have changed (surrounding buildings and land uses)

4.2 L.A. Modernism, 1919-1980[54]

Within the Architecture and Engineering context, the complex is best evaluated under Criterion C/3/3 within the sub-context L.A. Modernism. Because the building does not perfectly align within one specific sub-theme, the two most applicable are included below. These are the Glass Skin and Brutalism sub-themes within the Late Modern theme. Applying the qualities of

[54] Adapted from Daniel Paul, "Context: Architecture and Engineering, 1850-1980; Sub-context: L.A. Modernism, 1919-1980; Theme: Late Modern, 1966-1990," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, July 2020), 8-29.

exaggeration, mutation, and paradox to Modernist architectural language, Late Modernism was a distinct reaction against Modernism. Late Modernism expresses the conditions and new developments of Western society between 1965 and 1990, including the advent of late capitalist and post-industrial culture, to which Late Modern architecture is internationally associated.

Glass Skin, 1966-1999

The Glass Skin is the first most applicable sub-theme within the Late Modern theme for evaluating the complex. Curtain wall technology of the 1950s continued to evolve towards smaller and smaller window framing, until it approached the idea of a seamless exterior membrane for buildings. Called Slick Skin or Glass Skin, the style has its roots in the work of such forward thinking architects like Mies van der Rohe, who in 1921 envisioned an all-glass skyscraper which incorporated curved walls and reflective glass surfaces. However, it took another 50 years for building technology to fully develop to allow for the execution of such ideas. Needed were stronger glass panels, thinner windows gaskets, and various new means of assembly, which included small clips and glass structural fins. While tinted glass had been in wide use since the 1950s to reduce glare and heat load, mirrored glass offered a new aesthetic. It was developed for use at the Bell Telephone Laboratories Research Center by Eero Saarinen and his associates Kevin Roche and John Dinkeloo in 1962. Another breakthrough came in the late 1960s, under the direction of renowned architects Cesar Pelli and Anthony Lumsden, with the architectural firm of DMJM (pronounced Dim-Jim and lead by Phillip Daniel, Arthur Mann, S. Johnson, and Irvan Mendenhall) who pioneered the glass skin design system. By reversing the mullions (vertical elements that separate windows) inward rather than outward, the system enabled completely new ways of “wrapping” buildings in glass, creating smooth curtain walls. DMJM introduced the system in the 1969 Century City Medical Plaza (2070-2080 S. Century Park East). The look they pioneered was both daring and inspiring, yet it became ubiquitous within a few short years.

The character defining features of the Glass Skin style include tinted and/or mirrored glass which was introduced in the 1950s and 1960s respectively. This cladding often gives the building a slippery or wet look. The delineation of individual floors is typically unnoticeable except at night when the interior lights are turned on. Early examples of the style tend to be rectangular in form, while later examples utilize smooth rounded elements where a surface of glass and/or metal can flow around corners and over rooftops. Often the overall look of the building is free standing sculpture, which revolved around the idea of effortless mechanical control inside the building. The exterior membrane typically drops all the way to the ground; however, examples can be found with articulated entries and first floor levels.

In addition to the Century City Medical Plaza, examples of the Glass Skin style in Los Angeles include: One Park Plaza (3250 Wilshire Boulevard), Century Bank Plaza (6420 Wilshire Boulevard), and CNA Financial Corporation (600 S. Commonwealth Avenue). The eligibility standards for the Glass Skin style from the *LACHCS* are in Table 2.

TABLE 3: GLASS SKIN
Context: Architecture and Engineering, 1850-1980
Sub-context: L.A. Modernism, 1919-1980
Theme: Late Modern, 1966-1990
Sub-theme: Glass Skin, 1966-1990
Eligibility Standards
• Exhibits quality of design through distinctive features
• Is an excellent example of Late Modern glass skin architecture
• Retains the essential character defining features from the period of significance
• Was constructed during the period of significance
Character-Defining/Associative Features
• Typically displays bold, sculptural forms, often with chamfers or cut-outs
• May have sharply articulated angles and distinctive geometric forms
• Smooth, continuous surfaces over the primary massing or entirety of the building
• Usually rendered in a single, monochromatic palette or material
• Glass skin encloses building in an over-all manner, or in certain circumstances set upon a base or plinth of a different material
• Glass skins are typically of reflecting or mirrored glass paired to smooth grids mullions and muntins
• Later glass skins may exhibit seamless neoprene glazing with no aluminum mullions or muntins visible
Integrity Considerations
• Should retain integrity of Location, Design, Materials, Workmanship
• Removal of exterior light fixtures or original signage acceptable
• Original landscaping may have been altered or removed
• Original use may have changed
• Skins replaced with incompatibly colored glass, transparent glass in place of reflecting glass, or • of glazing having variegated color and transparency may compromise historic integrity
• Setting may have changed (surrounding buildings and land uses)

Brutalism, 1966-1999

Brutalism is the second most applicable sub-theme within the Late Modern theme for evaluating the complex. Coined in 1953 to describe the architectural work of a group of British architects, Brutalism in its early phase (originally called New Brutalism) was initially a design philosophy, not a style. The idea was to create an aesthetic based on the exposure of a building's components: its frame, its sheathing, and its mechanical systems. Quickly however the term began to be applied to buildings that utilized monumental concrete forms and bulky massing. The style represents a revolt by architects against the corporate glass curtain wall and was often seen as a quick and easy way to construct long-lasting buildings.

The term Brutalism is derived from the French word for rough concrete or "beton brut". Brutalist buildings have a heavy mass and scale. And their highly sculptural blocky shapes are often stacked together in various ways, creating an unbalanced look. Common design features include the "Russian Wedge" in which a wall plane projects outward on a slopped angle. Broad surfaces are often interrupted by deep-shadow penetrations of the building's mass; vertical slots may contrast with broad oblong openings or tall openings with horizontal slots, while "egg-crate" effects are also much employed. The exterior treatment, as the name suggests, is usually exposed concrete, which is left rough to show the wooden formwork. However, some examples of brick and stucco can be found. Fixed windows are set deep into the walls and are often small in relation to the size of the structure. Other common features include the use of "Waffle" slabs for floor and roof systems.

In Los Angeles, Brutalism tends to appear in institutional and commercial properties, and less so in residential or industrial architecture. Examples include the: Japanese American Cultural and Community Center (244-252 S. San Pedro Street), Citibank (1180 S. Beverly Boulevard), UCLA Extension Building (10997 W. Le Conte Avenue), Braille Institute (776 N. New Hampshire Avenue), and Sunkist Headquarters Building (14130 W. Riverside Drive). The eligibility standards for the Glass Skin style from the *LACHCS* are in Table 3.

TABLE 4: BRUTALISM
Context: Architecture and Engineering, 1850-1980
Sub-context: L.A. Modernism, 1919-1980
Theme: Late Modern, 1966-1990
Sub-theme: Brutalism, 1966-1990
Eligibility Standards
• Exhibits quality of design through distinctive features
• Is an excellent example of Brutalist architecture
• Retains the essential character defining features from the period of significance
• Was constructed during the period of significance
Character-Defining/Associative Features
• Typically displays bold oversized angular shapes with sculptural and distinctive geometric forms to break apart the rectangular form
• Unpainted exposed concrete, raked or smooth, dominating visible elevations
Integrity Considerations
• Should retain integrity of Location, Design, Materials, Workmanship
• Original landscaping may have been altered or removed
• Original use may have changed
• Setting may have changed (surrounding buildings and land uses)

5. PROPERTIES IDENTIFIED AND EVALUATED AS POTENTIAL HISTORICAL RESOURCES

5.1 National Register of Historic Places

Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. There are no particular themes within the Commercial Development context of the *LACHCS* that apply to the subject property under Criterion A. When it opened in 1973, Broadway Plaza, as it was then known, was extoled as the first large hotel in 20 years and first major department store in 50 years to be constructed Downtown. In the context of hotels or department stores; however, it was one of many in the Hyatt and The Broadway chains that were both expanding in the 1970s. In the broad context of commercial development, the complex was part of the larger effort to reverse the decline of Downtown. This effort was mostly spearheaded by CRA/LA, which was created in 1948. The Redevelopment Plan for Bunker Hill was adopted in 1959 and focused on clearing blight and preparing land for redevelopment, which included re-grading the hill and creating a new street system. CRA/LA hoped the transformation of Bunker Hill would improve the surrounding area as well.

In some regards, the transformation of the Financial District was more successful than Bunker Hill; it was certainly more rapid. When United California Bank completed an 18-story building at 600 S. Spring Street in 1958, it was assumed that the financial center of Los Angeles would remain in the Historic Core. Within two years, however, the Tishman Realty and Construction Company built a 20-story building at Wilshire Boulevard and Flower Street.[55] Financial institutions soon began following Tishman's lead into new office buildings on the west side of Downtown. Another key development in the new Financial District was Arco Plaza.[56] In 1969, the Atlantic Richfield Company demolished their Art Deco headquarters for a full-block development that included two 52-story towers on top of an underground shopping mall and parking structure. Completed in 1972, Bank of America moved from Spring Street into 28 floors of one of the towers. By the time, the Central Business District Redevelopment Plan was adopted in 1975, many new buildings in the Financial District had been constructed and others were already planned. Without the aid of CRA/LA, private developers assembled large parcels of land that was flat and accessible from the Harbor Freeway. While development was occurring on Bunker Hill during this same period, the pace was slow, and many parcels remained vacant until the 1980s.

The complex was initially a financial success; however, it did not have a lasting impact on the commercial development of Downtown. It was part of an established trend of development in the Financial District that was initiated in the late 1950s and early 1960s. It did not become a prototype for the redevelopment of downtowns in the U.S. and did not "rejuvenate downtown

[55] Designed by Victor Gruen Associates and located at 615 S. Flower Street, the building is still standing but has been reskinned.
[56] The complex is now known as City National Plaza.

nightlife" in Los Angeles as hoped.[57] Although the developers claimed that the combination of uses within a single large structure was unlike any other, there were in fact others being developed at the same time. Referred to as omnicenters, examples include Crown Center master planned by Edward Larabee Barnes in Kansas City, Missouri and Baystate West designed by Edward Catalano with Pietro Belluschi in Springfield, Massachusetts. Mere association with historic events or trends is not enough, in and of itself to qualify under Criterion A. The property's specific association must be considered important as well.[58] Research did not reveal a specific association with events or trends that would qualify the complex for eligibility under Criterion A. Therefore, the property does not appear to be significant under Criterion A.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Several steps are involved in determining whether a property is significant under Criterion B. First, the person must be significant within a historic context. Second, the property must be associated with the person's productive life. Finally, the property must be compared with other associated properties to identify the best representation of the person's historic contributions.[59]

The two people most closely associated with the complex are Edward Carter and Charles Luckman who were both involved with its development. Research did not reveal specific information regarding tenants of the property, such as the office building or shopping center components, who could be considered persons significant in our past.

Edward Carter is undoubtedly a significant person in the context of business and commerce. Carter was associated with The Broadway chain of department stores from 1945 to 1983. Under his leadership, Carter expanded the company from three stores in Los Angeles to a multitude of stores throughout the Southwest. Early in his tenure as chief executive, Carter oversaw the development of one of the nation's first suburban shopping centers. He also spearheaded the acquisition of other important chains in the U.S. such as Neiman Marcus and Bergdorf Goodman.

To be eligible under Criterion B, a property needs to be an important representation of the person's accomplishments, such as businessman's office or home.[60] The complex would not be considered significant for an association with Carter because it was one of many stores and shopping centers in the company's portfolio. His association with the property was purely financial and it does not represent his productive life in comparison with other properties. Carter's office was located in the flagship store at Broadway and 4th Street until 1961 when the corporate headquarters moved to 600 S. Spring Street and then to 500 S. Flower Street. The

[57] "Los Angeles in 1981," *Los Angeles Times*, July 11, 1971.
[58] *National Register Bulletin #15*, 12.
[59] Ibid., 14-15.
[60] Ibid., 14.

property that represents his productive life could be his long-time home at 626 Siena Way in Bel Air. The house was constructed in 1936 and designated HCM No. 1138 as an excellent example of the American Colonial Revival style. Carter and his second wife, Hannah Locke Carter purchased the property in 1964. The Carters resided there until Edward's death in 1996 and Hannah's death in 2006. Carter previously resided at 234 S. Muirfield Road and before that at 809 S. Cloverdale Avenue, both of which are still standing and are located in HPOZs.

Charles Luckman is also a significant person in the context of business and commerce; however, his accomplishments are tied to the sale and production of consumer goods rather than real estate development. The success of Pepsodent is credited to Luckman's advertising campaigns, which involved the new medium of television. In 1946, Luckman's skills in sales and marketing catapulted him to the presidency of Lever Brothers. Alas, Luckman did not find the same success in the real estate business. In 1968, Luckman became president of Ogden Development after moving to Los Angeles in 1950 to practice architecture. Although the company was involved with several major developments, The complex was the only project completed. The property would not be considered significant for an association with Luckman because it does not represent his accomplishments as a businessman in the 1940s. Luckman is not significant in the context of real estate development and the property post-dates his career in the manufacturing business.

For the reasons noted above, the property does not appear to be significant under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

Type, Period, or Method of Construction

A type, period, or method of construction refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. This aspect of Criterion C encompasses all architectural styles and construction practices. A building is eligible as an architectural type specimen if it is an important example of construction practices from a particular period in history.[61]

The complex may be broadly described as Late Modern in terms of the period of its construction; however, it does not embody a particular style of architecture during the period nor is it a successful combination of styles. The hotel and office building exhibit the basic features of the Glass Skin style but lack the distinctive features of important examples such as sculptural forms and seamless mirrored glass surfaces. The hotel and office building are

[61] Ibid., 17-18.

ordinary examples of glass box architecture from the period, of which there are many. They are neither unique in shape or color and despite their similarities they do not complement one another like the twin towers at Arco Plaza (1969) by A.C. Martin & Associates or Century Plaza Towers (1975) by Minoru Yamasaki.

It is not uncommon for Glass Skin buildings to rise from a base of a different material, which is the case with the complex. Historically, the base of building, including the shopping mall, department store, and parking structure, was sheathed in red brick. In many places along the lower levels, the brick has been removed and in other places it has been painted. The base was akin to Brutalist buildings from the period in its monolithic appearance. Although most examples of Brutalism feature poured concrete, brick examples exist; perhaps the most notable being the Indian Institute of Management in Ahmedabad by Louis Kahn. However, it was precisely the monochromatic color palette and fortress-like exterior that the 2014-2020 renovation sought to change.

Additionally, research on the property in architectural periodicals and books did not yield any results indicating that it was considered an important work during its time or in subsequent decades. The articles in the *Los Angeles Times* leading up its completion appear to be the result of a public relations campaign orchestrated by the developers. The articles are mostly focused on the size of the building and included quotes from Carter and Luckman boasting that the project was the first of its kind: the first suburban-type shopping center downtown, the first full-block commercial center in the country, the first development to combine hotel, shopping, and office uses. At the same time, the developers compared the project to landmarks such as the Galleria Vittorio Emanuele II and Rockefeller Center. The Galleria is a four-story, double-arcaded shopping mall in the historic center of Milan. Although it is enclosed, it links with the surrounding urban design structure of streets and plazas; unlike the complex. Rockefeller Center is a complex of 19 buildings containing offices, shops, and restaurants stretched over multiple blocks of Midtown Manhattan. Although the buildings are connected by subterranean concourses, Rockefeller Center bears no resemblance to the complex in plan or architecture.

Comparisons with internationally acclaimed landmarks were bound to attract a closer examination of the development. *Los Angeles Times* architecture critic, John Pastier observed the contradictions in the promotion surrounding the completion of the complex.

> Both characterizations are salesman's fantasies. The true megastructure of architect's visions (real ones never seem to get built) are considerably more integrated, unconventional, stylistically advanced and structurally self-revealing than Broadway Plaza. And as for the Old World flavor, the mall is unabashedly up-to-date in its character (excepting a few misplaced mock antique lampposts) and looks more like Milwaukee or Minneapolis than it does Milan.
>
> But a degree of confusion and blurred meaning may be appropriate to the Broadway Plaza's image-making process, since its architectural personality was never clearly or consistently defined. This admittedly complicated project at 7th and Flower Streets is

> more a collection of parts than an organic unity, a series of good moments and disappointing ones rather than a sequence of consistent quality.[62]

A 1974 article in *Architectural Record* examining omnicenters explained that it was unlikely they, including the complex, could live up to their promise of urban revitalization. The complex was a self-contained enclave that was disconnected from the surrounding blocks.[63] At the time, it was not accessible from public transportation other than the bus and was even difficult to penetrate on foot. Rather than acting as a catalyst for redevelopment, the complex drew visitors inward who came and went by automobile.

As the complex is not a significant example of an architectural style, the building does not appear to be significant for embodying the distinctive characteristics of its type or period of construction. Additionally, the building did not involve any novel or noteworthy construction techniques, so it does not appear to be significant for embodying the distinctive characteristics of a method of construction. The most distinctive characteristic of the property is its large size. However, full-block developments were typical of the era and there are other earlier examples in Downtown such as Union Bank Square (1967) between 4th and 5th Streets and Figueroa Street and the Harbor Freeway and Arco Plaza (1972) between 5th and 6th Streets and Figueroa and Flower Streets.

Work of a Master

A master is a figure of generally recognized greatness in a field of design or construction such as architecture.[64] The complex was designed by the architecture firm of Charles Luckman Associates. Luckman's role in the design as opposed to the development is unclear as he resigned as president of the firm that bears his name in 1968. As he was still board chair, it is assumed that he participated in the design but was not personally responsible. Charles Luckman Associates is best known for functional buildings that satisfied the client's tastes and needs. Luckman once told a writer for *The New Yorker*, "I am firm in my belief that architecture is a business and not an art."[65] This pragmatic attitude did not endear him to the artistic leaders of the modern movement, like his former partner William Pereira. After the partnership dissolved, Pereira said "the businessman who hires us doesn't need another businessman to do the work; he needs an architect. It was like working in a factory… I just know I wasn't doing my best."[66]

Although the work of Charles Luckman Associates includes a few notable projects such as the Forum (1967) in Inglewood and the U.S. Pavilion for the World's Fair (1964) in New York, it has

[62] John Pastier, "Looking at New Broadway Plaza," *Los Angeles Times*, September 3, 1973.
[63] "New Directions for Downtown and Suburban Shopping Centers," *Architectural Record*, Vol. 155, No. 4, April 1974, 137-142.
[64] *National Register Bulletin #15*, 20.
[65] Quote in Herbert Muschap, "Charles Luckman, Architect Who Designed Penn Station's Replacement, Dies at 89," *New York Times*, January 28, 1999.
[66] James Steele, *William Pereira* (Los Angeles: Architectural Guild Press, 2002), 18.

not been demonstrated that Luckman or the members of his firm were master architects. Most of the work is noteworthy only for its scale as opposed to the quality of its design. Indeed, there are many projects that have been derided as commonplace and even destructive at times; the new Madison Square Garden being a prime example of the latter. The demolition of Pennsylvania Station for the construction of Madison Square Garden helped ignite the historic preservation movement in the early 1960s. Luckman had little regard for the protests as he thought the historic train station was nothing more than "a poor man's copy of the Roman Baths of Caracalla."[67] Although Madison Square Garden was a hit with sports fans, the architectural historian Vincent Scully once said, "Through Pennsylvania Station one entered the city like a god. Perhaps it was too much. One scuttles in now like a rat." Like many buildings designed by the firm, Madison Square Garden has been substantially remodeled. The fortress-like approach to urbanism was a consistent criticism of buildings designed by the firm.

High Artistic Values

The possession of high artistic values refers to a property's articulation of a particular concept of design so fully that it expresses an aesthetic ideal.[68] A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which the complex does not.

Distinguishable Entity

The last aspect of Criterion C, representing a significant and distinguishable entity whose components lack individual distinction, refers to historic districts. A district must be significant, as well as being an identifiable entity.[69] The complex is within the boundary of the 7th Street Commercial Historic District identified by SurveyLA. However, the property was identified as non-contributing because it post-dates the period of significance of 1906-1928. Therefore, the complex is being evaluated as an individual property, and this aspect of Criterion C does not apply.

Conclusion

For all the reasons outlined above, the property does not appear to be significant under Criterion C.

Criterion D

This criterion generally applies to archaeological resources but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal

[67] Luckman, 339.
[68] Ibid., 20.
[69] Ibid., 5.

source of information. This is unlikely to be true for the complex because it did not involve the use of any novel or noteworthy construction techniques. Furthermore, research did not indicate the complex to have the potential to yield information about the history of commerce. Therefore, the property does not appear to be significant under Criterion D.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period of significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. As the complex is not significant under any of the National Register criteria, it has no period of significance and an assessment of its integrity is not required.

Conclusion

The complex does not appear to be eligible for listing in the National Register for lack of historical significance and architectural distinction.

Criteria Consideration G

As the building has not achieved significance under any of the National Register criteria, Criteria Consideration G does not require application.

5.2 California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, the property appears to be ineligible for listing in the California Register for the same reasons outlined above.

5.3 Los Angeles Cultural Heritage Ordinance

The three criteria for significance in the Los Angeles Cultural Heritage Ordinance are essentially the same as criteria A/1, B/2, and C/3 for listing in the National and California Registers. Therefore, the property appears to be ineligible for HCM designation for the same reasons outlined above.

6. PROJECT IMPACTS

6.1 Thresholds for Impacts on Historical Resources

The State CEQA Guidelines set the standard for determining the significance of impacts to historical resources in Title 14 California Code of Regulations Section 15064.5(b), which states:

> A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Title 14 California Code of Regulations Section 15064.5(b)(1) further clarifies "substantial adverse change" as follows:

> Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

Title 14 California Code of Regulations Section 15064.5(b)(2)(C) in turn explains that a historical resource is "materially impaired" when a project:

> Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or other landmark programs such as the City's list of HCMs.

6.2 Project Description[70]

Overview

Although the Project Site encompasses the entire city block, the proposed residential tower would be developed on the southern portion of the site within and above the existing parking/retail podium (Development Area). The Project would enclose the existing rooftop parking level of the existing nine-story podium, would add two new enclosed parking levels to the existing podium (increasing the podium to 12 stories), and would add a 53-story residential

[70] Excerpted from Attachment A of Entitlement Application.

tower within the podium, extending 41-stories above the expanded 12-story podium.. A portion of the existing podium along Hope Street would be demolished to create a development space extending from the existing rooftop parking level to the lower basement in order to allow for the construction of the tower, including a new residential lobby with a pedestrian entrance from the sidewalk on Hope Street, adjacent to the existing Macy's department store (see **Figure 19**). The conceptual plans for the tower and changes in the podium are included in **Appendix C**.

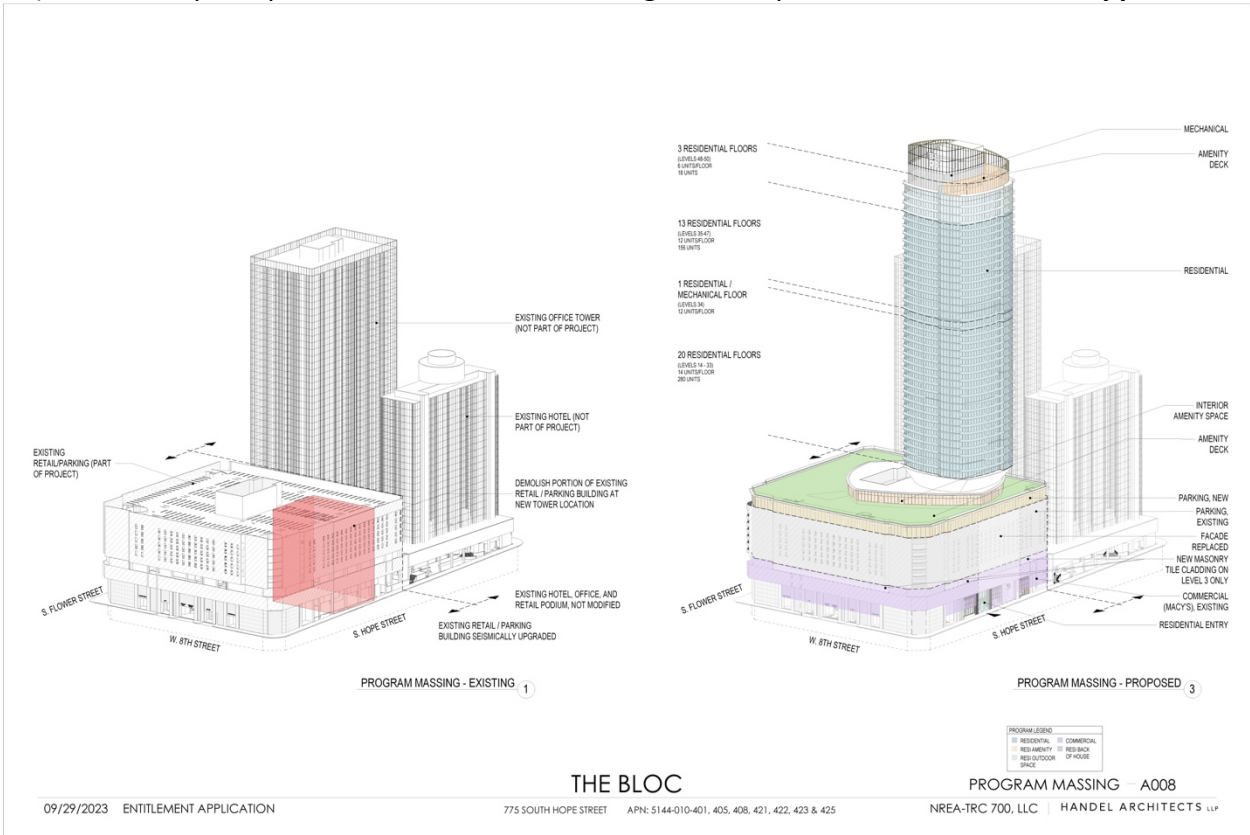


Figure 19: Diagram of proposed Project (Handel Architects, September 29, 2023)

Residential Tower and Seismic Retrofit

City regulations (Ordinance No. 183,893) require the seismic retrofit of the existing non-ductile concrete podium. As part of the seismic retrofit, the diameter of the existing columns must be enlarged by approximately one foot. New shear walls would be located on all levels of the existing podium and the two new parking levels, along all four perimeter walls facing west, south, east, and north. The thickness of the shear walls would range from approximately two feet to three feet to strengthen the structural support system on each level of the podium. In addition, in order to construct the residential tower, a portion of the existing parking levels and the retail level of the podium must be removed to add new structural columns, elevators, stairwells, bicycle parking, mechanical rooms, storage areas, etc. As a result of the seismic retrofit work and the residential structural support, elevators, stairwells, bicycle parking, mechanical rooms and storage areas, a total of 464 existing commercial parking spaces would be eliminated.

Architectural Design

The Bloc Residential Tower design concept is derived from its centralized location at various scales. At the macro scale, its contextual position is surrounded by the hills to the north, the coast further west and southwest, and the growing expanse of Southern California to the southeast. At the city scale, The Bloc sits amongst the tallest structures within Downtown Los Angeles, within the bounding loop created by the Interstate 10 and State Route 110 freeways, and US 101 freeway. At the building scale, the tower sits prominently at the heart of the existing The Bloc development. The tower's location as the figurative center of the project is translated into a slender point tower design, addressing its relationship to surrounding towers and its access to views of interest in all directions.

The new tower has an expanding floor plate that extends from the existing parking/retail podium with a narrow, tapering stem at the base. The tower facade maximizes access to light and air by providing private balconies and floor to ceiling windows which promote inside/outside living. At north facing units, balcony depths are reduced to maximize access to daylight and views. The tower crown is capped off with a spiraling, rose bud geometry creating a distinct and unique rooftop within the Downtown skyline.

Proposed materials, primarily glass and smooth, white metal panels, emphasize the curvature and flowing lines of the tower. The presence of a warmer, bronze-like material at select double height balcony soffits serve as accents to the tower. At the base, where the stem of the proposed tower transitions into the podium, an enclosed shared residential amenity space surrounds the building stem and then gives way to an expansive landscaped roof top terrace which would be an outdoor amenity for residential occupants.

Sign District

The Sign District request was initiated by the private property owner on October 31, 2018 under case number CPC-2018-6388-SN. The proposed Sign District encompasses the entire Project Site. It would enhance the unique character and qualities of The Bloc, providing a cohesive, integrated approach to signage that would highlight the transit gateway to the 7th Street - Metro Center Station and provide wayfinding to a major mixed-use development and public transit portal. The Sign District would establish clear standards to ensure cohesion and compatibility with the surrounding land uses, facilitate unique signage that would support and enhance the overall project design and create a sense of place and lively pedestrian experience, reinforcing The Bloc as a dynamic and diverse Downtown destination in which to live, work, shop or stay.

The proposed Sign District provides for new signage near points of pedestrian and vehicular ingress, along the podium walls, and the top of the towers. The Sign District signs would allow restaurants and shops to be commercially viable by identifying the uses on the Project Site and by demarcating and enhancing the transit gateway to Downtown from the 7th Street - Metro Center Station. Most of the business within The Bloc have no street frontage and the on-site

digital display signs would inform the public of the on-site uses. The signs are aimed at pedestrians along the sidewalks, street frontages and from a longer distance. Additionally, the signage program would complement the existing sign districts in the neighborhood and would establish a unified identity for the Project Site. The conceptual plans for the proposed Sign Supplemental Use District is included in **Appendix C** (Conceptual Plans for Architecture, Landscape Architecture, and Sign District).

6.3 Analysis of Project Impacts

The Project would have no direct impacts on historical resources. There are no historical resources on the Project Site and no historical resources would be demolished, destroyed, relocated, or altered as a result of the Project. Thus, no further analysis of direct impacts is warranted. This report also analyzes the potential for the Project to result in indirect impacts and cumulative impacts on the historical resources in the Study Area. Indirect impacts, or secondary effects, are reasonably foreseeable and caused by a project but occur at a different time or place.[71] Cumulative impacts refer to the impacts of a project and related projects in the vicinity, when taken as a whole, that substantially diminish the number or significance of historical resources within a historic district or within the same or similar context or property type.

Indirect Impacts Analysis

In analyzing the potential for indirect impacts from the construction of the Project on the historical resources in the Study Area, the central question is whether the Project would cause a "material impairment" to the significance of the nearby historical resources.[72] Material impairment occurs where a project alters the physical characteristics that convey the significance of a historical resource and that justify its inclusion in or eligibility for inclusion in federal, state, or local landmark or historic district programs pursuant to the requirements of CEQA. Such an effect would only occur if the historical resources in the Study Area no longer retained sufficient integrity to convey their significance as a result of the Project.

According to *National Register Bulletin #15*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. The Project would not have any impact on the physical characteristics of the historical resources in the Study Area that convey their significance and justify their inclusion in, or eligibility for, applicable landmark designation programs. Because the Project would not alter physical characteristics of the historical resources, the only relevant aspect of integrity with respect to the impact of the Project on these historical resources is setting. Setting refers to the character of the place in which the historical resource is situated within the boundaries of the property or historic district as well as the resource's broader surroundings. This analysis considers whether the integrity of setting of the historical resources in the Study Area would be so diminished by the

[71] Title 14 California Code of Regulation §15358 (a) (2).
[72] Public Resource Code § 21084.1; Title 14 California Code of Regulation §15064.5(b).

Project that they would no longer qualify as historical resources under federal, state, or local landmark or historic district programs.

As described in **Section 3.2** above, there are 20 historical resources in the Study Area: 18 buildings, one object, and one historic district. None of the historical resources are within the same block as the Project Site. All of the historical resources are separated from the Project Site by a street and also, in some cases, by intervening buildings.

Because the Project Site is located outside the parcel boundaries of the 19 individual historical resources in the Study Area, the Project would not impact their integrity of immediate setting. The individual historical resources along 7th Street and to the north would not be affected by the Project, due to the significant physical and visual separation between these historical resources and the Project. As the new tower will be situated on the south half of the existing building along Hope Street, the proposed 53-story tower would be divided from the historical resources to the north by the existing 26-story hotel and 33-story office components of the Project Site.

The Project would be situated across the street from five historical resources (see **Figure 3** above) as follows: the General Petroleum Corporation Parking Garage at 757 S. Flower Street (Map No. 2), Sawyer Building at 810 S. Flower Street (Map No. 3), Southern California Gas Company Complex (Map No. 5), Air Raid Siren at the southeast corner of 8th and Hope Streets (Map No. 6), Auto Center Garage at 746 S. Hope Street, and Third Church of Christ Science Reading Room at 730 S. Hope Street. From the outset, it should be noted that setting is not an essential factor of integrity for any of these historical resources. They would convey their significance so long as they retained the other factors of integrity including location, design, materials, workmanship, feeling, and association. In the increasingly dense urban setting of Downtown, the construction of new buildings or other improvements across the street from historic buildings is not uncommon. Furthermore, the broader surroundings of these historical resources were already disrupted by the construction of The Bloc in 1973, which included a 26-story hotel and 33-story office building. The proposed 53-story tower, which would extend 41-stories above the expanded 12-story podium, would simply introduce a third element above the base of the existing building. The signage on the proposed tower and the existing podium, hotel, and office building would be integrated into the design of the Project. The five historical resources would not be materially impaired by the Project because they would remain listed or eligible for listing in the National or California Registers and designated or eligible for designation as HCMs, as relevant.

For similar reasons, the Project would not have an indirect impact on the 7th Street Commercial Historic District. The Bloc is a non-contributing property within the boundary of the historic district. The proposed tower would be situated south of the existing hotel and office building, which are already in the view shed of the historic district as are the many skyscrapers in the Financial District. Likewise, modern signage is already present on the Project Site. Mere visibility of a new building, structure, or feature such as new or different signage (like that proposed in the Sign SUD) from certain vantage points within the historic district alone would not result in

an impact. The historic district would not be materially impaired by the Project because it would remain eligible for listing in the National and California Registers and eligible for designation as an HPOZ.

Cumulative Impacts Analysis

Development of related projects can affect historical resources if such projects adversely alter and/or demolish historical resources that may be interrelated. Because all historical resources are unique and nonrenewable members of finite classes, projects that demolish or alter certain historical resources have the potential to erode a class of historical resources that could result in a cumulatively significant impact on historical resources. Cumulative impacts would occur if the Project and related projects cumulatively affect historical resources in the immediate vicinity, contribute to changes within the same historic district, or involve resources that are examples of the same property type or significant within the same context.

There are 44 related projects within a one-half mile radius of the Project Site, two of which are located within the Study Area: Related Project No. 1: Mitsui Fudosan (Eighth and Figueroa Tower) at 744 S. Figueroa Street and Related Project No. 3: 8th/Hope/Grand at 754 S. Hope Street. These projects would continue an established pattern of development in the Financial District and there is no potential for cumulative impacts to the setting of historical resources in the immediate vicinity as a result of this development pattern. Therefore, there would be no potential for cumulative impacts to historical resources in the immediate vicinity. The Project would not contribute to changes within the historic district because there are no related projects in the historic district. The Project would not contribute to the erosion of a class of historical resources because no historical resources would be demolished, destroyed, relocated, or altered as a result of the Project.

Conclusion

In conclusion, while the Project would introduce new visual elements in the form of a residential tower and signage to the Study Area, it would not adversely affect the setting of any of the identified historical resources. The 20 historical resources would continue to be prominent features of the blocks on which they are located. Therefore, the Project would not result in a substantial adverse change to the immediate surroundings of these historical resources to the degree that they would no longer be eligible for listing under federal, state, or local landmark or historic district programs. None of the historical resources in the Study Area would be materially impaired directly, indirectly, or cumulatively as a result of the Project.

7. CONCLUSIONS

The Project would have no direct impacts on historical resources. There are no historical resources on the Project Site and no historical resources would be demolished, destroyed, altered, or relocated as a result of the Project. The indirect impacts the Project could have on the historical resources in the Study Area were also analyzed. The Project would have no indirect impacts on the identified historical resources. The Project would introduce new visual elements to the immediate surroundings of the historical resources in the Study Area; however, it would not result in a substantial adverse change to the integrity of historical resources to the degree that they would no longer be eligible for listing as historical resources defined by CEQA. Additionally, there would be no cumulative impacts on the historical resources in the Study Area as a result of this Project combined with other projects. No mitigation is recommended or required.

8. REFERENCES

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Appendix A – Résumé

TERESA GRIMES | Historic Preservation

Teresa.Grimes@icloud.com
323-868-2391

Teresa Grimes has 30 years of experience in the field of historic preservation. She is widely recognized as an expert in the identification and evaluation of historical resources having successfully prepared dozens of landmark and historic district applications for a wide variety of property types. Teresa graduated from the University of California with a Master of Art degree in Architecture and has worked in the private, public, and non-profit sectors. Teresa has extensive experience in the preparation of environmental compliance documents in accordance with the California Environmental Quality Act including the identification of historical resources, analysis of direct, indirect, and cumulative impacts, and development of mitigation measures. Her many projects throughout Southern California include the Art Center College of Design Master Plan, Baldwin Hills Crenshaw Plaza, Cinerama Dome Entertainment Center, City of Hope Master Plan, Claremont Graduate University Master Plan, Claremont McKenna College Master Plan, John Anson Ford Theatres, Oakwood School Master Plan, Los Angeles County Museum of Art, Times Mirror Square, Sunset Las Palmas Studios, and Sunset Bronson Studios.

Educational Background

- M.A., Architecture, University of California, Los Angeles, 1992
- B.A., Political Science, University of California, Los Angeles, 1986

Qualifications

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities

- Pasadena Heritage Board Member, 2008-2012
- Highland Park Heritage Trust, Board Member, 1996-1998
- West Hollywood Cultural Heritage Advisory Board, 1990-1994

Professional Experience

- Teresa Grimes | Historic Preservation, Principal, 2020 - Present
- GPA Consulting, Principal Architectural Historian, 2009-2020
- Christopher A. Joseph & Associates, Senior Architectural Historian, 2006-2009
- Teresa Grimes | Historic Preservation, Principal, 1999-2005, 1993-1994, 1991-1992
- Historic Resources Group, Architectural Historian, 1994-1998
- Getty Conservation Institute, Research Associate, 1992-1993
- Los Angeles Conservancy, Preservation Officer, 1988-1991

Appendix B – DPR Forms

State of California ☐ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 11 ***Resource Name or #:** (Assigned by recorder) The Bloc
P1. Other Identifier: Broadway Plaza and Macy's Plaza

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

- ***b. USGS 7.5' Quad** _____ **Date** _____ **T** ___; **R** ___; ___ ☐ **of** ___ ☐ **of Sec** __; _____ **B.M.**
- c. Address 700 S. Flower Street City Los Angeles Zip 90017
- d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
  700 W. 7th Street, 711 and 775 S. Hope Street, Assessor Parcel Number 5144-010-401

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property includes the city block bounded by 7th Street on the north, 8th Street on the south, Flower Street on the west, and Hope Street on the east. Completed in 1973, The Bloc, originally called Broadway Plaza, consists of a hotel, an office building, and a podium with four levels of retail space including a shopping mall and department store, one subterranean level of loading area, and five levels of above-ground parking, and one rooftop level of parking. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP7 Commercial Building, over 3 stories

***P4.Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) camera facing southeast, November 2021

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1973, building permit

***P7. Owner and Address:**
NREA – TRC 700 LLC
700 S. Flower Street
Los Angeles, CA 90017

***P8. Recorded by:** (Name, affiliation, and address) Teresa Grimes |Historic Preservation
40 Arroyo Drive Unit 101, Pasadena, CA 91105

***P9. Date Recorded:** January 2022

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
The Bloc Residential Tower & SUD Project Historical Resource Technical Report, December 2022

***Attachments:** ☐NONE ☐Location Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) The Bloc ***NRHP Status Code** 6Z

B1. Historic Name: Broadway Plaza B2. Common Name: The Bloc

B3. Original Use: Commercial B4. Present Use: Commercial

***B5. Architectural Style:** Glass Skin and Brutalism

***B6. Construction History:** (Construction date, alterations, and date of alterations)

1973, construction completed; 2014, comprehensive remodel; 2017 connection to 7th Street – Metro Center Station

***B7. Moved?** ■ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____

***B8. Related Features:** None

B9a. Architect: Charles Luckman Associates b. Builder: Tishman Construction

***B10. Significance: Theme** Architecture and Commercial Development **Area** Los Angeles

Period of Significance None **Property Type** Commercial **Applicable Criteria** None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 700 S. Flower Street does not appear to be eligible under national, state, and local landmark programs.

National Register of Historic Places

Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. There are no particular themes within the Commercial Development context of the *LACHCS* that apply to the subject property under Criterion A. When it opened in 1973, Broadway Plaza, as it was then known, was extoled as the first large hotel in 20 years and first major department store in 50 years to be constructed Downtown. In the context of hotels or department stores; however, it was one of many in the Hyatt and The Broadway chains that were both expanding in the 1970s. In the broad context of commercial development, The Bloc was part of the larger effort to reverse the decline of Downtown. This effort was mostly spearheaded by CRA/LA, which was created in 1948. The Redevelopment Plan for Bunker Hill was adopted in 1959 and focused on clearing blight and preparing land for redevelopment, which included re-grading the hill and creating a new street system. CRA/LA hoped the transformation of Bunker Hill would improve the surrounding area as well. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**

See Continuation Sheet

B13. Remarks:

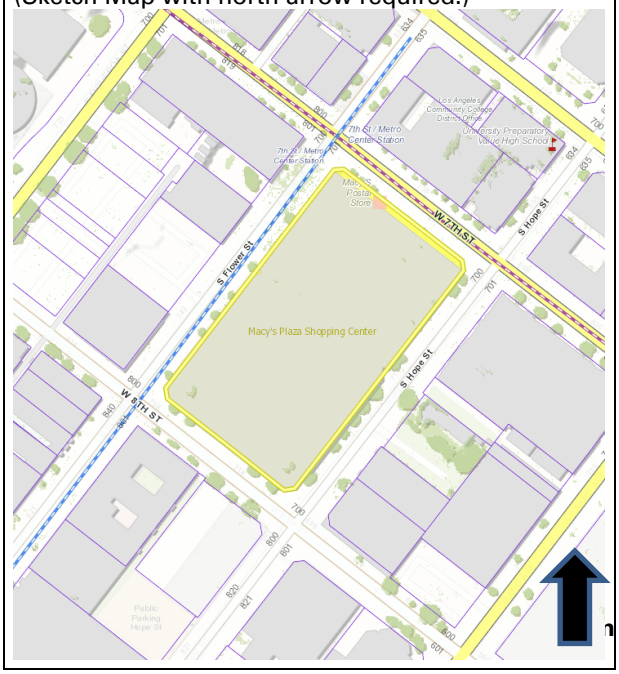
None

***B14. Evaluator:** Teresa Grimes

***Date of Evaluation:** January 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3a Description (cont.)

The complex is generally considered a single building; however, it is comprised of several distinct components. The below ground levels include a loading dock as well as parking, commercial, storage, and hotel conference space. The above ground levels were originally called the garden and plaza levels. The main entrance to the complex is located on 7th Street at what was called the plaza level but now called the street level. It consists of a shopping mall sandwiched between the hotel on the east and the office building on the west. These three components of the complex occupy the north half of the block. As originally designed, the shopping mall was covered by a gigantic steel-framed roof with a skylight. The skylight structure was removed as part of the 2014 renovation. In the center of the entrance is an escalator and stairway that leads down to what was called the garden level but is now called the plaza level. There are secondary entrances to the garden level from Hope and Flower Streets. The south half of the block is occupied by the 9-story podium structure that contains five-levels of enclosed parking and four -levels of retail uses, which are accessed through the shopping mall at the plaza and garden levels, and rooftop parking. The base of the building and the entirety of the podium structure are sheathed in red brick that has been either painted or removed. The parking levels in the podium structure are apparent from the perforations in the brick walls for ventilation. The lobby for the office building, commonly referred to as 700 Flower Street Building, is located at the plaza level. The 33-story building is rectangular in shape and sheathed in alternating horizontal bands of black aluminum and bronze glass. The main entrance to the hotel is located on Hope Street and recessed within a port cochere. There is also access between the hotel and shopping mall at the garden and plaza levels. The 26-story hotel is generally rectangular in shape and originally featured a revolving circular restaurant on the roof. The building is also sheathed in black aluminum and bronze glass, but the muntin pattern is different from the office building.

Alterations

In 1996, Broadway Plaza was renamed Macy's Plaza when The Broadway chain was bought by Macy's. In 2005, the Hyatt Regency was renamed the Sheraton Los Angeles Downtown. Although tenants changed over time, the building remained substantially unaltered until 2014 when Macy's Plaza was rebranded to The Bloc and plans were developed for a major renovation. A key component of the renovation, which began in 2014 and continues to this day, was making the building more pedestrian friendly. The inward-facing building became more outward-facing by the removal of the skylight structure. The enclosed shopping mall is now an open-air plaza visible from 7th Street. The department store, hotel, and office building were remodeled from top to bottom. The restaurant on top of the hotel is now a lounge and gym for guests and the structure no longer revolves. Other alterations included changes to the vertical circulation including elevators, stairs, and escalators and to the floor plans including demising walls and corridors. The renovation also included a link to the 7th Street - Metro Center Station through the building and openings to Hope and Flower Street, which were completed in 2017. As new restaurants and shops moved into the garden, plaza, and second levels tenant

improvements further replaced the once uniform red brick with individually designed storefronts.

B10. Significance (cont.)

In some regards, the transformation of the Financial District was more successful than Bunker Hill; it was certainly more rapid. When United California Bank completed an 18-story building at 600 S. Spring Street in 1958, it was assumed that the financial center of Los Angeles would remain in the Historic Core. Within two years; however, the Tishman Realty and Construction Company built a 20-story building at Wilshire Boulevard and Flower Street.[1] Financial institutions soon began following Tishman's lead into new office buildings on the west side of Downtown. Another key development in the new Financial District was Arco Plaza.[2] In 1969, the Atlantic Richfield Company demolished their Art Deco headquarters for a full-block development that included two 52-story towers on top of an underground shopping mall and parking structure. Completed in 1972, Bank of America moved from Spring Street into 28 floors of one of the towers. By the time, the Central Business District Redevelopment Plan was adopted in 1975, many new buildings in the Financial District had been constructed and others were already planned. Without the aid of CRA/LA, private developers assembled large parcels of land that was flat and accessible from the Harbor Freeway. While development was occurring on Bunker Hill during this same period, the pace was slow, and many parcels remained vacant until the 1980s.

The Bloc was initially a financial success; however, it did not have a lasting impact on the commercial development of Downtown. It was part of an established trend of development in the Financial District that was initiated in the late 1950s and early 1960s. It did not become a prototype for the redevelopment of downtowns in the U.S. and did not "rejuvenate downtown nightlife" in Los Angeles as hoped.[3] Although the developers claimed that the combination of uses within a single large structure was unlike any other, there were in fact others being developed at the same time. Referred to as omnicenters, examples include Crown Center master planned by Edward Larabee Barnes in Kansas City, Missouri and Baystate West designed by Edward Catalano with Pietro Belluschi in Springfield, Massachusetts. Mere association with historic events or trends is not enough, in and of itself to qualify under Criterion A. The property's specific association must be considered important as well.[4] Research did not reveal a specific association with events or trends that would qualify The Bloc for eligibility under Criterion A. Therefore, the property does not appear to be significant under Criterion A.

[1] Designed by Victor Gruen Associates and located at 615 S. Flower Street, the building is still standing but has been reskinned.
[2] The complex is now known as City National Plaza.
[3] "Los Angeles in 1981," *Los Angeles Times*, July 11, 1971.
[4] Patrick Andrus and Rebecca Shrimpton, *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: U.S. Department of Interior, 1997), 12.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Several steps are involved in determining whether a property is significant under Criterion B. First, the person must be significant within a historic context. Second, the property must be associated with the person's productive life. Finally, the property must be compared with other associated properties to identify the best representation of the person's historic contributions.[5]

The two people most closely associated with The Bloc are Edward Carter and Charles Luckman who were both involved with its development. Research did not reveal specific information regarding tenants of the property, such as the office building or shopping center components, who could be considered persons significant in our past.

Edward Carter is undoubtedly a significant person in the context of business and commerce. Carter was associated with The Broadway chain of department stores from 1945 to 1983. Under his leadership, Carter expanded the company from three stores in Los Angeles to a multitude of stores throughout the Southwest. Early in his tenure as chief executive, Carter oversaw the development of one of the nation's first suburban shopping centers. He also spearheaded the acquisition of other important chains in the U.S. such as Neiman Marcus and Bergdorf Goodman.

To be eligible under Criterion B, a property needs to be an important representation of the person's accomplishments, such as businessman's office or home.[6] The Bloc would not be considered significant for an association with Carter because it was one of many stores and shopping centers in the company's portfolio. His association with the property was purely financial and it does not represent his productive life in comparison with other properties. Carter's office was located in the flagship store at Broadway and 4th Street until 1961 when the corporate headquarters moved to 600 S. Spring Street and then to 500 S. Flower Street. The property that represents his productive life could be his long-time home at 626 Siena Way in Bel Air. The house was constructed in 1936 and designated HCM No. 1138 as an excellent example of the American Colonial Revival style. Carter and his second wife, Hannah Locke Carter purchased the property in 1964. The Carters resided there until Edward's death in 1996 and Hannah's death in 2006. Carter previously resided at 234 S. Muirfield Road and before that at 809 S. Cloverdale Avenue, both of which are still standing and are located in HPOZs.

Charles Luckman is also a significant person in the context of business and commerce; however, his accomplishments are tied to the sale and production of consumer goods rather than real estate development. The success of Pepsodent is credited to Luckman's advertising campaigns, which involved the new medium of television. In 1946, Luckman's skills in sales and marketing catapulted

[5] Ibid., 14-15.
[6] Ibid., 14.

him to the presidency of Lever Brothers. Alas, Luckman did not find the same success in the real estate business. In 1968, Luckman became president of Ogden Development after moving to Los Angeles in 1950 to practice architecture. Although the company was involved with several major developments, The Bloc was the only project completed. The property would not be considered significant for an association with Luckman because it does not represent his accomplishments as a businessman in the 1940s. Luckman is not significant in the context of real estate development and the property post-dates his career in the manufacturing business.

For the reasons noted above, the property does not appear to be significant under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

Type, Period, or Method of Construction

A type, period, or method of construction refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. This aspect of Criterion C encompasses all architectural styles and construction practices. A building is eligible as an architectural type specimen if it is an important example of construction practices from a particular period in history.[7]

The Bloc may be broadly described as Late Modern in terms of the period of its construction; however, it does not embody a particular style of architecture during the period nor is it a successful combination of styles. The hotel and office building exhibit the basic features of the Glass Skin style but lack the distinctive features of important examples such as sculptural forms and seamless mirrored glass surfaces. The hotel and office building are ordinary examples of glass box architecture from the period, of which there are many. They are neither unique in shape or color and despite their similarities they do not complement one another like the twin towers at Arco Plaza (1969) by A.C. Martin & Associates or Century Plaza Towers (1975) by Minoru Yamasaki.

It is not uncommon for Glass Skin buildings to rise from a base of a different material, which is the case with The Bloc. Historically, the base of building, including the shopping mall, department store, and parking structure, was sheathed in red brick. In many places along the lower levels, the brick has been removed and in other places it has been painted. The base was akin to Brutalist buildings from the period in its monolithic appearance. Although most examples of Brutalism feature poured concrete, brick examples

[7] Ibid., 17-18.

exist; perhaps the most notable being the Indian Institute of Management in Ahmedabad by Louis Kahn. However, it was precisely the monochromatic color palette and fortress-like exterior that the 2014-2020 renovation sought to change.

Additionally, research on the property in architectural periodicals and books did not yield any results indicating that it was considered an important work during its time or in subsequent decades. The articles in the *Los Angeles Times* leading up its completion appear to be the result of a public relations campaign orchestrated by the developers. The articles are mostly focused on the size of the building and included quotes from Carter and Luckman boasting that the project was the first of its kind: the first suburban-type shopping center downtown, the first full-block commercial center in the country, the first development to combine hotel, shopping, and office uses. At the same time, the developers compared the project to landmarks such as the Galleria Vittorio Emanuele II and Rockefeller Center. The Galleria is a four-story, double-arcaded shopping mall in the historic center of Milan. Although it is enclosed, it links with the surrounding urban design structure of streets and plazas; unlike The Bloc, Rockefeller Center is a complex of 19 buildings containing offices, shops, and restaurants stretched over multiple blocks of Midtown Manhattan. Although the buildings are connected by subterranean concourses, the complex bears no resemblance to The Bloc in plan or architecture.

Comparisons with internationally acclaimed landmarks were bound to attract a closer examination of the development. *Los Angeles Times* architecture critic, John Pastier observed the contradictions in the promotion surrounding the completion of The Bloc.

Both characterizations are salesman's fantasies. The true megastructure of architect's visions (real ones never seem to get built) are considerably more integrated, unconventional, stylistically advanced and structurally self-revealing than Broadway Plaza. And as for the Old World flavor, the mall is unabashedly up-to-date in its character (excepting a few misplaced mock antique lampposts) and looks more like Milwaukee or Minneapolis than it does Milan.

But a degree of confusion and blurred meaning may be appropriate to the Broadway Plaza's image-making process, since its architectural personality was never clearly or consistently defined. This admittedly complicated project at 7th and Flower Streets is more a collection of parts than an organic unity, a series of good moments and disappointing ones rather than a sequence of consistent quality.[8]

A 1974 article in *Architectural Record* examining omnicenters explained that it was unlikely they, including The Bloc, could live up to their promise of urban revitalization. The Bloc was a self-contained enclave that was disconnected from the surrounding blocks.[9] At the time, it was not accessible

[8] John Pastier, "Looking at New Broadway Plaza," *Los Angeles Times*, September 3, 1973.
[9] "New Directions for Downtown and Suburban Shopping Centers," *Architectural Record*, Vol. 155, No. 4, April 1974, 137-142.

from public transportation other than the bus and was even difficult to penetrate on foot. Rather than acting as a catalyst for redevelopment, The Bloc drew visitors inward who came and went by automobile.

As The Bloc is not a significant example of an architectural style, the building does not appear to be significant for embodying the distinctive characteristics of its type or period of construction. Additionally, the building did not involve any novel or noteworthy construction techniques, so it does not appear to be significant for embodying the distinctive characteristics of a method of construction. The most distinctive characteristic of the property is its large size. However, full-block developments were typical of the era and there are other earlier examples in Downtown such as Union Bank Square (1967) between 4th and 5th Streets and Figueroa Street and the Harbor Freeway and Arco Plaza (1972) between 5th and 6th Streets and Figueroa and Flower Streets.

Work of a Master

A master is a figure of generally recognized greatness in a field of design or construction such as architecture.[10] The Bloc was designed by the architecture firm of Charles Luckman Associates. Luckman's role in the design as opposed to the development is unclear as he resigned as president of the firm that bears his name in 1968. As he was still board chair, it is assumed that he participated in the design but was not personally responsible. Charles Luckman Associates is best known for functional buildings that satisfied the client's tastes and needs. Luckman once told a writer for *The New Yorker*, "I am firm in my belief that architecture is a business and not an art."[11] This pragmatic attitude did not endear him to the artistic leaders of the modern movement, like his former partner William Pereira. After the partnership dissolved, Pereira said "the businessman who hires us doesn't need another businessman to do the work; he needs an architect. It was like working in a factory… I just know I wasn't doing my best."[12]

Although the work of Charles Luckman Associates includes a few notable projects such as the Forum (1967) in Inglewood and the U.S. Pavilion for the World's Fair (1964) in New York, it has not been demonstrated that Luckman or the members of his firm were master architects. Most of the work is noteworthy only for its scale as opposed to the quality of its design. Indeed, there are many projects that have been derided as commonplace and even destructive at times; the new Madison Square Garden being a prime example of the latter. The demolition of Pennsylvania Station for the construction of Madison Square Garden helped ignite the historic preservation movement in the early 1960s. Luckman had little regard for the protests as he thought the historic train station was nothing more than "a poor man's copy of the Roman Baths of Caracalla."[13] Although Madison Square Garden was a hit with sports fans, the architectural historian Vincent Scully once said,

[10] *National Register Bulletin #15*, 20.
[11] Quote in Herbert Muschap, "Charles Luckman, Architect Who Designed Penn Station's Replacement, Dies at 89," *New York Times*, January 28, 1999.
[12] James Steele, *William Pereira* (Los Angeles: Architectural Guild Press, 2002), 18.
[13] Luckman, 339.

"Through Pennsylvania Station one entered the city like a god. Perhaps it was too much. One scuttles in now like a rat." Like many buildings designed by the firm, Madison Square Garden has been substantially remodeled. The fortress-like approach to urbanism was a consistent criticism of buildings designed by the firm.

High Artistic Values

The possession of high artistic values refers to a property's articulation of a particular concept of design so fully that it expresses an aesthetic ideal.[14] A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which The Bloc does not.

Distinguishable Entity

The last aspect of Criterion C, representing a significant and distinguishable entity whose components lack individual distinction, refers to historic districts. A district must be significant, as well as being an identifiable entity.[15] The Bloc is within the boundary the 7th Street Commercial Historic District identified by SurveyLA. However, the property was identified as non-contributing because it post-dates the period of significance of 1906-1928. Therefore, The Bloc is being evaluated as an individual property, and this aspect of Criterion C does not apply.

Conclusion

For all the reasons outlined above, the property does not appear to be significant under Criterion C.

Criterion D

This criterion generally applies to archaeological resources but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for The Bloc because it did not involve the use of any novel or noteworthy construction techniques. Furthermore, research did not indicate the complex to have the potential to yield information about the history of commerce. Therefore, the property does not appear to be significant under Criterion D.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period of significance. In the case of

[14] Ibid., 20.
[15] Ibid., 5.

architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. As The Bloc is not significant under any of the National Register criteria, it has no period of significance and an assessment of its integrity is not required.

Conclusion

The Bloc does not appear to be eligible for listing in the National Register for lack of historical significance and architectural distinction.

Criteria Consideration G

As the building has not achieved significance under any of the National Register criteria, Criteria Consideration G does not require application.

California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, the property appears to be ineligible for listing in the California Register for the same reasons outlined above.

Los Angeles Cultural Heritage Ordinance

The three criteria for significance in the Los Angeles Cultural Heritage Ordinance are essentially the same as criteria A/1, B/2, and C/3 for listing in the National and California Registers. Therefore, the property appears to be ineligible for HCM designation for the same reasons outlined above.

B12 References Continued

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Appendix C – Entitlement Submittal



DRAWING INDEX

SHEET NUMBER	SHEET NAME
A000	ENTITLEMENT APPLICATION DRAWINGS
A001A	VICINITY MAP
A001B	VICINTY MAP - SITE RELATION TO LACC
A002	ILLUSTRATIVE SITE PLAN
A005A	PLOT PLAN
A005B	PROJECT INFORMATION
A007A	BOUNDARY SURVEY
A007B	TOPOGRAPHIC SURVEY
A007C	LEGAL DESCRIPTION
A008	PROGRAM MASSING
A009A	ZONING CODE FLOOR AREA - LEVEL B - A
A009B	ZONING CODE FLOOR AREA - LEVEL PLAZA - STREET
A009C	ZONING CODE FLOOR AREA - LEVEL 2 - 3
A009D	ZONING CODE FLOOR AREA - LEVEL 4 - 5
A009E	ZONING CODE FLOOR AREA - LEVEL 6 - 7
A009F	ZONING CODE FLOOR AREA - LEVEL 8 - 9
A009G	ZONING CODE FLOOR AREA - LEVEL 10 - 11
A009H	ZONING CODE FLOOR AREA - LEVEL 12 - 13
A009J	ZONING CODE FLOOR AREA - LEVEL 14 - 50
A009K	ZONING CODE FLOOR AREA - LEVEL 51 - 54
A010A	OPEN SPACE CALCULATIONS
A098	LEVEL B
A099	LEVEL A
A100	PLAZA LEVEL
A101	STREET LEVEL
A102	SECOND FLOOR
A103	THIRD FLOOR
A104	LEVEL 4 - P1
A105	LEVEL 5 - P2
A106	LEVEL 6 - P3
A107	LEVEL 7 - P4
A108	LEVEL 8 -P5
A109	LEVEL 9 - P6
A110	LEVEL 10 - P7
A111	LEVEL 11 - P8
A112	LEVEL 12 - AMENITY
A113	LEVEL 13
A114	LEVEL 14-33
A134	LEVEL 34
A135	LEVEL 35 - 47
A148	LEVEL 48 - 50
A151	LEVEL 51 - ROOFTOP AMENITIES
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A153	LEVEL 53 MECH ROOF
A154	LEVEL 54 MECH
A155	T. O. PARAPET
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A204	EXTERIOR ELEVATIONS
A205	EXTERIOR ELEVATIONS MATERIAL PALETTE
A210	BUILDING SECTIONS
A301	TYPICAL RESIDENTIAL UNIT PLANS
A302	TYPICAL RESIDENTIAL UNIT PLANS
A401	VIEW FROM PLAZA
A402	AERIAL VIEW OF TOWER TOP
A403	AERIAL VIEW OF AMENITY TERRACE
A404	VIEW OF ENTRY
A405	AERIAL
L000	LANDSCAPE ENTITLEMENT PACKAGE
L001	LANDSCAPE SCOPE
L002	COMPOSITE PLAN
L003	PLAZA LEVEL - PLAN
L004	PLAZA LEVEL - SECTION
L005	LEVEL 12 - PLAN
L006	LEVEL 12 - SECTION 01
L007	LEVEL 12 - SECTION 02
L008	LEVEL 12 - AERIAL 01
L009	LEVEL 12 - AERIAL 02
L010	LEVEL 12 - AERIAL 03
L011	LEVEL 51 - PLAN
L012	PLANTING PALETTE
L013	MATERIALS PALETTE

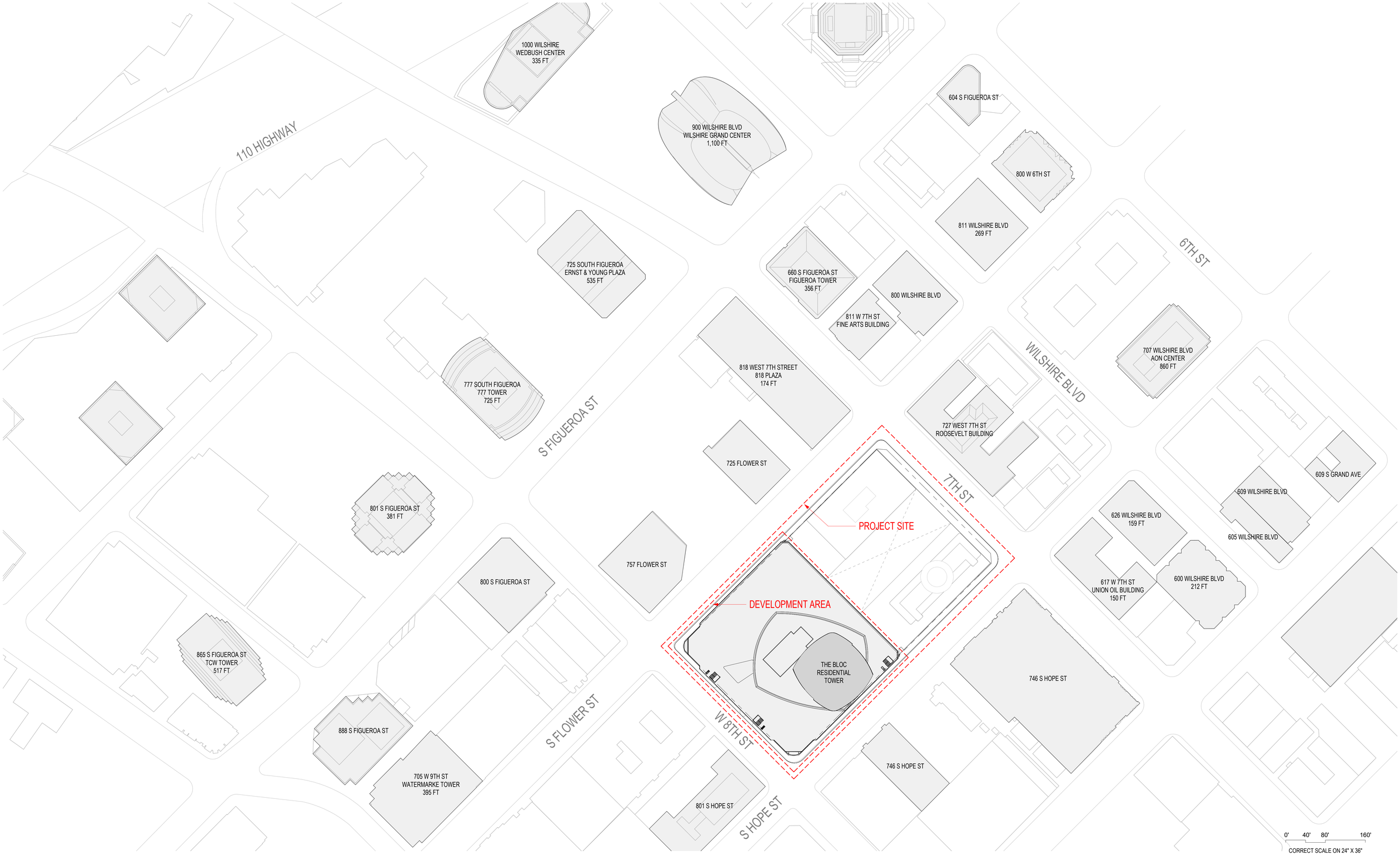
SEE SHEET A001 FOR VICINITY MAP
SEE SHEET A005A AND SUBSEQUENT SHEETS FOR PROJECT DESCRIPTION, APPLICABLE CODES, AREA, AND HEIGHT

OWNER:
NREA-TRC 700, LLC
700 SOUTH FLOWER STREET
SUITE 450
LOS ANGELES, CA 90017
213.218.2243

ARCHITECT:
HANDEL ARCHITECTS LLP
735 MARKET STREET
SUITE 2
SAN FRANCISCO, CA 94103
415.490.7331

THE BLOC

ENTITLEMENT APPLICATION DRAWINGS — A000



THE BLOC

VICINITY MAP – A001A

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



0' 100' 200' 400'

CORRECT SCALE ON 24" X 36"

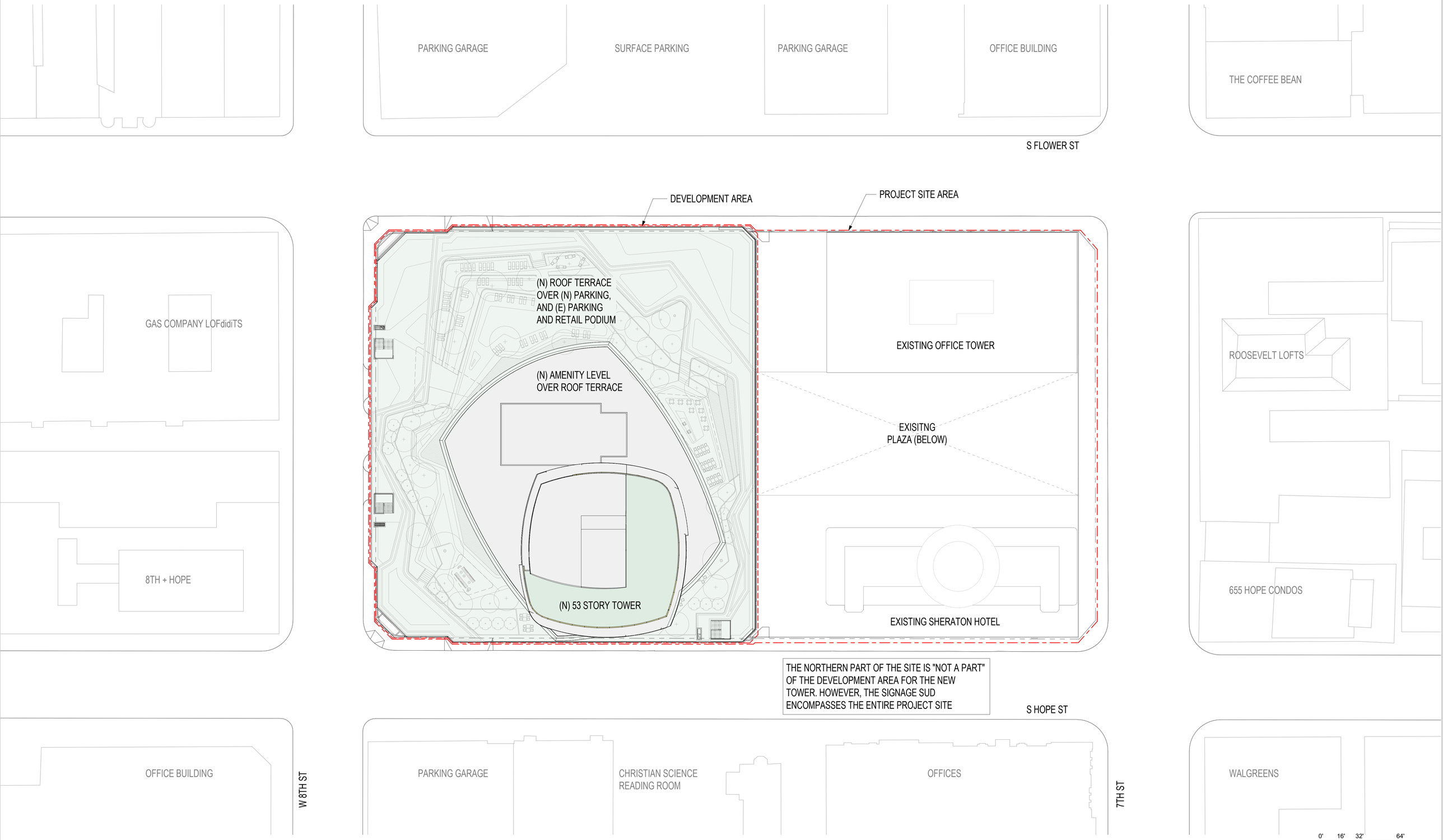
THE BLOC

VICINTY MAP - SITE RELATION TO LACC – A001B

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



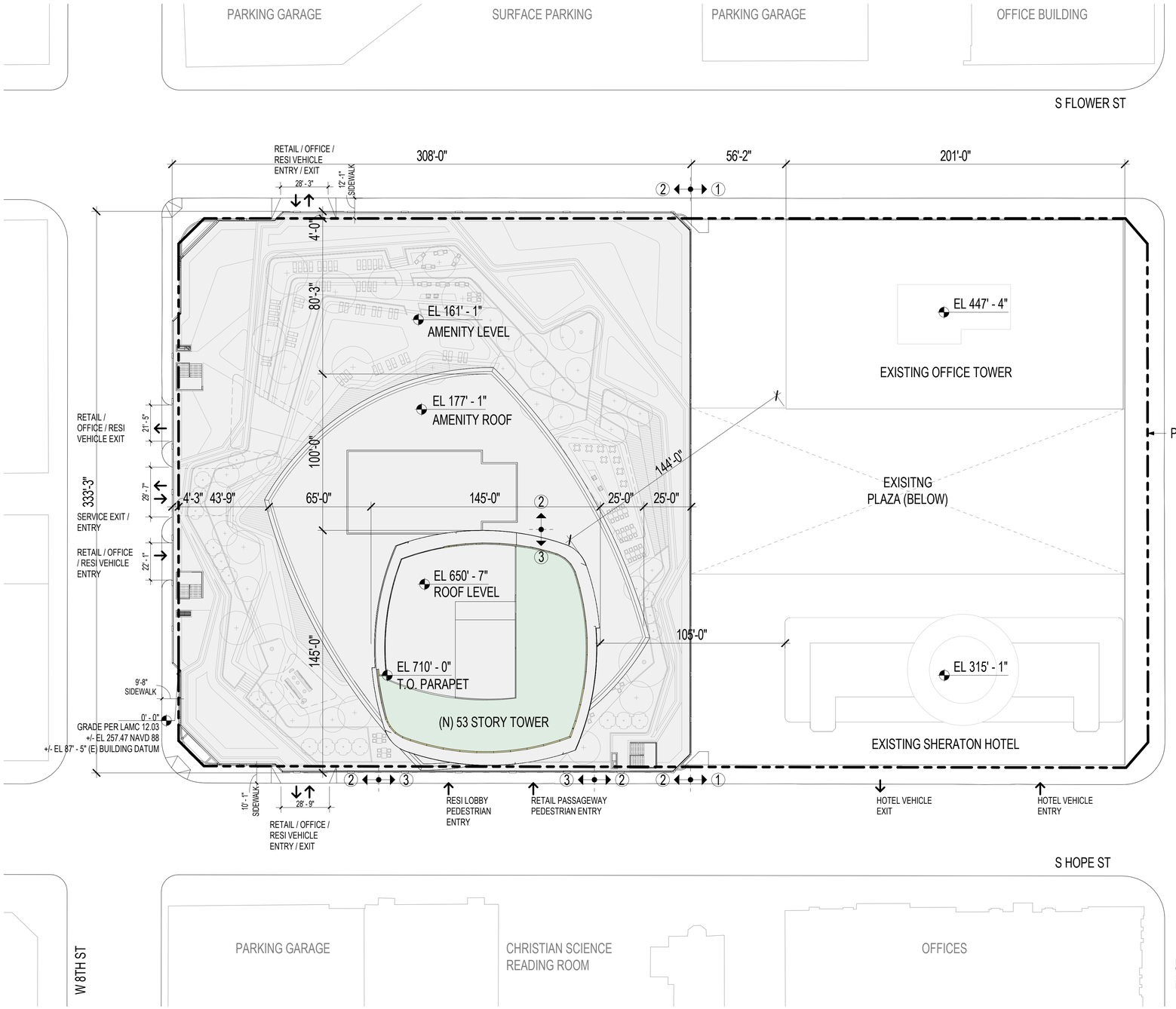
THE BLOC

ILLUSTRATIVE SITE PLAN – A002

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



SITE DESCRIPTION

PROJECT ADDRESS:	700 S. FLOWER ST., 700 W. 7TH ST., 711 S, HOPE ST., 775 S. HOPE ST. LOS ANGELES, CA 90017
OWNER/APPLICANT:	NREA-TRC 700, LLC 700 S. FLOWER STREET, SUITE 450 LOS ANGELES, CA 90017 ATTN: TODD KINDBERG & PETER HUDNUT
PROJECT NAME:	THE BLOC PROPOSED RESIDENTIAL TOWER
LEGAL DESCRIPTION:	REFER TO SHEET A007C
CURRENT ZONING:	C2-4D
COMMUNITY PLAN AREA:	CENTRAL CITY
GENERAL PLAN LAND USE:	REGIONAL CENTER COMMERCIAL
REDEVELOPMENT AREA:	NONE
LOT AREA:	186,674 SF
PROPOSED USE:	RESIDENTIAL

PROJECT DESCRIPTION

53 STORY HIGH RISE TOWER AND PODIUM DEVELOPMENT WITH 2 BELOW GRADE LEVELS AND 466 RESIDENTIAL DWELLING UNITS. NEW CONSTRUCTION OCCURS WITHIN AN EXISTING 9-STORY BUILDING WITH 2 BELOW GRADE LEVELS. THE PROJECT WILL ENCLOSE 1 ROOFTOP PARKING LEVEL AND ADD 2 ENCLOSED PARKING LEVELS TO THE PODIUM AND 41 RESIDENTIAL TOWER LEVELS ABOVE.

41 STORY TOWER CONSISTING OF
- 1 STORY OF MECHANICAL
- 1 STORY OF ROOFTOP AMENITIES
- 37 STORIES WITH RESIDENTIAL DWELLING UNITS
- 1 STORY MECHANICAL SPACE
- 1 STORY WITH AMENITIES AT PODIUM ROOF LEVEL

12 STORY PODIUM WITH PARKING CONSISTING OF:
- 2 STORIES OF NEW PARKING
- 1 STORY OF EXISTING ROOF LEVEL PARKING NOW ENCLOSED
- 5 STORIES OF ENCLOSED EXISTING PARKING
- 4 STORIES OF EXISTING COMMERCIAL AREA (MACY'S)

1 FLOOR OF BELOW GRADE EXISTING PARKING
1 FLOOR OF BELOW GRADE LOADING AREA

SIGNAGE

SIGNAGE SUD CASE NO. CPC-2018-6388-SN

UNIT MIX

STUDIO	83	17.8%
1 BR	203	43.5%
1 BR+	68	14.5%
2 BR	100	21.5%
3 BR	12	2.6%
TOTAL	466	

BUILDING CODE SUMMARY

A. APPLICABLE CODE: 2019 CALIFORNIA BUILDING CODE, AS AMENDED BY THE CITY OF LOS ANGELES
B. CONSTRUCTION TYPE: 1A (2019 CBC TABLES 503.3, 504.4, AND 601)
C. OCCUPANCY: MIXED-USE (2019 CBC 508)
1. R-2 RESIDENTIAL (MAIN) (2019 CBC 310.3, APARTMENT HOUSES)
2. A-3 ASSEMBLY (ACCESSORY) (2019 CBC 303.4, COMMON AMENITY AND RECREATION SPACES FOR RESIDENTS ONLY)
3. S-2 STORAGE (ACCESSORY) (2019 CBC 311.3, PARKING)
4. M MERCANTILE (2019 CBC 309.1, DEPARTMENT STORE AND GROUND LEVEL RETAIL)
D. HIGH-RISE BUILDING (2019 CBC 202, 403)

ADDITIONAL INFORMATION

- SEE SHEET A005B FOR FLOOR AREA, RESIDENTIAL DENSITY, HEIGHT, PARKING, BIKE PARKING, AND OPEN SPACE INFORMATION
- SEE SHEET A001 FOR VICINITY MAP

SHEET NOTES

(1) (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
(2) (E) RETAIL AND PARKING BUILDING, MODIFIED GENERALLY AS FOLLOWS: ADD TWO PARKING LEVELS; ADD ROOFTOP EXTERIOR OPEN SPACE AND INTERIOR AMENITY LEVEL; AND STRUCTURAL ENHANCEMENTS
(3) (N) RESIDENTIAL TOWER

0' 16' 32' 64'
CORRECT SCALE ON 24" X 36"

THE BLOC

PLOT PLAN – A005A

FLOOR AREA & FAR (FLOOR TO AREA RATIO)

LOT AREA	186,674	SF	FAR	
6:1 (D-LIMITATION)	1,120,044	SF	6.00	to 1
13:1 (MAXIMUM PERMITTED WITH TFAR)	2,426,762	SF	13.00	to 1

FLOOR AREAS BY USE (SF)	EXISTING	PROPOSED	DELTA
(E) OFFICE	656,423	656,423	-
(E) HOTEL	387,357	387,357	-
(E) THEATER	28,770	28,316	(454)
(E) RETAIL*	351,764	327,876	(23,888)
(N) RESIDENTIAL	-	**495,016**	**495,016**
TOTAL FLOOR AREA	**1,424,314**	**1,894,988**	**470,674**
FAR	7.63	10.15	2.52

* RETAIL INCLUDES RETAIL, RESTAURANT/BAR, GYM/FITNESS, AND MEDICAL OFFICE

**OFFICE, HOTEL, THEATER, RETAIL, RESTAURANT/BAR, GYM/FITNESS, AND MEDICAL OFFICE ARE REFERENCED AS COMMERCIAL USES IN THE PARKING TABLE.

PROPOSED	FLOOR AREA		
TOTAL RESIDENTIAL FLOOR AREA	**495,016**	**SF**	
SUBTRACT: FLOOR AREA REALLOCATED FROM RETAIL AND THEATER TO RESIDENTIAL FLOOR AREA	24,342	SF	FAR
TRANSFER OF FLOOR AREA REQUEST	**470,674**	**SF**	**2.52** to 1

NOTE: OFFICE, HOTEL, THEATER, RETAIL, RESTAURANT/BAR, GYM/FITNESS, AND MEDICAL OFFICE ARE REFERENCED AS COMMERCIAL USES IN THE PARKING TABLE

RESIDENTIAL DENSITY

PERMITTED	UNLIMITED
PROPOSED	466

UNIT TYPE	QUANTITY	
STUDIO	83	UNITS
1-BEDROOM	203	UNITS
1-BEDROOM+	68	UNITS
2-BEDROOM	100	UNITS
3-BEDROOM	12	UNITS
TOTAL PROPOSED	466	UNITS

HEIGHT

PERMITTED	UNLIMITED	
PROPOSED	710	FT

OPEN SPACE

REQUIRED (NEW UNITS ONLY)	SF PER UNIT	UNITS	SF	
< 3 HABITABLE ROOMS (100 SF/UNIT)	100	286	28,600	
= 3 HABITABLE ROOMS (125 SF/UNIT)	125	168	21,000	
> 3 HABITABLE ROOMS (175 SF/UNIT)	175	12	2,100	
TOTAL OPEN SPACE REQUIRED		466	**51,700**	SF
25% MAXIMUM PERMITTED INTERIOR OS			12,925	SF

PROPOSED		
"EXTERIOR" COMMON OPEN SPACE	**SF**	TOTAL AREA
LEVEL 12 AMENITY OUTDOOR SPACE	41,250	
LEVEL 51 AMENITY OUTDOOR SPACE	3,500	
TOTAL EXTERIOR OS		**44,750**
"INTERIOR" COMMON OPEN SPACE	**SF**	
LEVEL 12 AMENITIES	8,000	
LEVEL 51 AMENITIES SPACE	2,000	
TOTAL INTERIOR OS		**10,000**
TOTAL COMMON OPEN SPACE		**54,750**
NON- REQUIRED PRIVATE OPEN SPACE		
TOTAL PRIVATE OS-BALCONIES	-	**-**
TOTAL USABLE OPEN SPACE PROPOSED		**54,750**

LANDSCAPED AREAS		
REQUIRED	11,188	SF (25% OF EXTERIOR COMMON OPEN SPACE)
PROPOSED	13,600	SF
ON-SITE TREES		
REQUIRED	117	(1 PER 4 UNITS)
PROPOSED	117	
STREET TREES		
EXISTING STREET TREES	25	
TREES TO BE REMOVED AND REPLACED	5	
STREET TREES TOTAL	25	

PARKING

PARKING REQUIREMENT EXISTING COMMERCIAL (TO REMAIN) [b]	SIZE		PARKING RATE [a]	REQUIRED PARKING
OFFICE	656,423	SF	[c]	0 spaces
RETAIL	245,734	SF	[c]	0 spaces
RESTAURANT/BAR	23,180	SF	[c]	0 spaces
GYM/FITNESS	30,363	SF	[c]	0 spaces
MEDICAL OFFICE	28,599	SF	[c]	0 spaces
THEATER	569	Seats	[c]	0 spaces
TOTAL - EXISTING COMMERCIAL (TO REMAIN)				**0 spaces**
EXISTING HOTEL (TO REMAIN)				
FIRST 20 ROOMS	20	Rooms	1 sp/2 rooms	10 spaces
NEXT 20 ROOMS	20	Rooms	1 sp/4 rooms	5 spaces
REMAINING ROOMS	456	Rooms	1 sp/6 rooms	76 spaces
HOTEL ASSEMBLY	25,282	SF	1 sp/100 sf	253 spaces
TOTAL - EXISTING HOTEL (TO REMAIN)				**344 spaces**
EXISTING PARKING COVENANTS [d]				**251 spaces**
TOTAL EXISTING HOTEL & PARKING COVENANTS				**595 spaces**
PROPOSED RESIDENTIAL				
≤ 3 HABITABLE ROOMS	286	Units	[c]	0 spaces
> 3 HABITABLE ROOMS	180	Units	[c]	0 spaces
TOTAL - PROPOSED RESIDENTIAL	**466**	**Units**		**0 spaces**
PARKING SUMMARY				**TOTAL PARKING**
TOTAL PROPOSED PROJECT REQUIREMENT				**595 spaces**
TOTAL PROVIDED PARKING SUPPLY				**1948 spaces**

Parking Footnotes:

[a] Commercial office, medical office, retail, restaurant, and assembly space parking rates per LAMC Section 12.21.A4(i) for commercial buildings greater than 7,500 sf within the Downtown Parking District. Hotel and residential parking rates per LAMC Section 12.21.A4(p) for residential and hotel uses within the Central City Parking District.

[b] The floor area of the existing commercial uses to remain reflect construction of the new 53-story tower is complete and a conversion of 24,342 sf of existing commercial (theater and retail) uses to residential uses (including a new residential lobby).

[c] The Project has an on-site transit portal to the Metro 7th Street/Metro Center Station, a major transit stop, as defined in Section 21099(a) of the Public Resources Code. Therefore, in accordance with Assembly Bill 2097 (Friedman, 2022)(Gov. Code 65863.2), minimum parking requirements are prohibited for the residential and commercial uses of the Project. Thus, residential and commercial uses would have a parking requirement of 0 spaces. Minimum parking requirements can continue to be imposed on hotel, motel, bed and breakfast inns, or other transient lodgings.

[d] Per Parking Affidavit 81-314644 and Parking Affidavit 89-9493331, 251 spaces within the Project Site are covenanted towards satisfying the code parking requirements for nearby properties.

BICYCLE PARKING

REQUIRED

RESIDENTIAL DWELLING UNITS	UNITS / TIER	SHORT TERM RATIO	SHORT TERM SPACES	
1 to 25	25	1 SPACE/10 UNITS	3	SPACES
26 to 100	75	1 SPACE/15 UNITS	5	SPACES
101 to 200	100	1 SPACE/20 UNITS	5	SPACES
201 to 455	266	1 SPACE/40 UNITS	7	SPACES
SUBTOTAL	466		20	SPACES

RESIDENTIAL DWELLING UNITS	UNITS / TIER	LONG TERM RATIO	LONG TERM SPACES	
1 to 25	25	1 SPACE/1 UNITS	25	SPACES
26 to 100	75	1 SPACE/1.5 UNITS	50	SPACES
101 to 200	100	1 SPACE/2 UNITS	50	SPACES
201 to 455	266	1 SPACE/4 UNITS	67	SPACES
SUBTOTAL	466		192	SPACES

	SHORT TERM	LONG TERM	TOTAL	
TOTAL RESIDENTIAL REQUIRED	**20**	**192**	**212**	**SPACES**

PROPOSED	SHORT TERM	LONG TERM	TOTAL	
INDOOR	12	192	204	
OUTDOOR	10	-	10	
TOTAL	22	192	**214**	**SPACES**

ADDITIONAL INFORMATION

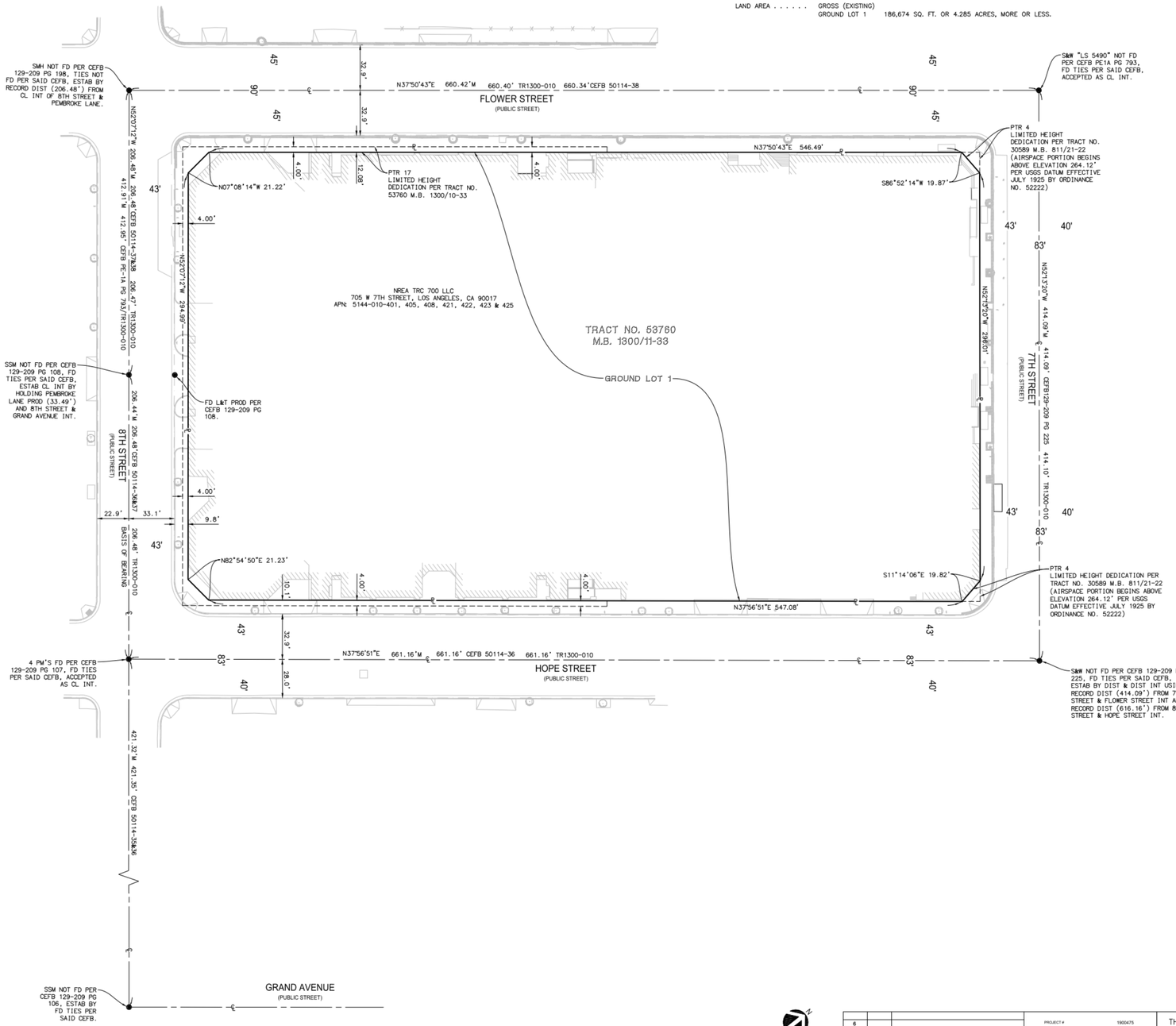
1. SEE SHEETS A009A-H, AND J–L FOR FLOOR AREA OF EACH LEVEL
2. SEE SHEET A010A FOR OPEN SPACE PLANS
3. SEE SHEETS A098 - A111 FOR VEHICLE PARKING COUNT, DIMENSIONS, DRIVEWAYS, AND ACCESS
4. SEE SHEET A099 FOR BICYCLE ROOM LAYOUT AND COUNT

BOUNDARY SURVEY

SITE ADDRESS . . . . . 750 WEST 7TH STREET, LOS ANGELES, CA 90017

APN'S . . . . . 5144-010-401, -405, -408, -421, -422, -423 & -425

LAND AREA . . . . . GROSS (EXISTING)
GROUND LOT 1 186,674 SQ. FT. OR 4.285 ACRES, MORE OR LESS.



0 15' 30'
SCALE: 1"=30'

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

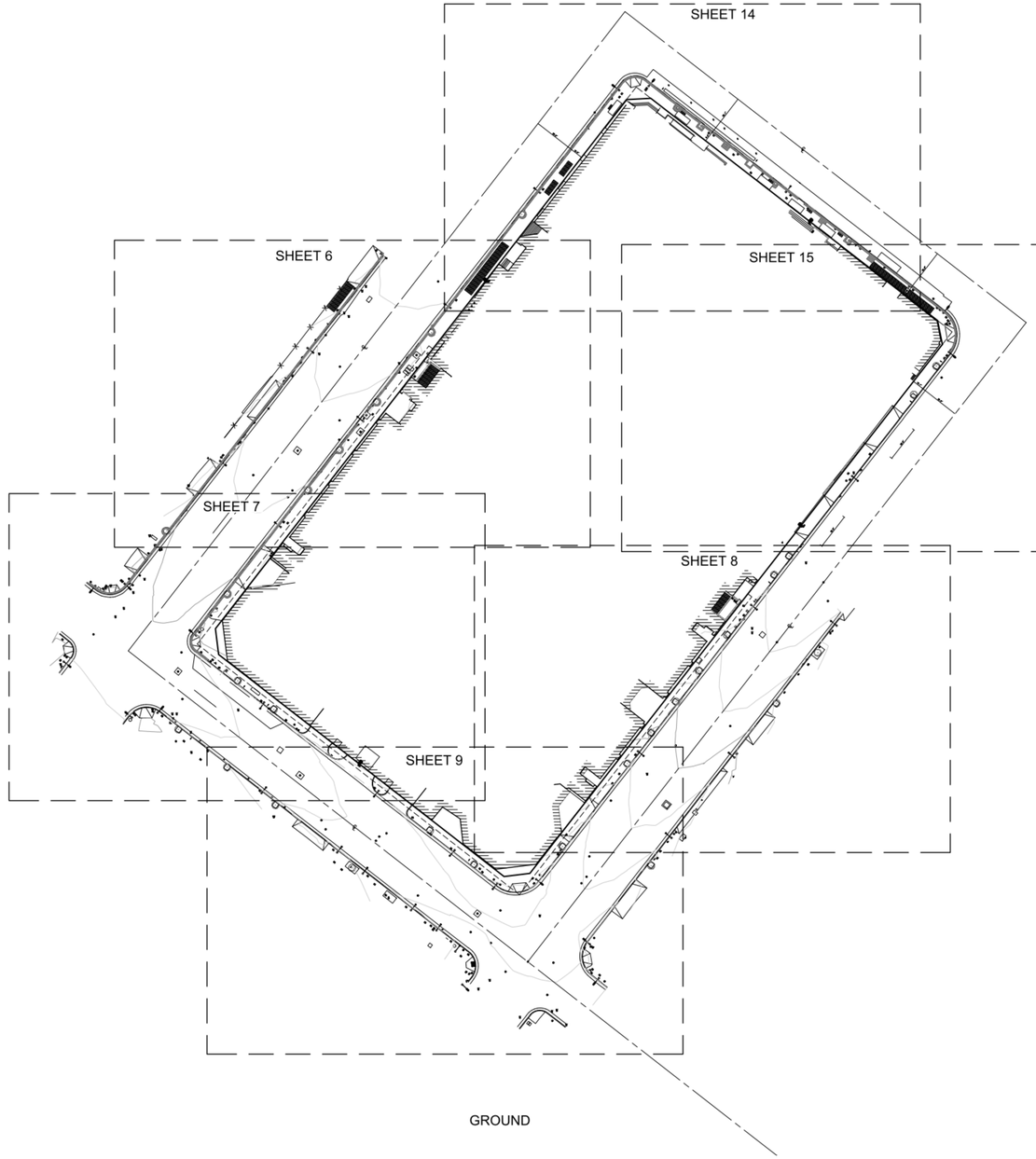
PROJECT #	1900475
DATE PREPARED	08/05/2021
DRAWN BY	NL
CHECKED BY	CJ

THE BLOC RESIDENTIAL TOWER

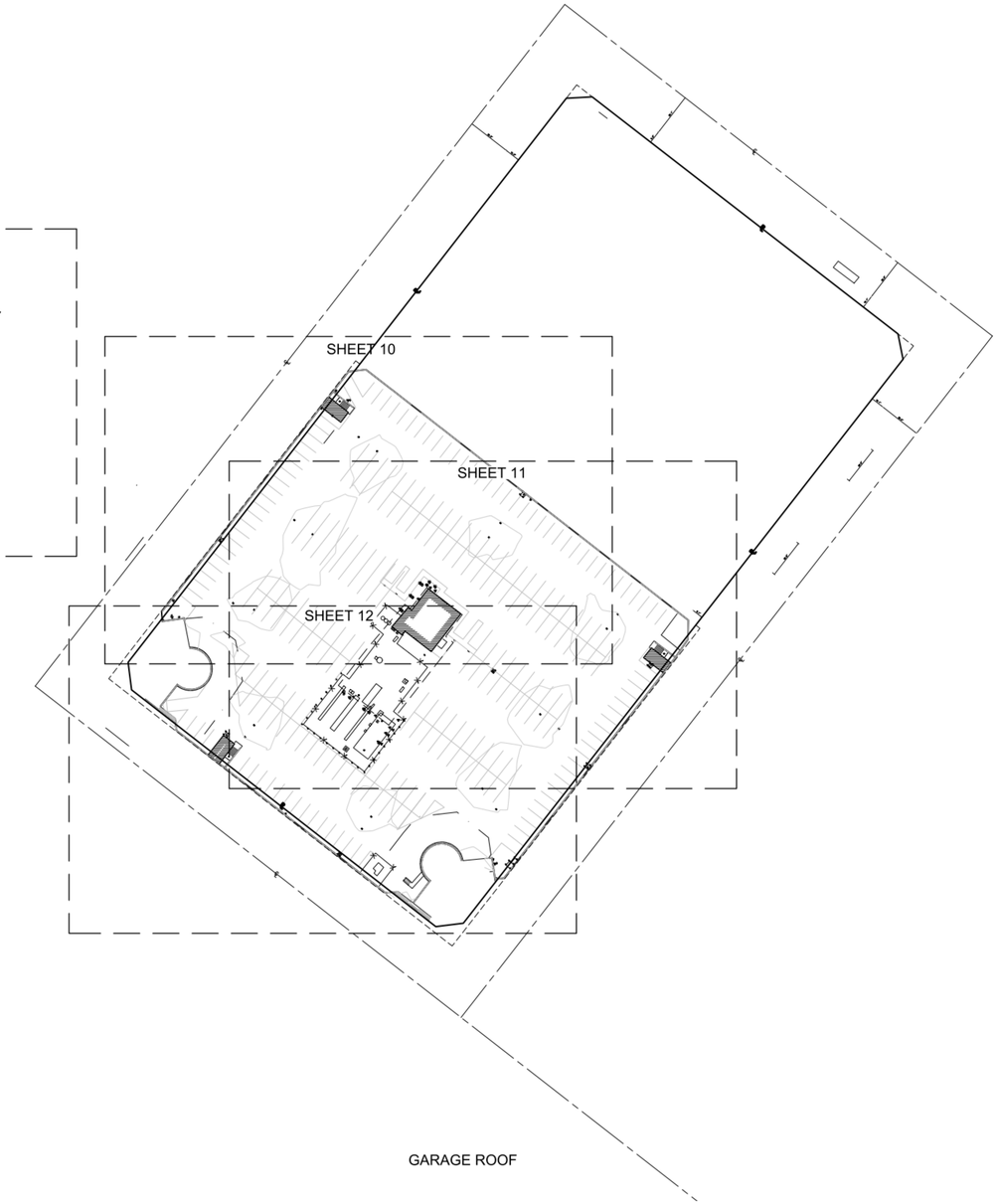
PREPARED FOR:
PETER HUDNUT
NATIONAL REAL ESTATE ADVISORS, LLC
735 MARKET STREET, 2ND FLOOR
SAN FRANCISCO, CA, 94103

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

TOPOGRAPHIC SURVEY - SITE OVERVIEW



GROUND



GARAGE ROOF

N

0 20' 40'

SCALE: 1"=40'

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	1900475
DATE PREPARED	06/01/2021
DRAWN BY	NL
CHECKED BY	CJ

THE BLOC RESIDENTIAL TOWER

PREPARED FOR:

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SHEET 6 OF 15

THE BLOC

TOPOGRAPHIC SURVEY — A007B

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 1, AND AIRSPACE LOTS 5 AND 8 OF TRACT NO. 53760, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1300, PAGES 10 TO 33, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOTS 8, 9, AND 10 IN BLOCK 29 OF HUBER TRACT, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOTS 8, 9 AND 10, WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OR TOP 500 FEET OF THE SUBSURFACE OF SAID LOTS 8, 9 AND 10, AS EXCEPTED AND RESERVED BY LINCOLN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, IN DEED RECORDED JUNE 16, 1967 AS INSTRUMENT NO. 737 IN BOOK D3674 PAGE 188, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOT "A" OF TRACT NO. 1595, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOT "A", WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OR THE TOP 500 FEET OF THE SUBSURFACE OF SAID LOT "A", EXCEPTED AND RESERVED BY AUSTIN CLAPP, EXECUTOR OF THE ESTATE OF FRANK W. BABCOCK, DECEASED, IN DEED RECORDED FEBRUARY 20, 1968 AS INSTRUMENT NO. 414 IN BOOK D3917 PAGE 534, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOT 3 IN BLOCK 29 OF HUBER TRACT, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOT 3, WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OF THE TOP 500 FEET OF THE SUBSURFACE OF SAID LOT 3, AS EXCEPTED AND RESERVED BY LINCOLN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, IN DEED RECORDED JULY 26, 1967 AS INSTRUMENT NO. 134 IN BOOK D3713 PAGE 885, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OF THE OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS RIGHTS IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO EXPLORE FOR, DRILL FOR, EXTRACT, PRODUCE, REMOVE, TAKE, SELL AND/OR LEASE THE SAME AND ALL OTHER RIGHTS NECESSARY OR CONVENIENT IN CONNECTION WITH ANY OR ALL OF SAID PURPOSES, WITHOUT HOWEVER, THE RIGHT TO ENTER THAT PORTION OF SAID LAND, LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, FOR THE PURPOSE OF EXPLORING FOR, DRILLING FOR, EXTRACTING, PRODUCING, REMOVING, SELLING OR TAKING ANY SUCH OIL, GAS, ASPHALTUM, OTHER HYDROCARBON SUBSTANCES OR MINERALS, AS EXCEPTED BY BERTYCE WARD DAHL, INDIVIDUALLY, AND AS CO-EXECUTRIX OF THE ESTATE OF H. C. DAHL, DECEASED, FRANK W. CLARK, JR., AS CO-EXECUTOR OF THE ESTATE OF H. C. DAHL, DECEASED, AND WALTER R. HILKER, JR., AS CO-EXECUTOR OF THE ESTATE OF H. C. DAHL, IN DEED RECORDED NOVEMBER 19, 1971 AS INSTRUMENT NO. 480 IN BOOK D5262 PAGE 588, OFFICIAL RECORDS.

PARCEL A1:

EASEMENTS, AS MORE PARTICULARLY DESCRIBED IN THE DOCUMENT ENTITLED “RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS”, DATED NOVEMBER 19, 2015, AND RECORDED NOVEMBER 23, 2015 AS INSTRUMENT NO. 20151469455, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY.

PARCEL A2:

EASEMENTS, AS MORE PARTICULARLY DESCRIBED IN THE DOCUMENT ENTITLED “AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS, RECIPROCAL EASEMENTS AND OPERATING AGREEMENT FOR THE BLOC”, DATED FEBRUARY 22, 2017, AND RECORDED FEBRUARY 24, 2017 AS INSTRUMENT NO. 20170221245, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY.

PARCEL B:

PARCELS 1 AND 2 OF PARCEL MAP EXEMPTION NO. 2015-4638, WHICH WAS RECORDED ON FEBRUARY 24, 2017 AS INSTRUMENT NO. 20170221243, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOTS 8, 9, AND 10 IN BLOCK 29 OF HUBER TRACT, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOTS 8, 9 AND 10, WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OR TOP 500 FEET OF THE SUBSURFACE OF SAID LOTS 8, 9 AND 10, AS EXCEPTED AND RESERVED BY LINCOLN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, IN DEED RECORDED JUNE 16, 1967 AS INSTRUMENT NO. 737 IN BOOK D3674 PAGE 188, OFFICIAL RECORDS.

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PARCEL C:

PARCELS 2 AND 3 OF PARCEL MAP EXEMPTION NO. 2015-4298, WHICH WAS RECORDED ON FEBRUARY 24, 2017 AS INSTRUMENT NO. 20170221239, IN THE IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY.

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PARCEL D:

PARCELS 2 AND 3 OF PARCEL MAP EXEMPTION NO. 2015-4221, WHICH WAS RECORDED ON FEBRUARY 24, 2017 AS INSTRUMENT NO. 20170221241, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY.

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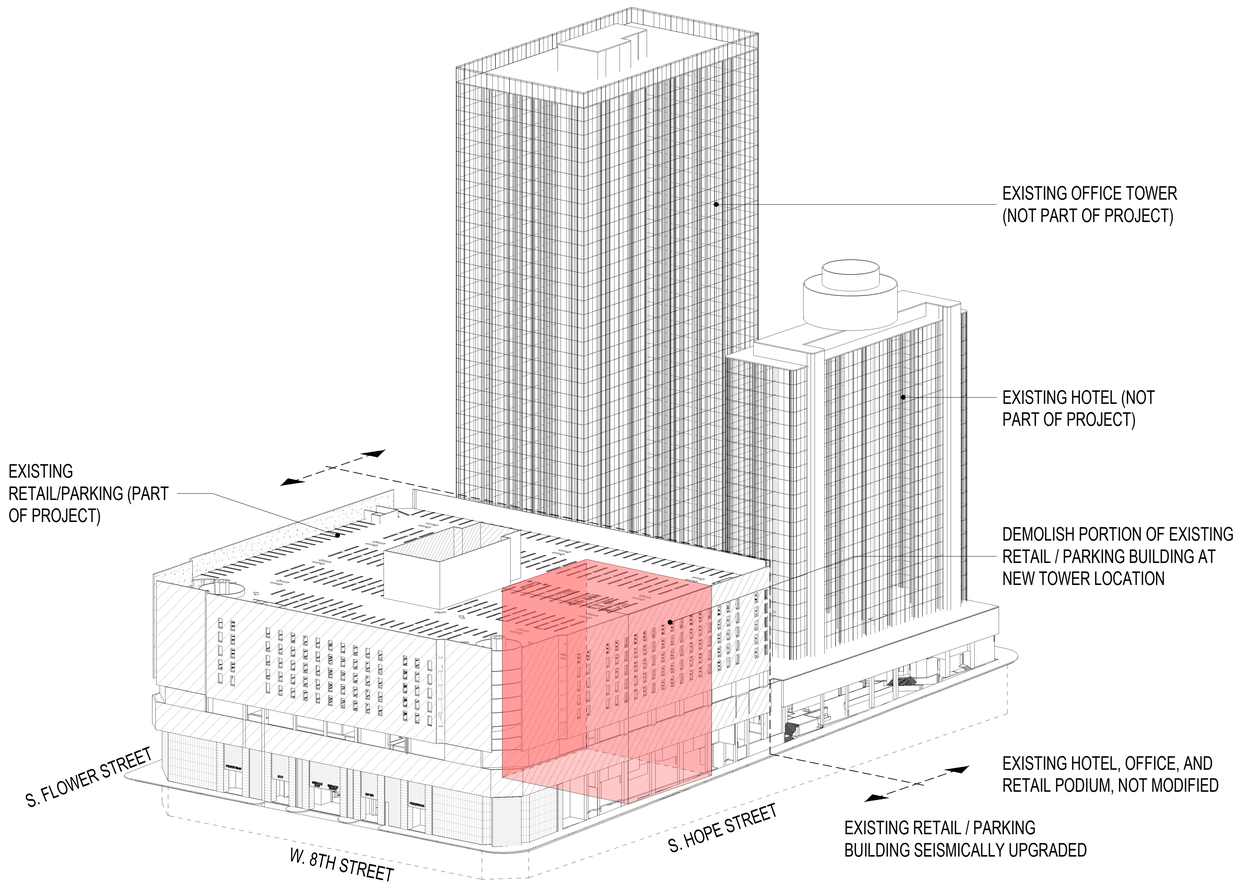
PARCEL D1:

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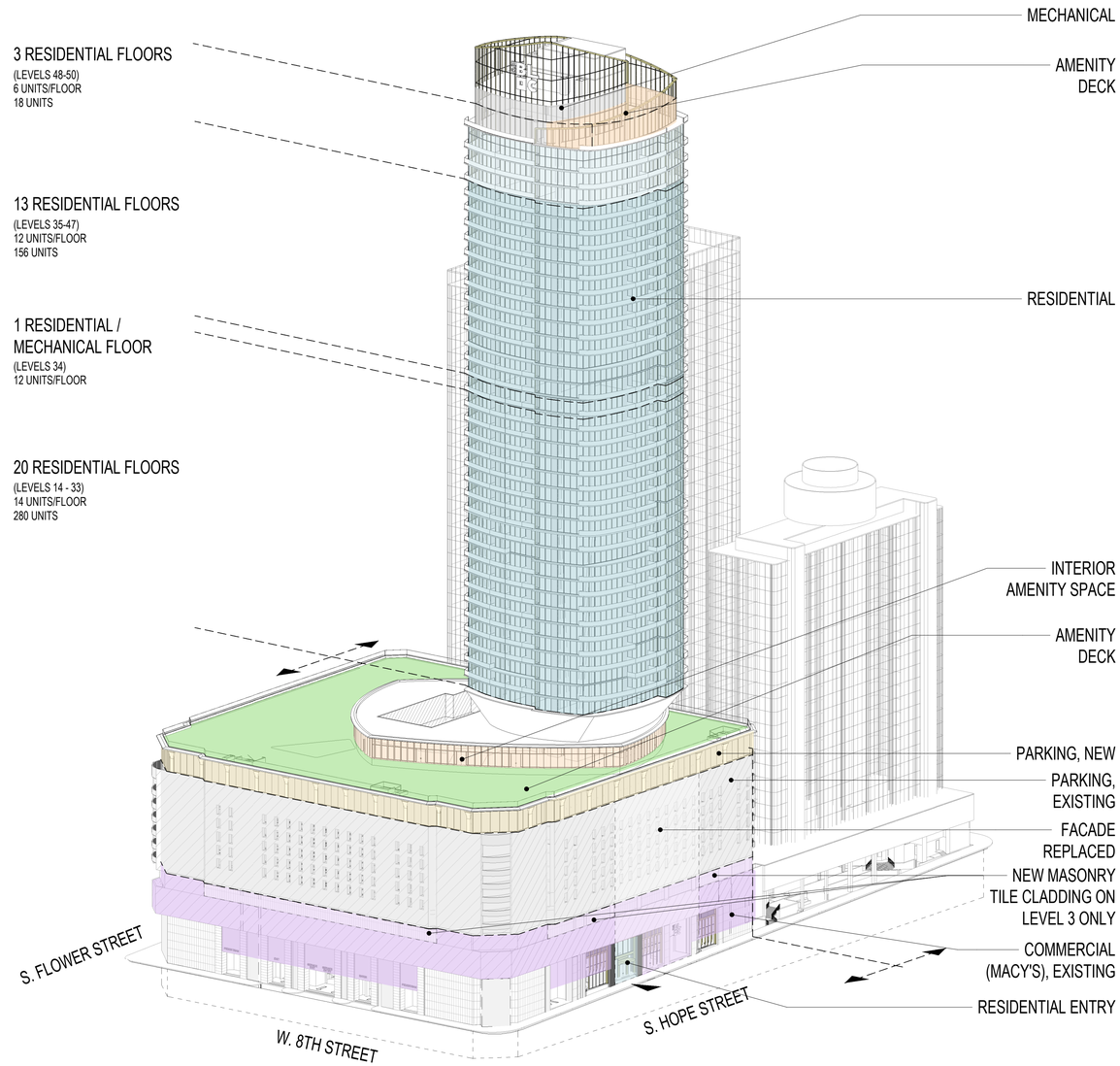
PARCEL D2:

EASEMENTS, AS MORE PARTICULARLY DESCRIBED IN THE DOCUMENT ENTITLED “AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS, RECIPROCAL EASEMENTS AND OPERATING AGREEMENT FOR THE BLOC”, DATED FEBRUARY 22, 2017, AND RECORDED FEBRUARY 24, 2017 AS INSTRUMENT NO. 20170221245, IN THE OFFICIAL RECORDS OF LOS ANGELES

ASSESSOR’S PARCEL NUMBER: 5144-010-401, 405, 408, 421, 422, 423 & 425
(OLD APN: 5144-010-404, 406, 407 & 409)



PROGRAM MASSING - EXISTING 1



PROGRAM MASSING - PROPOSED 3

PROGRAM LEGEND

RESIDENTIAL	COMMERCIAL
RESI AMENITY	RESI BACK OF HOUSE
RESI OUTDOOR SPACE	

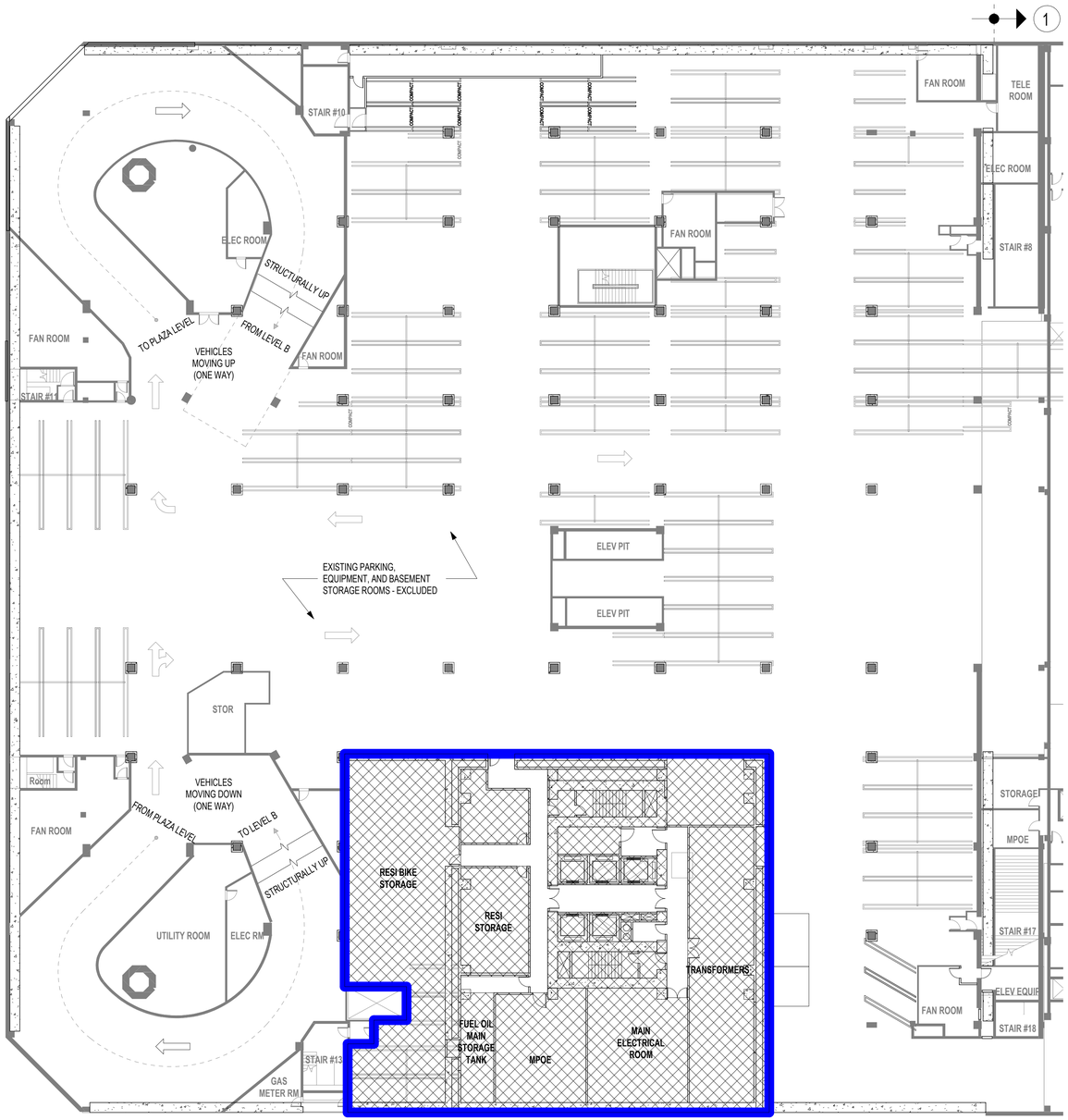
THE BLOC

PROGRAM MASSING — A008

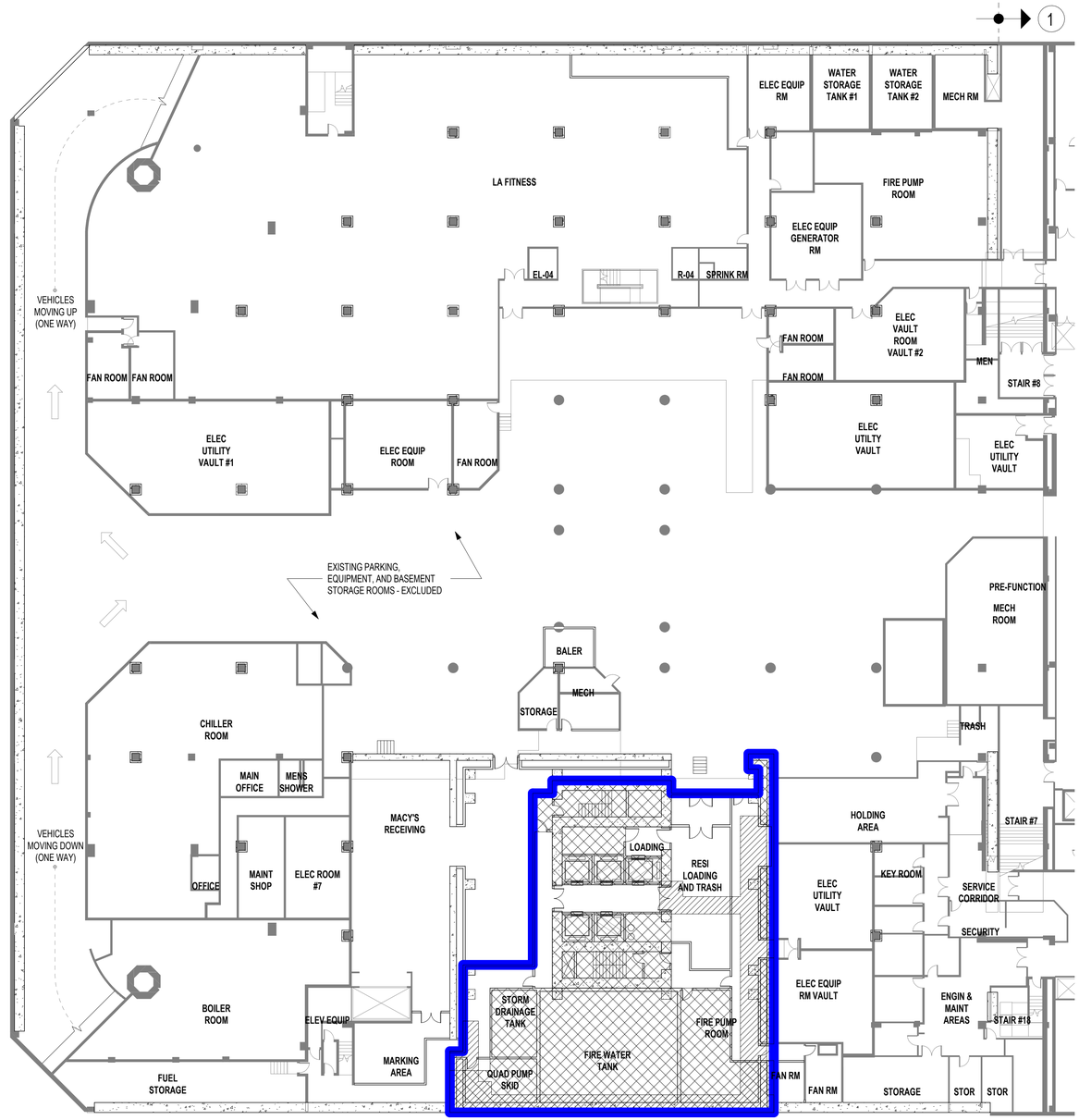
09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



LEVEL A BASEMENT (2)
1" = 20'-0"



LEVEL B BASEMENT (1)
1" = 20'-0"

13,657 SF NEW RESIDENTIAL GROSS AREA

- 12,139 SF EXEMPTED PER LAMC 12.03

1,518 SF NEW RESIDENTIAL FLOOR AREA

1,534 SF RETAIL FLOOR AREA REMOVED

8,261 SF NEW RESIDENTIAL GROSS AREA

- 5,438 SF EXEMPTED PER LAMC 12.03

2,823 SF NEW RESIDENTIAL FLOOR AREA

SHEET NOTES

(1) NO FLOOR AREA ADJUSTMENTS TO EXISTING PORTIONS OF BUILDING EAST OF THIS LINE

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

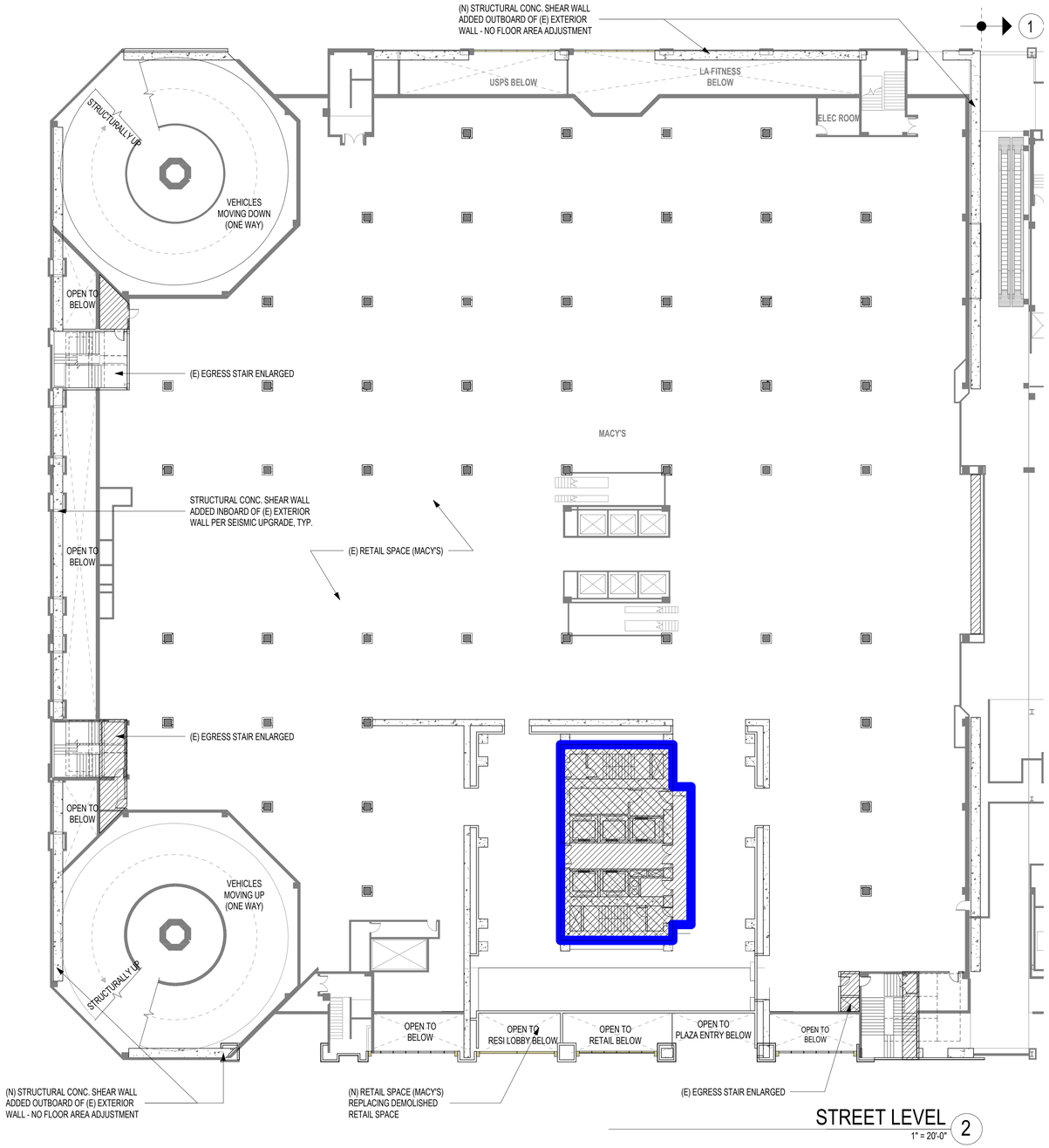
THE BLOC

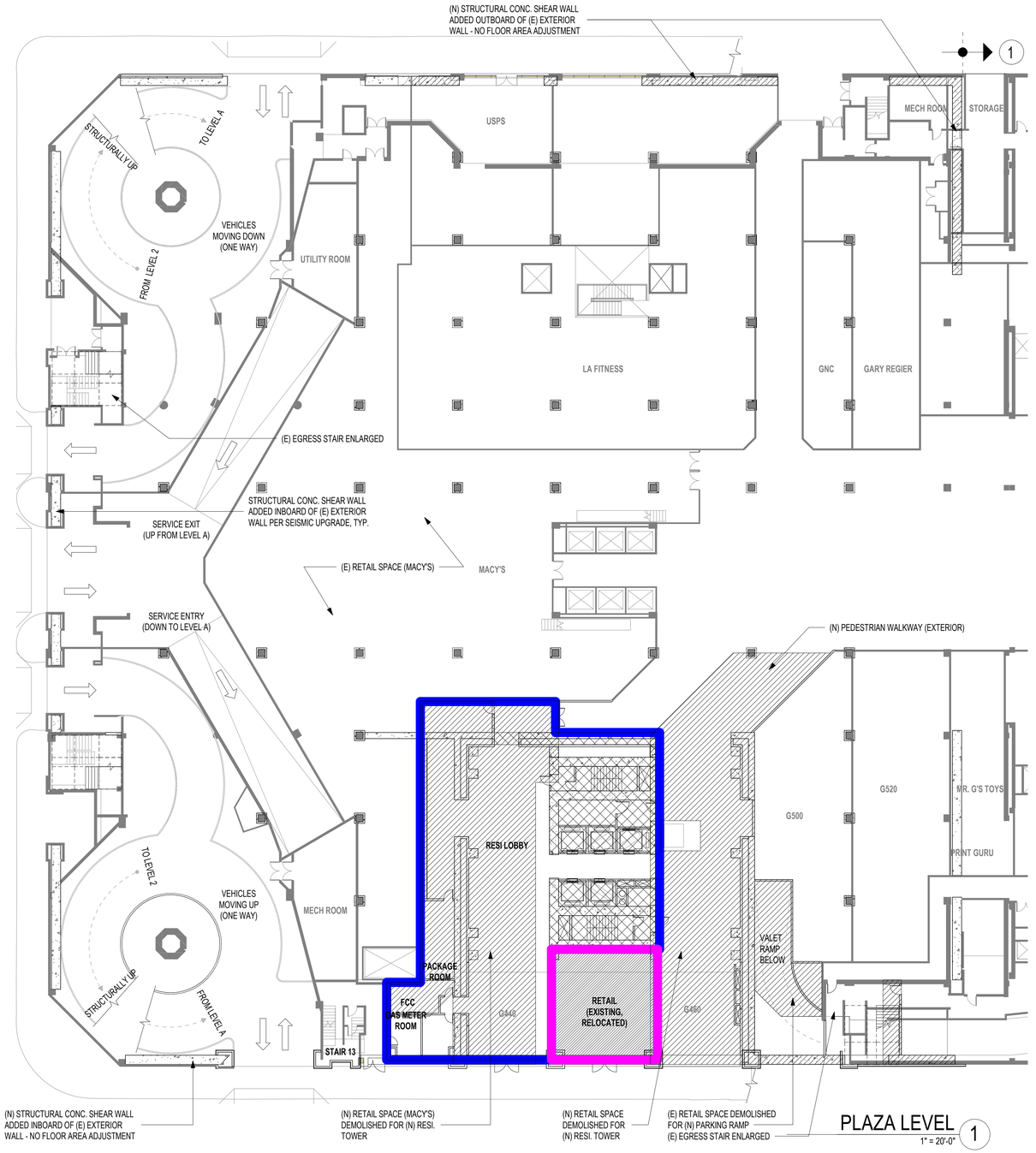
ZONING CODE FLOOR AREA - LEVEL B - A — A009A

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP





3,219 SF RETAIL FLOOR AREA REMOVED

2,517 SF NEW RESIDENTIAL GROSS AREA

- 1,897 SF EXEMPTED PER LAMC 12.03

620 SF NEW RESIDENTIAL FLOOR AREA

10,385 SF RETAIL FLOOR AREA REMOVED

1,252 SF RETAIL (EXISTING, RELOCATED)

7,810 SF NEW RESIDENTIAL GROSS AREA

- 2,367 SF EXEMPTED PER LAMC 12.03

5,443 SF NEW RESIDENTIAL FLOOR AREA

SHEET NOTES

(1) NO FLOOR AREA ADJUSTMENTS TO EXISTING PORTIONS OF BUILDING EAST OF THIS LINE

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

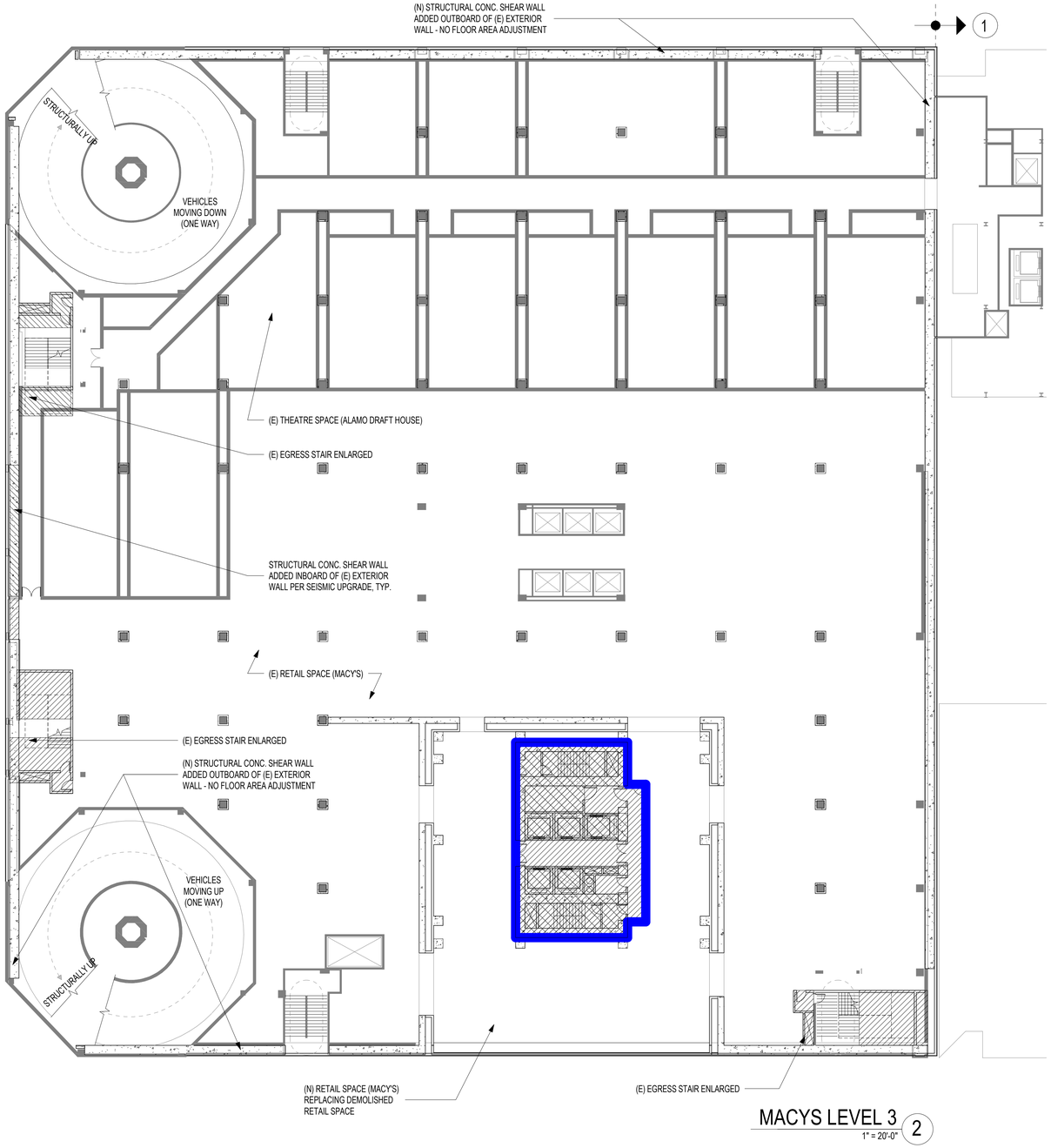
THE BLOC

ZONING CODE FLOOR AREA - LEVEL PLAZA - STREET — A009B

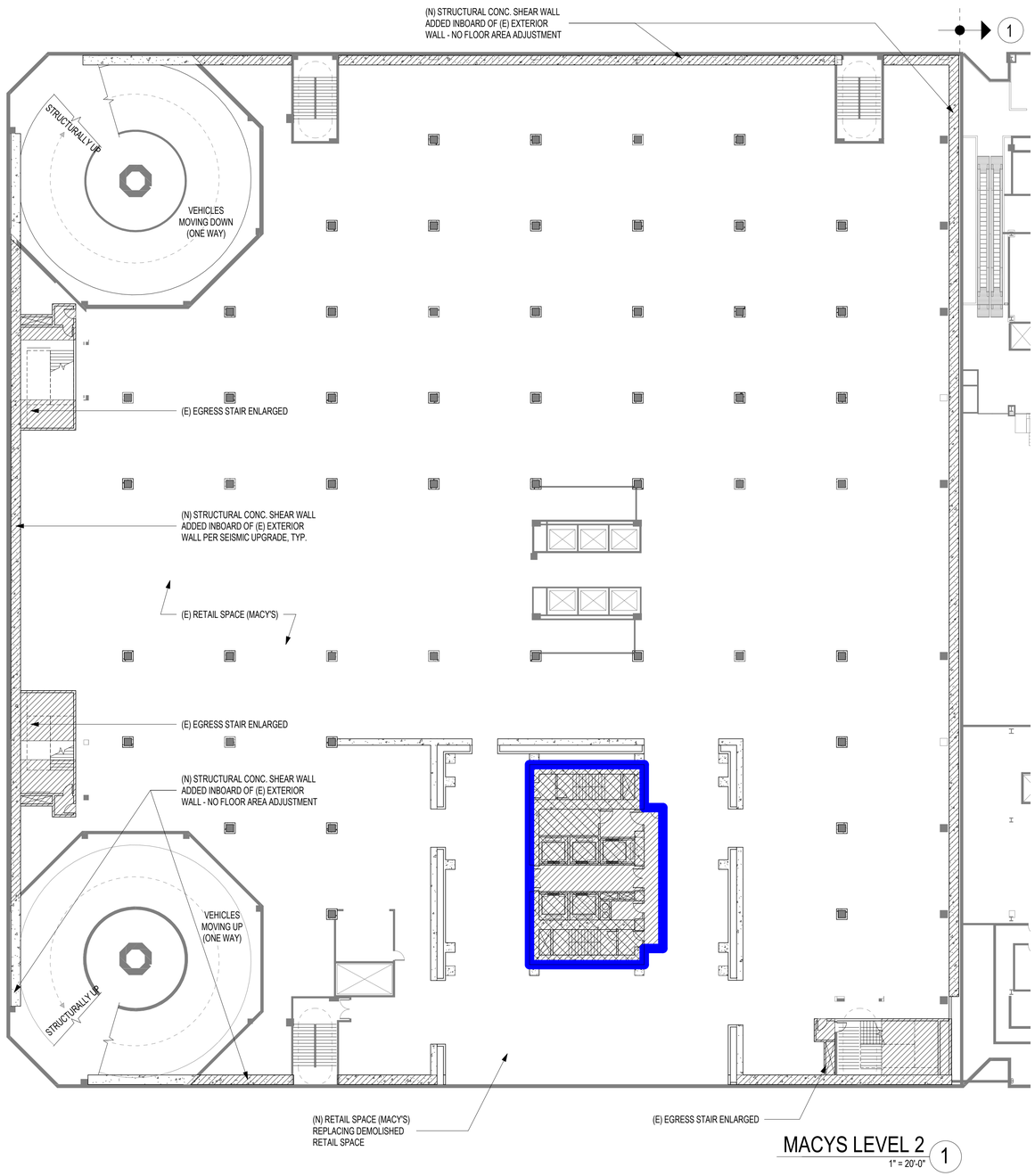
09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



MACYS LEVEL 3 (2)
1" = 20'-0"



MACYS LEVEL 2 (1)
1" = 20'-0"

454 SF THEATER FLOOR AREA REMOVED

3,631 SF RETAIL FLOOR AREA REMOVED

2,517 SF NEW RESIDENTIAL GROSS AREA

- 1,775 SF EXEMPTED PER LAMC 12.03

742 SF NEW RESIDENTIAL FLOOR AREA

6,371 SF RETAIL FLOOR AREA REMOVED

2,517 SF NEW RESIDENTIAL GROSS AREA

- 1,775 SF EXEMPTED PER LAMC 12.03

742 SF NEW RESIDENTIAL FLOOR AREA

SHEET NOTES

(1) NO FLOOR AREA ADJUSTMENTS TO EXISTING PORTIONS OF BUILDING EAST OF THIS LINE, EXCEPT WHERE OTHERWISE NOTED

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

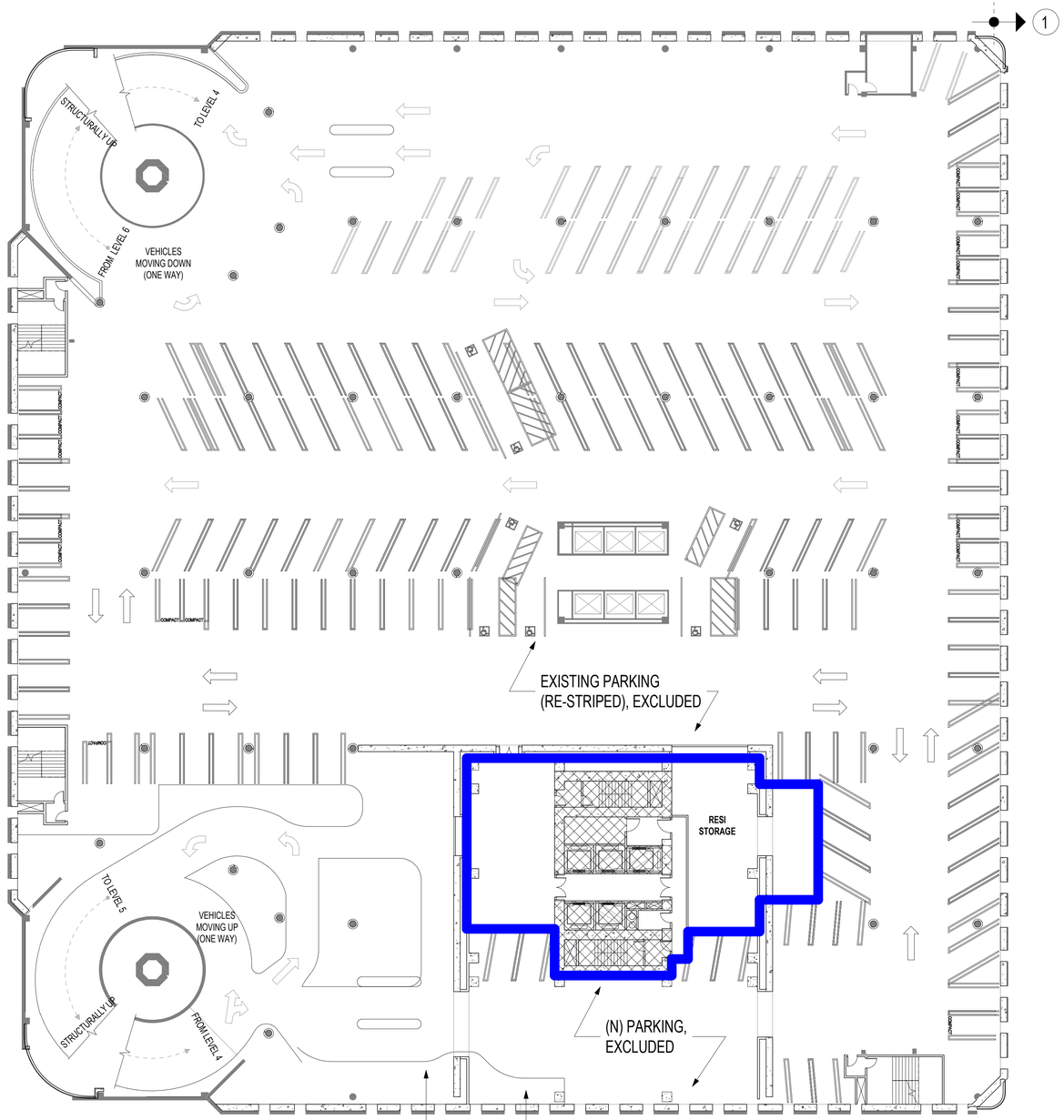
THE BLOC

ZONING CODE FLOOR AREA - LEVEL 2 - 3 — A009C

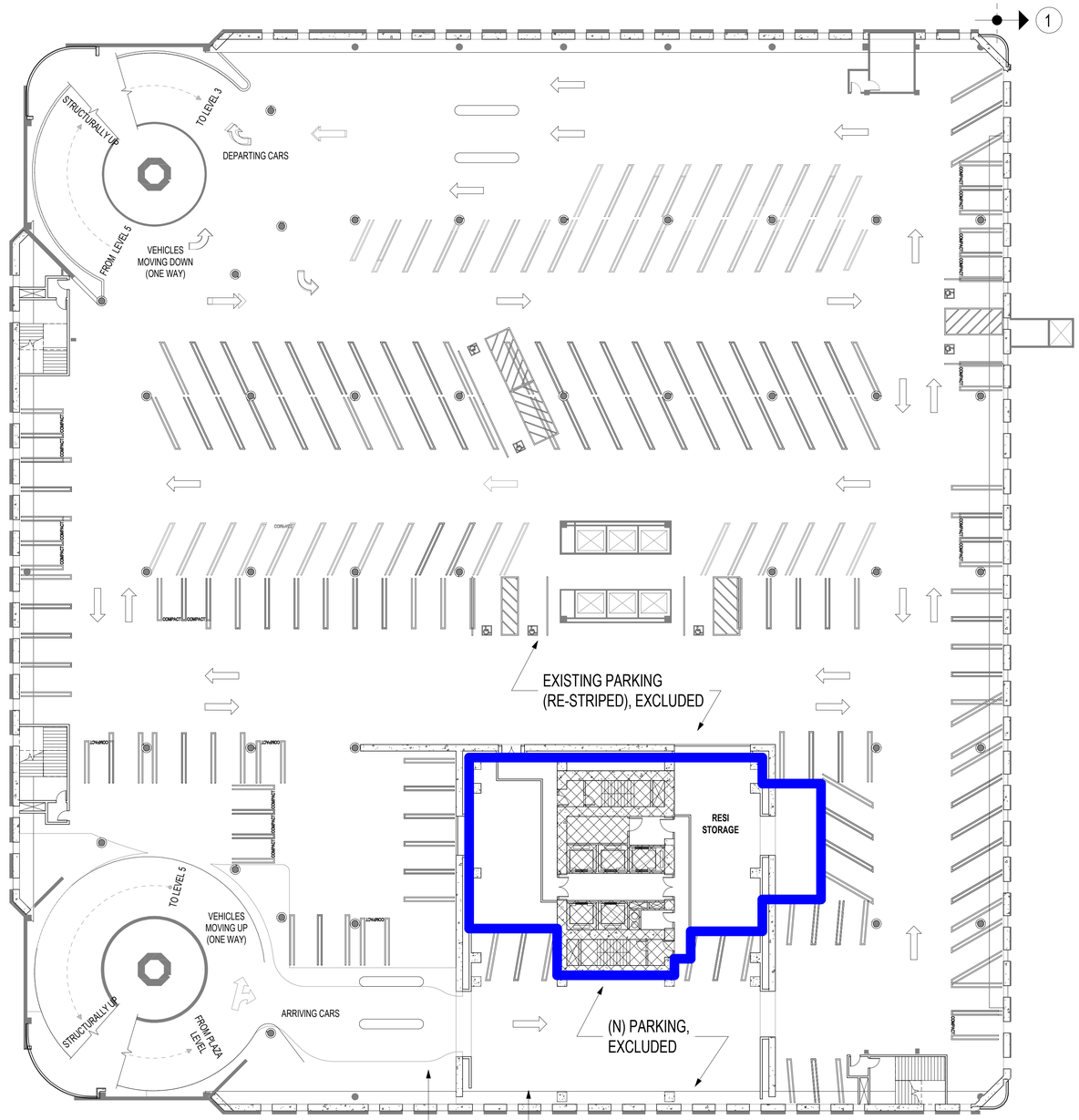
09/29/2023 ENTITLEMENT APPLICATION

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NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



PARKING P2 / LEVEL 5 (2)
1" = 20'-0"



PARKING P1 / LEVEL 4 (1)
1" = 20'-0"

5,946 SF NEW RESIDENTIAL GROSS AREA

- 1,775 SF EXEMPTED PER LAMC 12.03

4,171 SF NEW RESIDENTIAL FLOOR AREA

5,946 SF NEW RESIDENTIAL GROSS AREA

- 1,775 SF EXEMPTED PER LAMC 12.03

4,171 SF NEW RESIDENTIAL FLOOR AREA

SHEET NOTES

(1) NO FLOOR AREA ADJUSTMENTS TO EXISTING PORTIONS OF BUILDING EAST OF THIS LINE

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

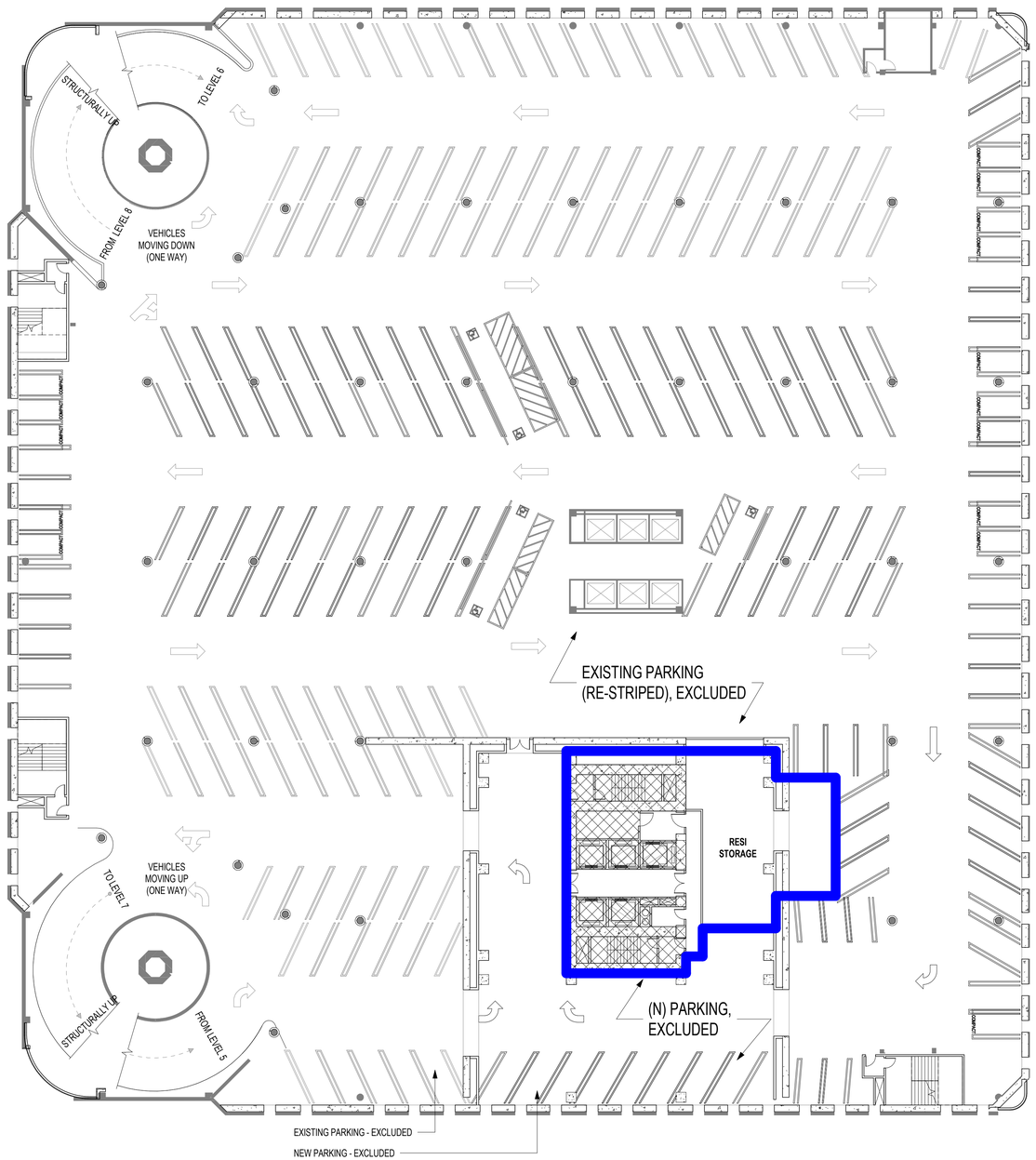
THE BLOC

ZONING CODE FLOOR AREA - LEVEL 4 - 5 — A009D

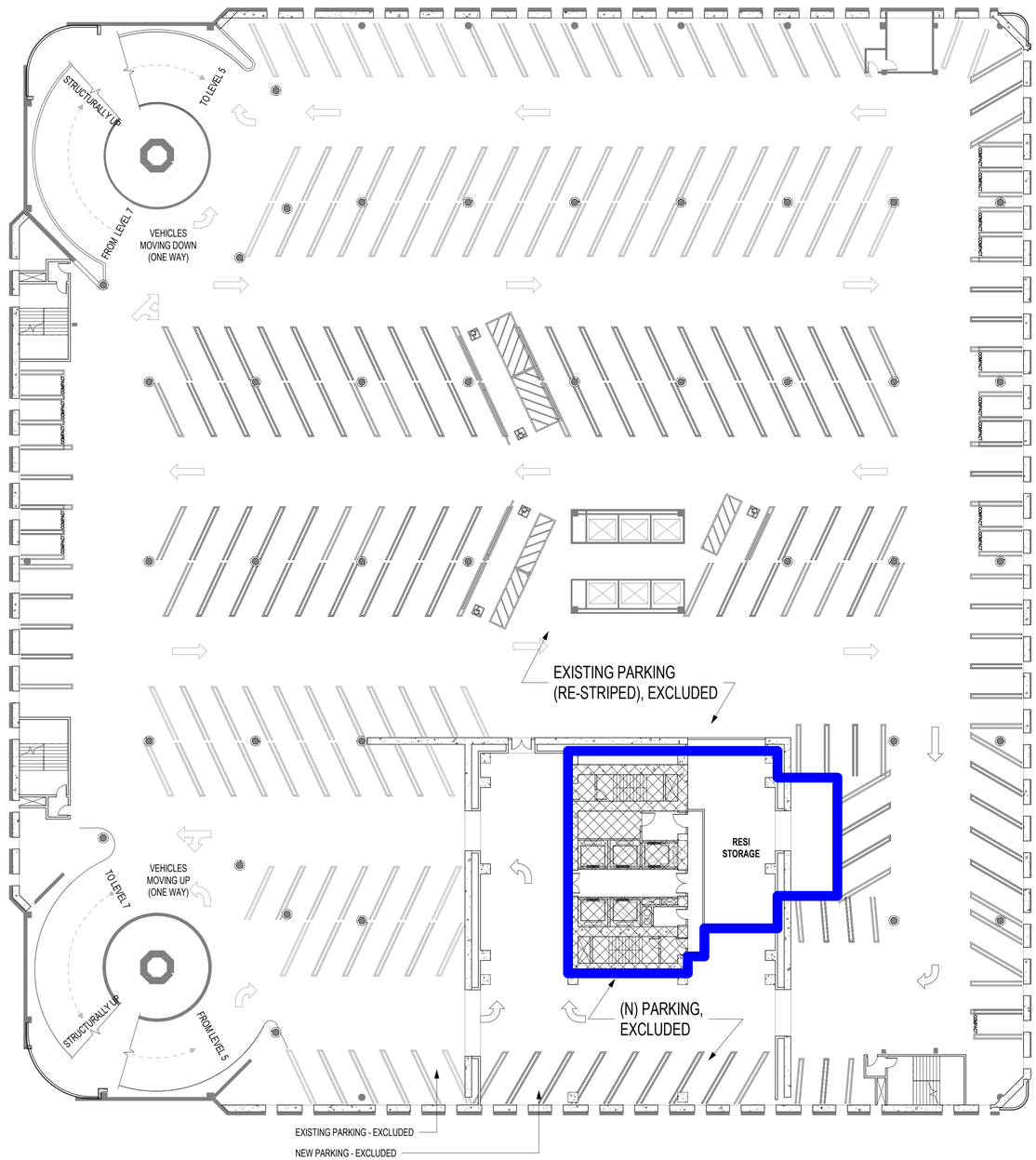
09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



PARKING P4 / LEVEL 7 (2)
1" = 20'-0"



PARKING P3 / LEVEL 6 (1)
1" = 20'-0"

4,528 SF NEW RESIDENTIAL GROSS AREA

- 1,775 SF EXEMPTED PER LAMC 12.03

2,753 SF NEW RESIDENTIAL FLOOR AREA

4,528 SF NEW RESIDENTIAL GROSS AREA

- 1,775 SF EXEMPTED PER LAMC 12.03

2,753 SF NEW RESIDENTIAL FLOOR AREA

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

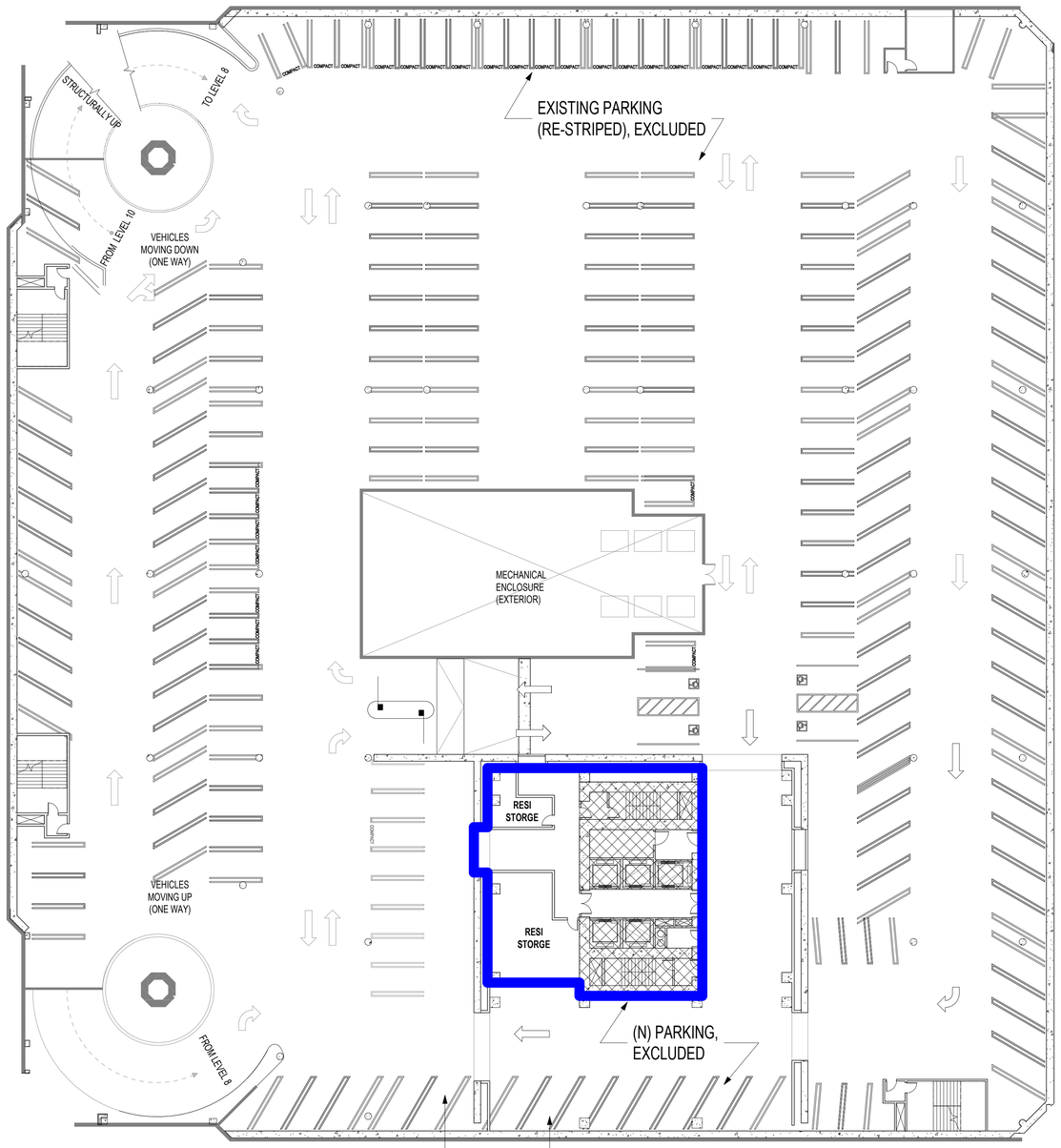
THE BLOC

ZONING CODE FLOOR AREA - LEVEL 6 - 7 — A009E

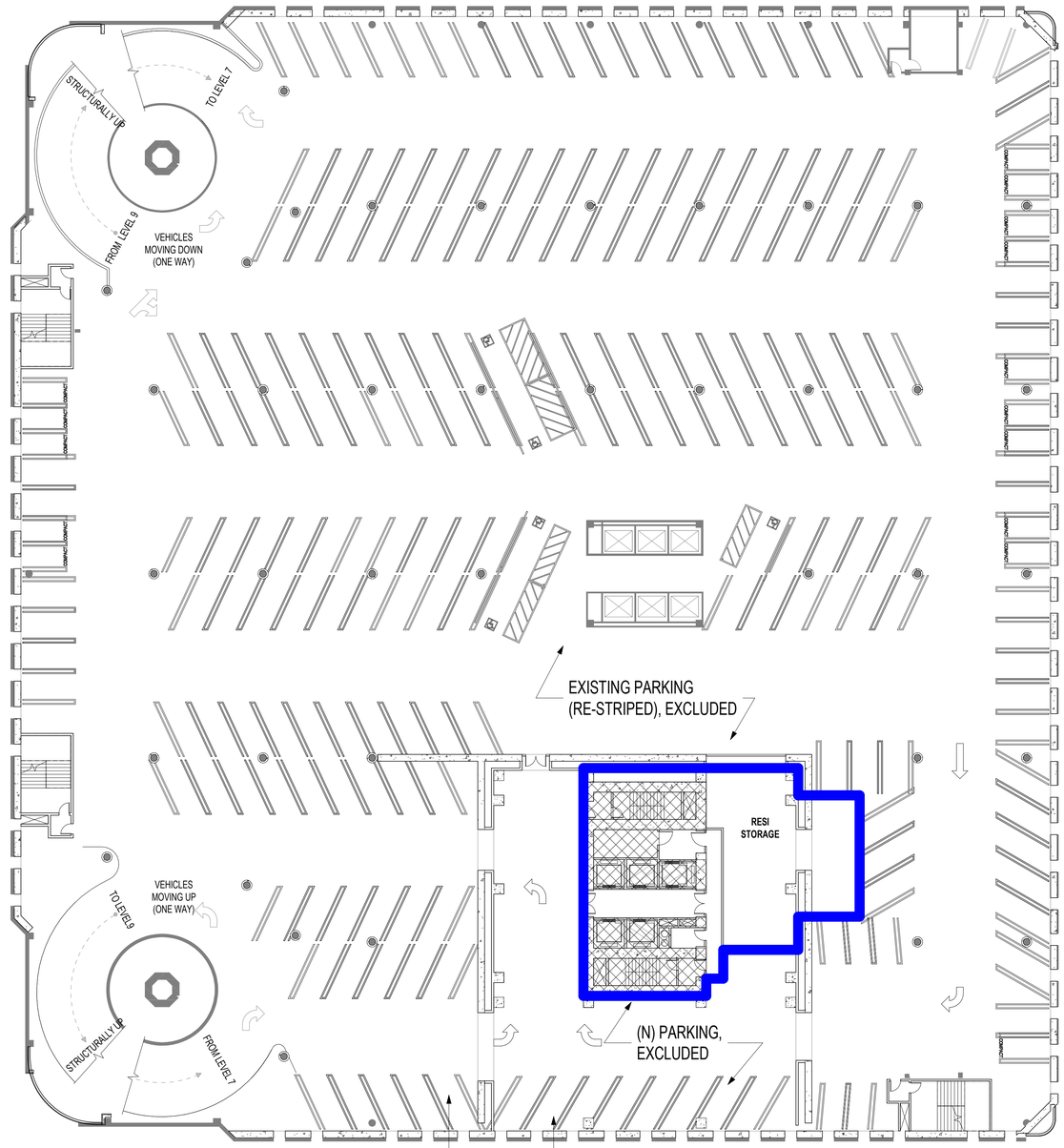
09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



PARKING P6 / LEVEL 9 (2)
1" = 20'-0"



PARKING P5 / LEVEL 8 (1)
1" = 20'-0"

4,159 SF NEW RESIDENTIAL GROSS AREA

- 1,775 SF EXEMPTED PER LAMC 12.03

2,384 SF NEW RESIDENTIAL FLOOR AREA

4,528 SF NEW RESIDENTIAL GROSS AREA

- 1,775 SF EXEMPTED PER LAMC 12.03

2,753 SF NEW RESIDENTIAL FLOOR AREA

0' 10' 20' 40'
CORRECT SCALE ON 24" X 36"

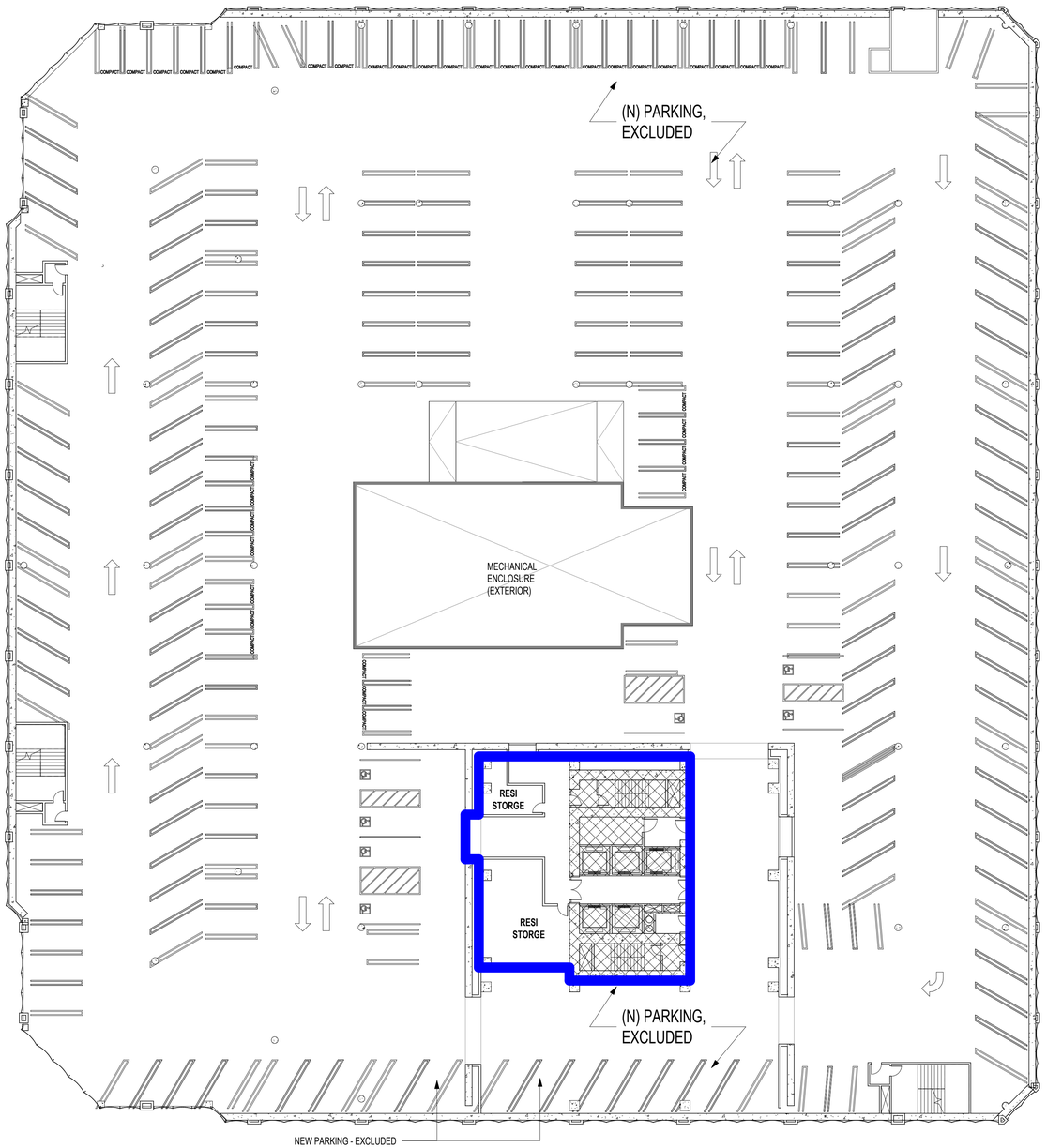
THE BLOC

ZONING CODE FLOOR AREA - LEVEL 8 - 9 — A009F

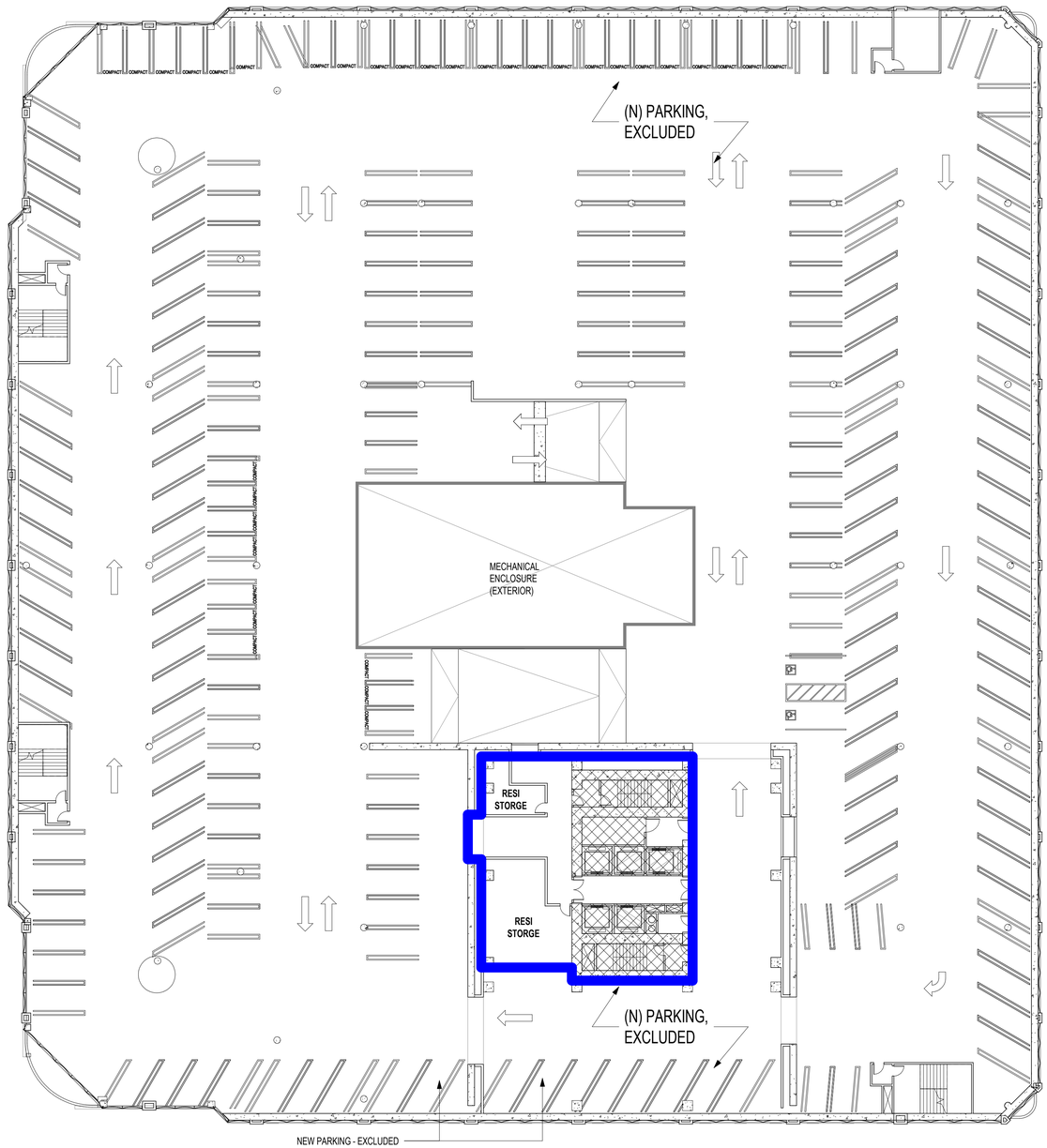
09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



PARKING P8 / LEVEL 11 (2)
1" = 20'-0"



PARKING P7 / LEVEL 10 (1)
1" = 20'-0"

4,159 SF NEW RESIDENTIAL GROSS AREA

- 1,775 SF EXEMPTED PER LAMC 12.03

2,384 SF NEW RESIDENTIAL FLOOR AREA

4,159 SF NEW RESIDENTIAL GROSS AREA

- 1,775 SF EXEMPTED PER LAMC 12.03

2,384 SF NEW RESIDENTIAL FLOOR AREA

0' 10' 20' 40'
CORRECT SCALE ON 24" X 36"

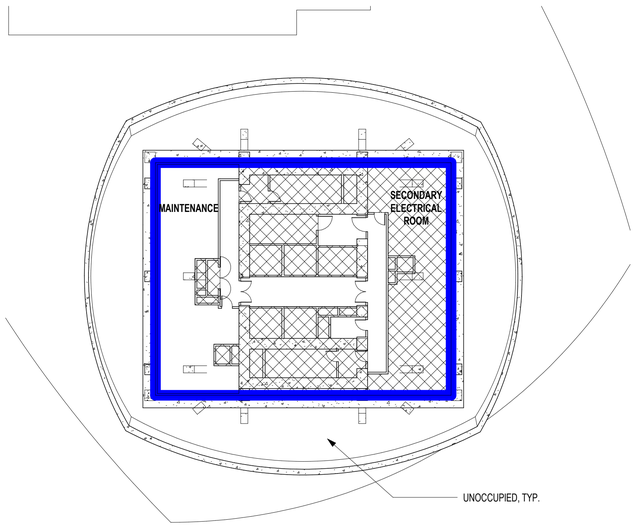
THE BLOC

ZONING CODE FLOOR AREA - LEVEL 10 - 11 — A009G

09/29/2023 ENTITLEMENT APPLICATION

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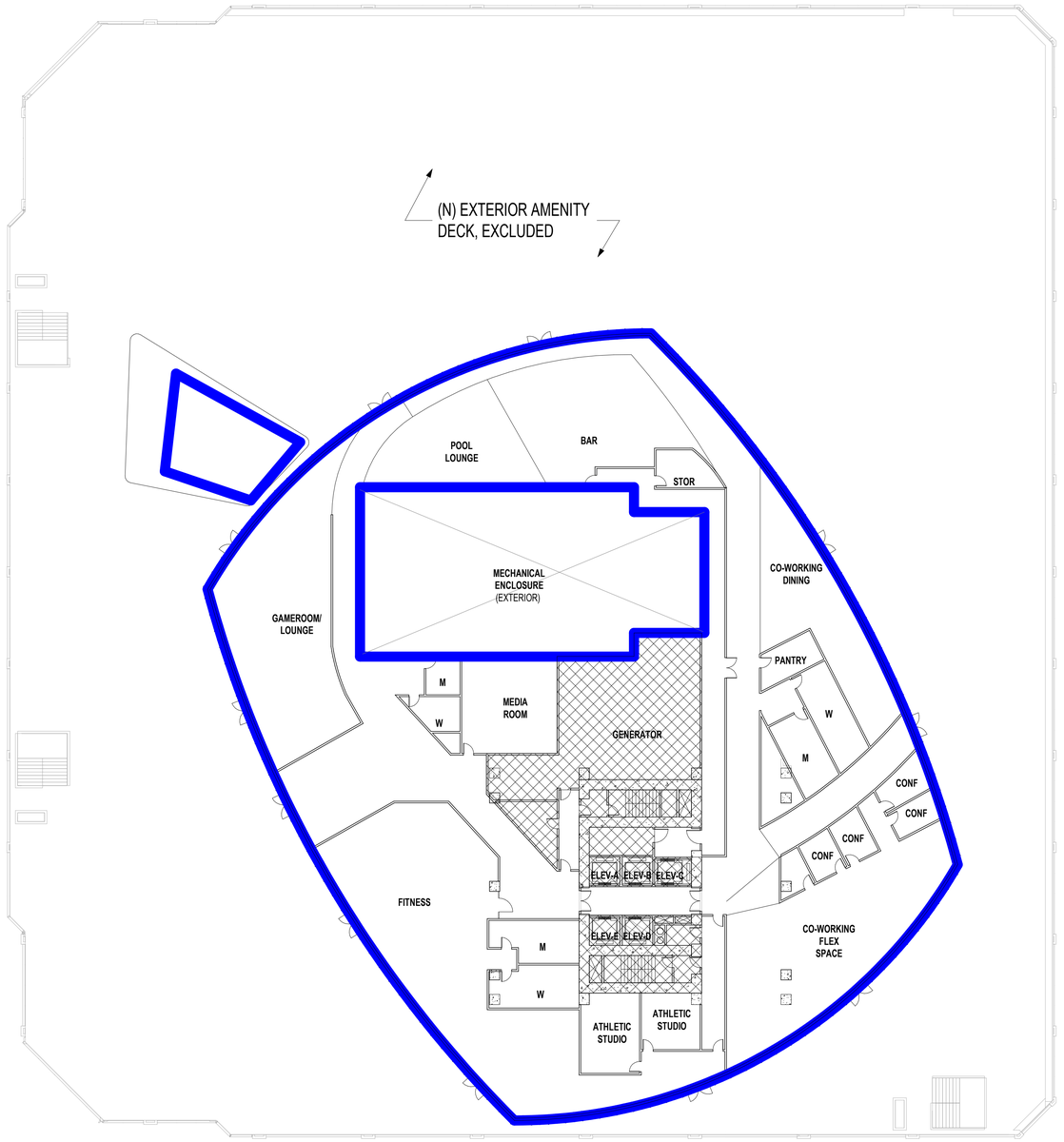


LEVEL 13 (2)
1" = 20'-0"

5,379 SF NEW RESIDENTIAL GROSS AREA

- 3,306 SF EXEMPTED PER LAMC 12.03

2,073 SF NEW RESIDENTIAL FLOOR AREA



LEVEL 12 ROOF TERRACE (1)
1" = 20'-0"

30,197 SF NEW RESIDENTIAL GROSS AREA

- 4,481 SF EXEMPTED PER LAMC 12.03

25,716 SF NEW RESIDENTIAL FLOOR AREA

0' 10' 20' 40'
CORRECT SCALE ON 24" X 36"

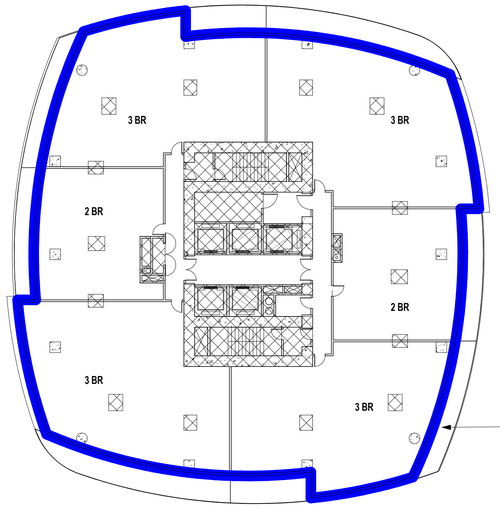
THE BLOC

ZONING CODE FLOOR AREA - LEVEL 12 - 13 — A009H

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



14,100 SF NEW RESIDENTIAL GROSS AREA

-2,434 SF EXEMPTED PER LAMC 12.03

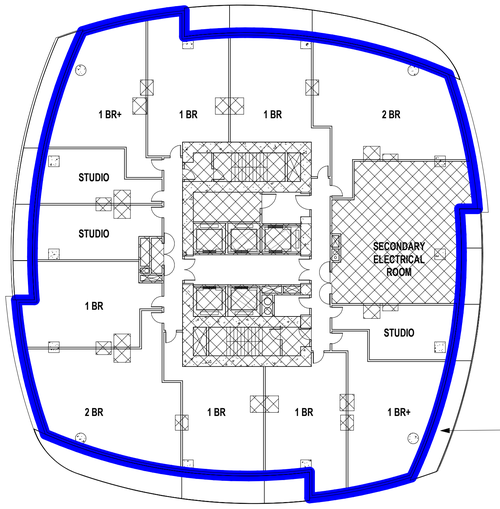
11,666 SF NEW RESIDENTIAL FLOOR AREA

X 3 LEVELS

34,998 SF RESIDENTIAL FLOOR AREA

1901 SF BALCONY SPACE, TYP

LEVEL 48 - LEVEL 50 (4)
1" = 20'-0"



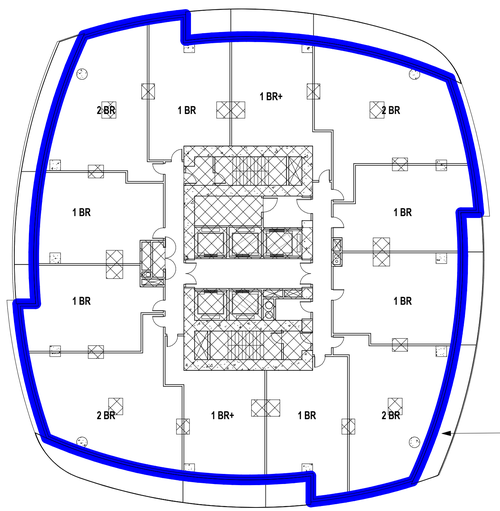
14,100 SF NEW RESIDENTIAL GROSS AREA

- 3,905 SF EXEMPTED PER LAMC 12.03

10,195 SF NEW RESIDENTIAL FLOOR AREA

1901 SF BALCONY SPACE, TYP

LEVEL 34 (2)
1" = 20'-0"



14,100 SF NEW RESIDENTIAL GROSS AREA

- 2,544 SF EXEMPTED PER LAMC 12.03

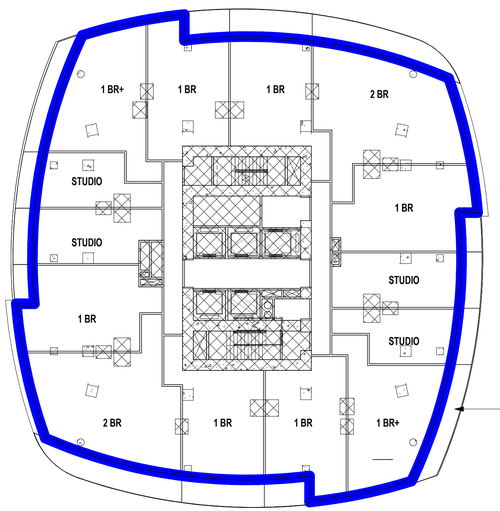
11,556 SF NEW RESIDENTIAL FLOOR AREA

X 13 LEVELS

150,228 SF RESIDENTIAL FLOOR AREA

1901 SF BALCONY SPACE, TYP
1400 SF LEVEL 36
1452 SF LEVEL 40

LEVEL 35 - LEVEL 47 (3)
1" = 20'-0"



14,100 SF NEW RESIDENTIAL GROSS AREA

- 2,580 SF EXEMPTED PER LAMC 12.03

11,520 SF NEW RESIDENTIAL FLOOR AREA

X 20 LEVELS

230,400 SF RESIDENTIAL FLOOR AREA

1901 SF BALCONY SPACE, TYP
1674 SF LEVEL 16
1433 SF LEVEL 18
1645 SF LEVEL 20
1741 SF LEVEL 24
1514 SF LEVEL 27
1675 SF LEVEL 30

LEVEL 14 - LEVEL 33 (1)
1" = 20'-0"

0' 10' 20' 40'
CORRECT SCALE ON 24" X 36"

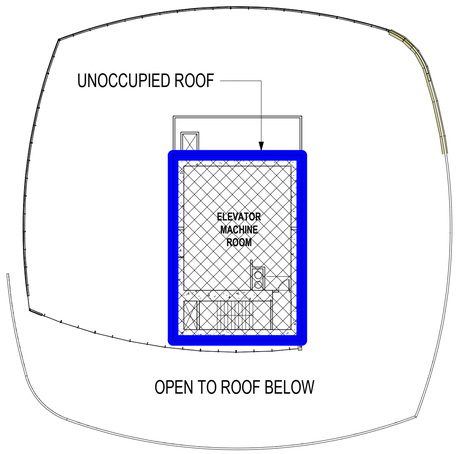
THE BLOC

ZONING CODE FLOOR AREA - LEVEL 14 - 50 — A009J

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

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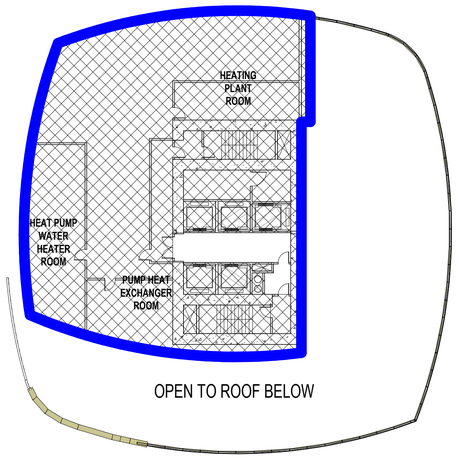
1,863 SF NEW RESIDENTIAL GROSS AREA

-1,863 SF EXEMPTED PER LAMC 12.03

0 SF NEW RESIDENTIAL FLOOR AREA

LEVEL 54 MECH 4

1" = 20'-0"



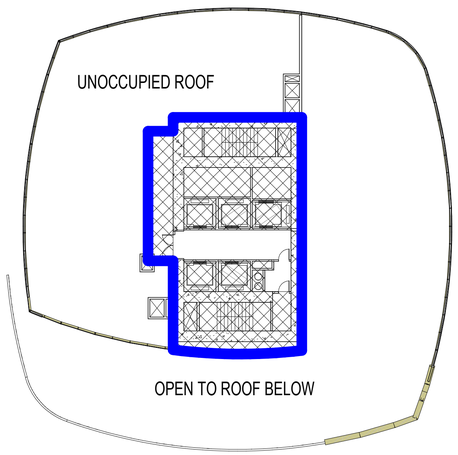
6,921 SF NEW RESIDENTIAL GROSS AREA

-6,601 SF EXEMPTED PER LAMC 12.03

320 SF NEW RESIDENTIAL FLOOR AREA

LEVEL 52 MECH 2

1" = 20'-0"



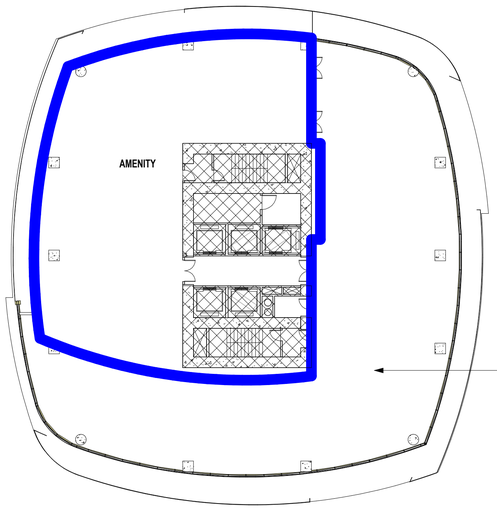
2,625 SF NEW RESIDENTIAL GROSS AREA

-2,292 SF EXEMPTED PER LAMC 12.03

333 SF NEW RESIDENTIAL FLOOR AREA

LEVEL 53 MECH ROOF 3

1" = 20'-0"



6,914 SF NEW RESIDENTIAL GROSS AREA

-1,802 SF EXEMPTED PER LAMC 12.03

5,112 SF NEW RESIDENTIAL FLOOR AREA

6,305 SF EXTERIOR TERRACE SPACE

LEVEL 51 1

1" = 20'-0"

RESIDENTIAL FLOOR AREA SUMMARY TABLE (SHEET A009A-A009K)

LEVEL	RESIDENTIAL FLOOR AREA
54	0
53	333
52	320
51	5,112
50	11,666
49	11,666
48	11,666
47	11,556
46	11,556
45	11,556
44	11,556
43	11,556
42	11,556
41	11,556
40	11,556
39	11,556
38	11,556
37	11,556
36	11,556
35	11,556
34	10,195
33	11,520
32	11,520
31	11,520
30	11,520
29	11,520
28	11,520
27	11,520
26	11,520
25	11,520
24	11,520
23	11,520
22	11,520
21	11,520
20	11,520
19	11,520
18	11,520
17	11,520
16	11,520
15	11,520
14	11,520
13	2,073
12	25,716
11	2,384
10	2,384
9	2,384
8	2,753
7	2,753
6	2,753
5	4,171
4	4,171
3	742
2	742
STREET	620
PLAZA	5,443
A	1,518
B	2,823
TOTAL	**495,016**

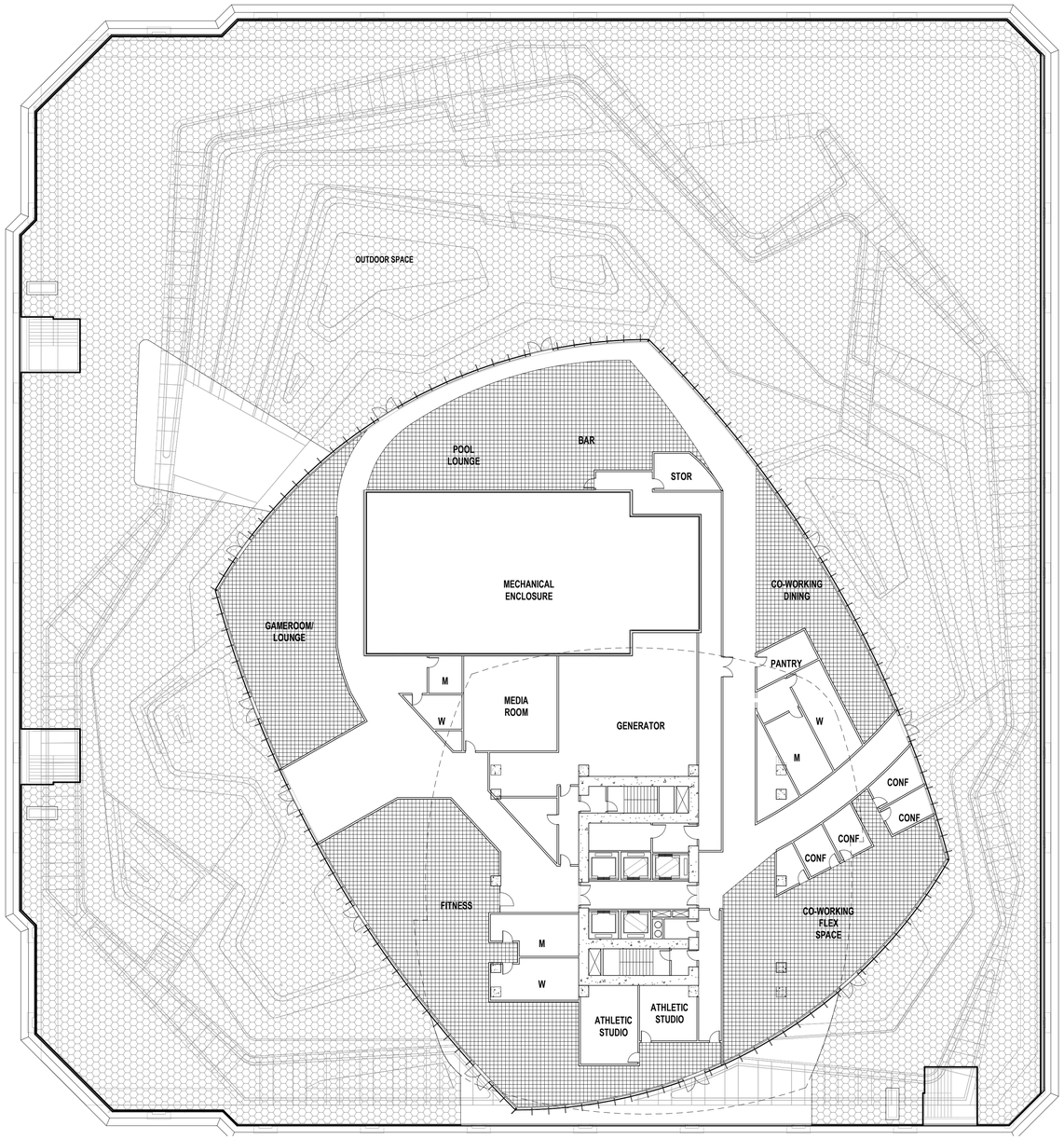
NOTE: 1,252 SF OF EXISTING RELOCATED RETAIL REFERENCED ON SHEET A009B.

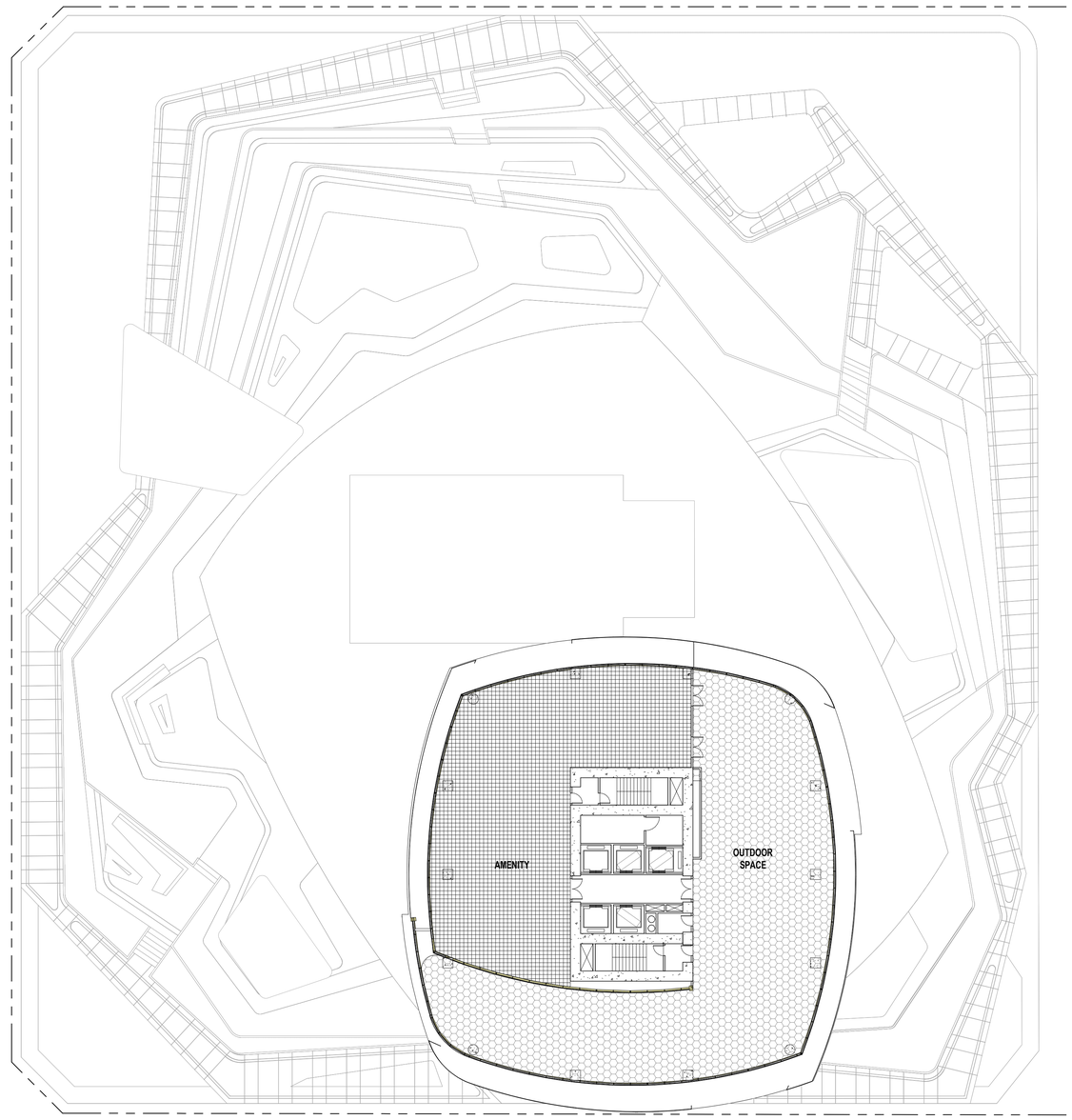
0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

THE BLOC

ZONING CODE FLOOR AREA - LEVEL 51 - 54 — A009K





LEVEL 12 OPEN SPACE (PER LAMC 12.21 G)

EXTERIOR
41,250 SF AMENITY OUTDOOR SPACE

INTERIOR
8,000 SF AMENITY SPACE

LEVEL 51 OPEN SPACE (PER LAMC 12.21 G)

EXTERIOR
3,500 SF AMENITY OUTDOOR SPACE

INTERIOR
2,000 SF AMENITY SPACE

54,750 SF TOTAL PROPOSED COMMON OPEN SPACE

0' 10' 20' 40'
CORRECT SCALE ON 24" X 36"

THE BLOC

OPEN SPACE CALCULATIONS – A010A

09/29/2023 ENTITLEMENT APPLICATION

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SOUTH FLOWER STREET (ABOVE)

WEST 8TH STREET (ABOVE)

WEST 7TH STREET (ABOVE)

SOUTH HOPE STREET (ABOVE)

A · A.6 · B · B.6 · C · D · E · F · G · H · J · J.4 · K · K.9 · L · M · N · P · R · R.6 · S · S.2 · S.8 · T · T.4 · U · V · W

36' - 8" · 32' - 0" · 32' - 0" · 32' - 0" · 32' - 0" · 32' - 0" · 32' - 0" · 32' - 0" · 32' - 0" · 21' - 2" · 17' - 10 1/4" · 28' - 3" · 28' - 3" · 28' - 3" · 28' - 3" · 28' - 3" · 28' - 3" · 28' - 3" · 28' - 3" · 28' - 3"

0.9 · 1.9 · 2.8 · 3.9 · 4.9 · 5.9 · 6.2 · 6.5 · 6.8 · 7.1 · 8.1 · 9.1 · 10 · 11.1 · 12.1

28' - 11 1/2" · 27' - 0" · 27' - 0" · 27' - 0" · 27' - 0" · 27' - 0" · 27' - 0" · 27' - 0" · 27' - 0" · 27' - 0" · 27' - 0" · 26' - 1 1/2"

1 · 2 · 3 · 4 · 5 · 6 · 6.9 · 7 · 8 · 9 · 10.1 · 11 · 12

LA FITNESS · -30' - 5" T.O. SLAB · ELEC EQUIP RM · WATER STORAGE TANK #1 · WATER STORAGE TANK #2 · MECH RM · FIRE PUMP ROOM · ELEC EQUIP GENERATOR RM · EL-04 · R-04 · SPRINK RM · VEHICLES MOVING UP (ONE WAY) · FAN ROOM · FAN ROOM · ELEC VAULT ROOM VAULT #2 · MEN · STAIR #8 · ELEC UTILITY VAULT #1 · ELEC EQUIP ROOM · FAN ROOM · ELEC UTILTY VAULT · ELEC UTILITY VAULT · RECEIVING · -33' - 11" T.O. SLAB · PRE-FUNCTION · MECH ROOM · BALER · MECH · STORAGE · STORAGE · TRASH · CHILLER ROOM · MAIN OFFICE · MENS SHOWER · VEHICLES MOVING DOWN (ONE WAY) · MACY'S RECEIVING · EXPANSION JOINT, TYP. · ELEC/LOW VOLTAGE · LOADING · ELEV-A · ELEV-B · ELEV-C · RESI LOADING AND TRASH · -30' - 5" T.O. SLAB · ELEV-E · ELEV-D · TRASH · HOLDING AREA · KEY ROOM · SERVICE CORRIDOR · SECURITY · OFFICE · MAINT SHOP · ELEC ROOM #7 · ELEC UTILITY VAULT · -33' - 11" T.O. SLAB · BOILER ROOM · ELEV EQUIP · STORM DRAINAGE TANK · FIRE WATER TANK · FIRE PUMP ROOM · ELEC EQUIP RM VAULT · ENGIN & MAINT AREAS · STAIR #1 · MARKING AREA · QUAD PUMP SKID · FAN RM · FAN RM · STORAGE · STOR · STOR · FUEL STORAGE · FAN RM · PUMP RM · AREA OF STRUCTURAL DEMOLITION · OUTLINE OF (N) TOWER ABOVE

MECH RM · ELEV EQUIP · R-01 · ELEV LOBBY · MEN · WOMEN · MEETING ROOM · MEETING ROOM · BOH · BANQUET · BANQUET · BANQUET · BANQUET STORAGE · STAIR #28 · OFFICES · OFFICE · MEN · OFFICE · WOMEN · BANQUET · OFFICE · OFFICE · F-03 · F-04 · HOUSEKEEPING · WOMEN LOCKER RM · MEN LOCKER RM · EMPLOYEE CAFETERIA · ELEV EQUIP · RECEIVING · STORAGE · STORAGE · COOLERS/STORAGE · ELEC RM · STORAGE · STORAGE

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
4. 5. (NOT USED)
6. (N) SEISMIC ENHANCEMENT (N) CONCRETE JACKET ON (E) COLUMN INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
7. (N) SEISMIC ENHANCEMENT (N) PERIMETER SHEAR WALLS AT LEVELS B - 12, INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL

CONSTRUCTION LEGEND
(E) WALL TO REMAIN
(E) CONC. COL./ WALL TO REMAIN
(N) WALL
(N) CONC. COL./ WALL TO REMAIN
XX ROOM (N) ROOM/PROGRAM

PROGRAM LEGEND	
RESIDENTIAL	COMMERCIAL
RESI AMENITY	RESI BACK OF HOUSE
RESI OUTDOOR SPACE	

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5") T.O. SLAB

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

TRUE NORTH · PLAN NORTH

THE BLOC

LEVEL B — A098

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET (ABOVE)

WEST 8TH STREET (ABOVE)

WEST 7TH STREET (ABOVE)

SOUTH HOPE STREET (ABOVE)

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
4. (N) RESIDENTIAL PROGRAM IN (E) STRUCTURE
5. (N) VALET PARKING RAMP TO REPLACE (E) RAMP DEMOLISHED FOR (N) RESIDENTIAL TOWER
6. (N) SEISMIC ENHANCEMENT (N) CONCRETE JACKET ON (E) COLUMN INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
7. (N) SEISMIC ENHANCEMENT (N) PERIMETER SHEAR WALLS AT LEVELS B - 12, INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
8. (N) ALL RESTRIPED PARKING INDICATED IN BLACK
9. (E) ALL EXISTING PARKING INDICATED IN HALF TONE
10. (N)(E) ALL COMPACT PARKING STALLS INDICATED WITH LABEL C

CONSTRUCTION LEGEND

- (E) WALL TO REMAIN
- (E) CONC. COL./ WALL TO REMAIN
- (N) WALL
- (N) CONC. COL./ WALL TO REMAIN
- XX ROOM (N) ROOM/PROGRAM

PROGRAM LEGEND

- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5") T.O. SLAB

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

TOTAL PARKING SPACES	**257**
COMPACT PARKING	155

TOTAL BIKES	**216**
LONG TERM BIKES	192

THE BLOC

LEVEL A – A099

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
4. (N) RESIDENTIAL PROGRAM IN (E) STRUCTURE
5. (N) VALET PARKING RAMP TO REPLACE (E) RAMP DEMOLISHED FOR (N) RESIDENTIAL TOWER
6. (N) SEISMIC ENHANCEMENT (N) CONCRETE JACKET ON (E) COLUMN INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
7. (N) SEISMIC ENHANCEMENT (N) PERIMETER SHEAR WALLS AT LEVELS B - 12, INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
8 9 10. (NOT USED)
11. (N) PREFERRED BICYCLE ENTRY TO BASEMENT IS SERVICE ELEVATOR ACCESSED THROUGH RETAIL PASSAGEWAY PEDESTRIAN ENTRY

BUILDING PEDESTRIAN ACCESS LEGEND

- RESIDENTIAL LOBBY PEDESTRIAN ACCESS
- RETAIL PEDESTRIAN ACCESS
- RETAIL PASSAGEWAY PEDESTRIAN ACCESS
- MAIN PEDESTRIAN ENTRY

CONSTRUCTION LEGEND

- (E) WALL TO REMAIN
- (E) CONC. COL. / WALL TO REMAIN
- (N) WALL
- (N) CONC. COL. / WALL TO REMAIN
- XX ROOM — (N) ROOM/PROGRAM

PROGRAM LEGEND

- RESIDENTIAL
- COMMERCIAL
- RESI AMENITY
- RESI BACK OF HOUSE
- RESI OUTDOOR SPACE

ELEVATION FROM GRADE PER LAMC 12.03
ELEVATION PER EXISTING BUILDING DATUM
0' - 0" (87' - 5") T.O. SLAB

0' 10' 20' 40'
CORRECT SCALE ON 24" X 36"

TOTAL BIKES 216
SHORT TERM BIKES 24

THE BLOC

PLAZA LEVEL — A100

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
4. (NOT USED)
5. (NOT USED)
6. (N) SEISMIC ENHANCEMENT (N) CONCRETE JACKET ON (E) COLUMN INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
7. (N) SEISMIC ENHANCEMENT (N) PERIMETER SHEAR WALLS AT LEVELS B - 12, INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL

SOUTH FLOWER STREET

WEST 8TH STREET (BELOW)

WEST 7TH STREET

HOPE STREET

USPS BELOW

LA FITNESS BELOW

ELEC ROOM

STRUCTURALLY UP

VEHICLES MOVING DOWN (ONE WAY)

VEHICLES MOVING UP (ONE WAY)

OPEN TO BELOW

15' - 7" T.O. SLAB

MACY'S

98'-0"

EXPANSION JOINT, TYP.

ELEC/LOW VOLTAGE

ELEV-A ELEV-B ELEV-C

ELEV-E ELEV-D

OPEN TO RESI LOBBY BELOW

OPEN TO RETAIL BELOW

OPEN TO PLAZA ENTRY BELOW

AREA OF STRUCTURAL DEMOLITION

OUTLINE OF (N) TOWER ABOVE

DRYBAR

S210

NORDSTROM LOCAL

S150

UNI QLO

OFFICE LOBBY

S270

S300

S420

HOTEL LOBBY

RESTAURANT

FIRE CTRL RM

S280

S260

BUILDING PEDESTRIAN ACCESS LEGEND

- RESIDENTIAL LOBBY PEDESTRIAN ACCESS
- RETAIL PEDESTRIAN ACCESS
- RETAIL PASSAGEWAY PEDESTRIAN ACCESS
- MAIN PEDESTRIAN ENTRY

CONSTRUCTION LEGEND

- (E) WALL TO REMAIN
- (E) CONC. COL./ WALL TO REMAIN
- (N) WALL
- (N) CONC. COL./ WALL TO REMAIN
- XX ROOM (N) ROOM/PROGRAM

PROGRAM LEGEND

- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5") T.O. SLAB

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

TRUE NORTH

PLAN NORTH

THE BLOC

STREET LEVEL — A101

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
4. 5. (NOT USED)
6. (N) SEISMIC ENHANCEMENT (N) CONCRETE JACKET ON (E) COLUMN INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
7. (N) SEISMIC ENHANCEMENT (N) PERIMETER SHEAR WALLS AT LEVELS B - 12, INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL

STRUCTURALLY UP

VEHICLES MOVING DOWN (ONE WAY)

MACY'S

35' - 4" T.O. SLAB

ALAMO DRAFTHOUSE CINEMA

UNI QLO

U200

VEHICLES MOVING UP (ONE WAY)

98'-0"

EXPANSION JOINT, TYP.

ELEC/LOW TENSION

ELEV-A ELEV-B ELEV-C

ELEV-E ELEV-D

35' - 4" T.O. SLAB

123' - 0" T.O. SLAB

ELEC ROOM

FAN ROOM

MECHANICAL/ PCU ROOM

UCLA HEALTH

AREA OF STRUCTURAL DEMOLITION

OUTLINE OF (N) TOWER ABOVE

CONSTRUCTION LEGEND
(E) WALL TO REMAIN
(E) CONC. COL./ WALL TO REMAIN
(N) WALL
(N) CONC. COL./ WALL TO REMAIN
XX ROOM (N) ROOM/PROGRAM

PROGRAM LEGEND	
RESIDENTIAL	COMMERCIAL
RESI AMENITY	RESI BACK OF HOUSE
RESI OUTDOOR SPACE	

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5") T.O. SLAB

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

THE BLOC

SECOND FLOOR — A102

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

STRUCTURALLY UP

VEHICLES MOVING DOWN (ONE WAY)

ALAMO DRAFT HOUSE CINEMA

54' - 7" T.O. SLAB

MACY'S

98'-0"

EXPANSION JOINT, TYP.

ELEC/LOW VOLTAGE

ELEV-A ELEV-B ELEV-C

ELEV-E ELEV-D

VEHICLES MOVING UP (ONE WAY)

AREA OF STRUCTURAL DEMOLITION

OUTLINE OF (N) TOWER ABOVE

ROOF

STORAGE

STORAGE

MECH EQUIP ROOM

ELEC EQUIP ROOM

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.

4 5 (NOT USED)

6. (N) SEISMIC ENHANCEMENT (N) CONCRETE JACKET ON (E) COLUMN INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
7. (N) SEISMIC ENHANCEMENT (N) PERIMETER SHEAR WALLS AT LEVELS B - 12, INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL

CONSTRUCTION LEGEND

- (E) WALL TO REMAIN
- (E) CONC. COL./ WALL TO REMAIN
- (N) WALL
- (N) CONC. COL./ WALL TO REMAIN
- XX ROOM (N) ROOM/PROGRAM

PROGRAM LEGEND

- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5") T.O. SLAB

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

TRUE NORTH / PLAN NORTH

THE BLOC

THIRD FLOOR — A103

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

EXISTING OFFICE TOWER

EXISITNG PLAZA (BELOW)

EXISTING SHERATON HOTEL

STRUCTURALLY LB

TO LEVEL 3

FROM LEVEL 5

VEHICLES MOVING DOWN (ONE WAY)

TO LEVEL 5

VEHICLES MOVING UP (ONE WAY)

FROM PLAZA LEVEL

36' - 10" PARKING BAY

40' - 6" PARKING BAY

44' - 11" PARKING BAY

15' - 0"

NO SPACE - CANNOT MEET OBSTRUCTION REQ.

75' - 7" T.O. SLAB

40' - 6" PARKING BAY

63' - 10" PARKING BAY

69' - 2" PARKING BAY

36' - 2" DRIVE AISLE

EXPANSION JOINT, TYP.

98' - 0"

ELEC/LOW VOLTAGE

ELEV-A ELEV-B ELEV-C

ELEV-E ELEV-D

RESI STORAGE

56' - 0" PARKING BAY

21' - 0" DRIVE AISLE

22' - 0" DRIVE AISLE

31' - 11" DRIVE AISLE

62' - 11" PARKING BAY

29' - 6"

75' - 7" T.O. SLAB

29' - 6"

AREA OF STRUCTURAL DEMOLITION

OUTLINE OF (N) TOWER ABOVE

TOTAL PARKING SPACES	177
STANDARD	62
COMPACT	54
HANDICAP	7
EV (STANDARD)	54

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
4. 5. (NOT USED)
6. (N) SEISMIC ENHANCEMENT (N) CONCRETE JACKET ON (E) COLUMN INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
7. (N) SEISMIC ENHANCEMENT (N) PERIMETER SHEAR WALLS AT LEVELS B - 12, INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
8. (N) ALL RESTRIPED PARKING INDICATED IN BLACK
9. (E) ALL EXISTING PARKING INDICATED IN HALF TONE
10. (N)(E) ALL COMPACT PARKING STALLS INDICATED WITH LABEL C

PARKING NOTES

(REF. LADBS IB P/ZC 2002-001 PARKING DESIGN)

1. ALL STANDARD PARKING SPACES ARE 8' 6" WIDE BY 18' LONG, UNLESS NOTED OTHERWISE.

2. ALL COMPACT SPACES ARE 7' 6" WIDE BY 16' LONG, UNLESS NOTED OTHERWISE.

3. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK ON ONE SIDE ONLY:

Q = W cos α (L.3.b)
= 8'-6" cos 65°
= 8'-6" (0.4266)
Q = 3'-7 1/2"

BAY = B - Q/2 (TABLE 1, FIGURE 3)
= 57'-8" - (3'-7" / 2)
= 57'-8" - 1'-9 3/4"
BAY = 55'-10 1/4"
55'-11" PROVIDED

4. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK BOTH SIDES
Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

M = B - Q (TABLE 1, FIGURE 3)
= 57'-8" - 3'-7 1/2"
M = 54'-0 1/2"
54'-1" PROVIDED

5. PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:
Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

P = S sin α + Q
= 18'-0" sin 65° + 3'-7 1/2"
= 18'-0" (0.9063) + 3'-7 1/2"
P = 19'-11 1/2"

BAY = B - P
= 57'-8" - 19'-11 1/2"
BAY = 37'-8 1/2"
32'-8" PROVIDED

CONSTRUCTION LEGEND
- (E) WALL TO REMAIN
- (E) CONC. COL./ WALL TO REMAIN
- (N) WALL
- (N) CONC. COL./ WALL TO REMAIN
- XX ROOM (N) ROOM/PROGRAM

PROGRAM LEGEND
- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE

ELEVATION FROM GRADE PER LAMC 12.03
ELEVATION PER EXISTING BUILDING DATUM
0' - 0" (87' - 5")
T.O. SLAB

0' 10' 20' 40'
CORRECT SCALE ON 24" X 36"

TRUE NORTH
PLAN NORTH

THE BLOC

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

LEVEL 4 - P1 — A104

09/29/2023 ENTITLEMENT APPLICATION

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

EXISTING OFFICE TOWER

EXISITNG PLAZA (BELOW)

EXISTING SHERATON HOTEL

STRUCTURALLY UP TO LEVEL 4

FROM LEVEL 6

VEHICLES MOVING DOWN (ONE WAY)

TO LEVEL 5

VEHICLES MOVING UP (ONE WAY)

FROM PLAZA LEVEL

EXPANSION JOINT, TYP.

ELEC/LOW VOLTAGE

ELEV-A ELEV-B ELEV-C ELEV-D ELEV-E

RESI STORAGE

40' - 6" PARKING BAY

43' - 0" PARKING BAY

63' - 6" PARKING BAY

56' - 0" PARKING BAY

21' - 0" DRIVE AISLE

22' - 0" DRIVE AISLE

65' - 7" T.O. SLAB

85' - 7" T.O. SLAB

AREA OF STRUCTURAL DEMOLITION

OUTLINE OF (N) TOWER ABOVE

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
4. 5. (NOT USED)
6. (N) SEISMIC ENHANCEMENT (N) CONCRETE JACKET ON (E) COLUMN INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
7. (N) SEISMIC ENHANCEMENT (N) PERIMETER SHEAR WALLS AT LEVELS B - 12, INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
8. (N) ALL RESTRIPED PARKING INDICATED IN BLACK
9. (E) ALL EXISTING PARKING INDICATED IN HALF TONE
10. (N)(E) ALL COMPACT PARKING STALLS INDICATED WITH LABEL C

PARKING NOTES

(REF. LADBS IB P/ZC 2002-001 PARKING DESIGN)

1. ALL STANDARD PARKING SPACES ARE 8' 6" WIDE BY 18' LONG, UNLESS NOTED OTHERWISE.

2. ALL COMPACT SPACES ARE 7' 6" WIDE BY 16' LONG, UNLESS NOTED OTHERWISE.

3. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK ON ONE SIDE ONLY:

Q = W cos α (L.3.b)
= 8'-6" cos 65°
= 8'-6" (0.4266)
Q = 3'-7 1/2"

BAY = B - Q/2 (TABLE 1, FIGURE 3)
= 57'-8" - (3'-7" / 2)
= 57'-8" - 1'-9 3/4"
BAY = 55'-10 1/4"
55'-11" PROVIDED

4. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK BOTH SIDES
Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

M = B - Q (TABLE 1, FIGURE 3)
= 57'-8" - 3'-7 1/2"
M = 54'-0 1/2"
54'-1" PROVIDED

5. PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:
Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

P = S sin α + Q
= 18'-0" sin 65° + 3'-7 1/2"
= 18'-0" (0.9063) + 3'-7 1/2"
P = 19'-11 1/2"

BAY = B - P
= 57'-8" - 19'-11 1/2"
BAY = 37'-8 1/2"
32'-8" PROVIDED

CONSTRUCTION LEGEND

- (E) WALL TO REMAIN
- (E) CONC. COL./ WALL TO REMAIN
- (N) WALL
- (N) CONC. COL./ WALL TO REMAIN
- XX ROOM (N) ROOM/PROGRAM

PROGRAM LEGEND

- RESIDENTIAL
- COMMERCIAL
- RESI AMENITY
- RESI BACK OF HOUSE
- RESI OUTDOOR SPACE

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5")
T.O. SLAB

0' 10' 20' 40'
CORRECT SCALE ON 24" X 36"

TRUE NORTH
PLAN NORTH

TOTAL PARKING SPACES	178
STANDARD	78
COMPACT	47
HANDICAP	7
EV (STANDARD)	46

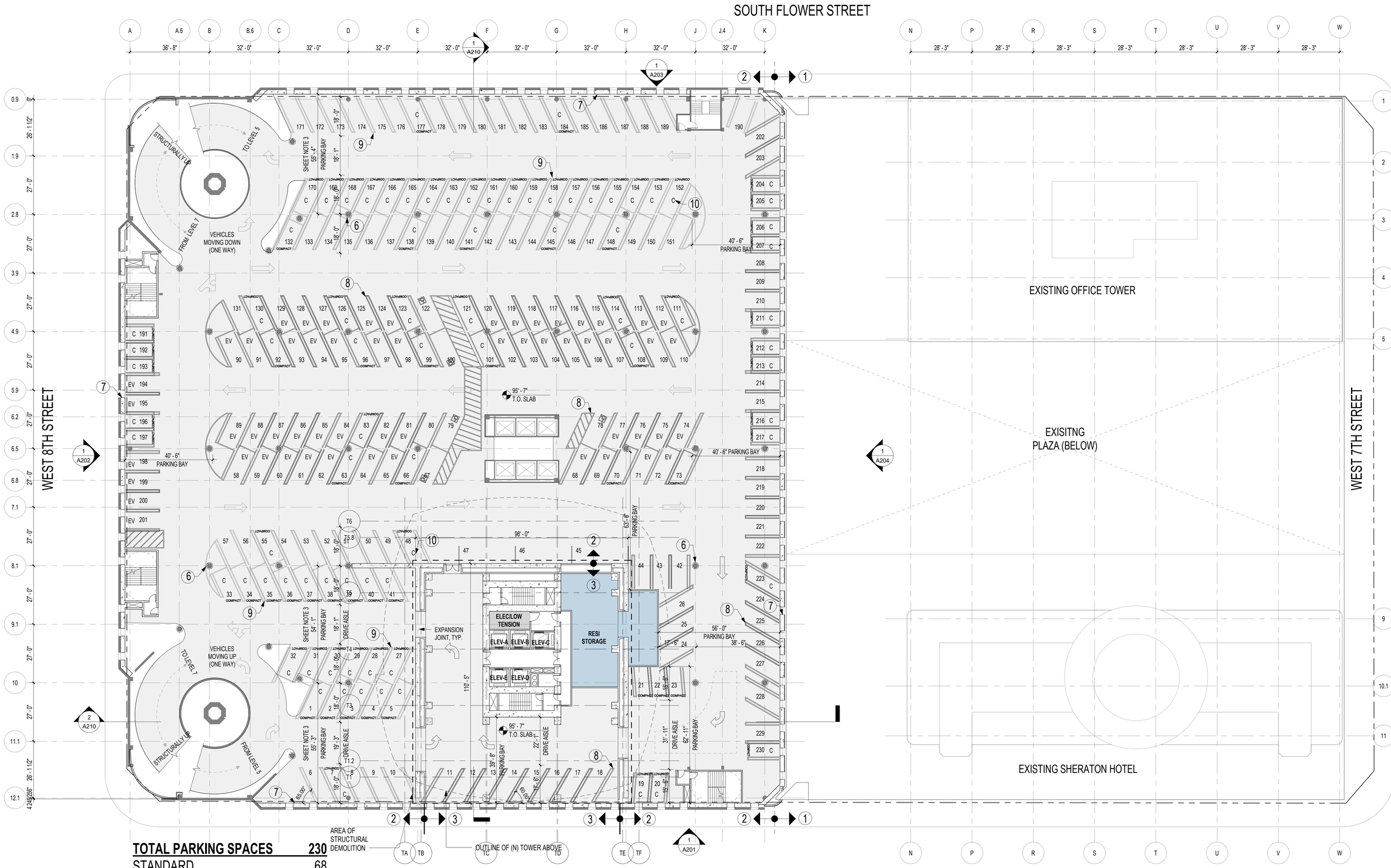
THE BLOC

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

LEVEL 5 - P2 — A105

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
4. (5) (NOT USED)
6. (N) SEISMIC ENHANCEMENT (N) CONCRETE JACKET ON (E) COLUMN INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
7. (N) SEISMIC ENHANCEMENT (N) PERIMETER SHEAR WALLS AT LEVELS B - 12, INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
8. (N) ALL RESTRIPED PARKING INDICATED IN BLACK
9. (E) ALL EXISTING PARKING INDICATED IN HALF TONE
10. (N)(E) ALL COMPACT PARKING STALLS INDICATED WITH LABEL C

PARKING NOTES

(REF. LADBS IB P/ZC 2002-001 PARKING DESIGN)

1. ALL STANDARD PARKING SPACES ARE 8' 6" WIDE BY 18' LONG, UNLESS NOTED OTHERWISE.

2. ALL COMPACT SPACES ARE 7' 6" WIDE BY 16' LONG, UNLESS NOTED OTHERWISE.

3. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK ON ONE SIDE ONLY:

Q = W cos α (L.3.b)
= 8'-6" cos 65°
= 8'-6" (0.4266)
Q = 3'-7 1/2"

BAY = B - Q/2 (TABLE 1, FIGURE 3)
= 57'-8" - (3'-7" / 2)
= 57'-8" - 1'-9 3/4"
BAY = 55'-10 1/4"
55'-11" PROVIDED

4. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK BOTH SIDES
Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

M = B - Q (TABLE 1, FIGURE 3)
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54'-1" PROVIDED

5. PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:
Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

P = S sin α + Q
= 18'-0" sin 65° + 3'-7 1/2"
= 18'-0" (0.9063) + 3'-7 1/2"
P = 19'-11 1/2"

BAY = B - P
= 57'-8" - 19'-11 1/2"
BAY = 37'-8 1/2"
32'-8" PROVIDED

CONSTRUCTION LEGEND
(E) WALL TO REMAIN
(E) CONC. COL./ WALL TO REMAIN
(N) WALL
(N) CONC. COL./ WALL TO REMAIN
XX ROOM (N) ROOM/PROGRAM

PROGRAM LEGEND	
RESIDENTIAL	COMMERCIAL
RESI AMENITY	RESI BACK OF HOUSE
RESI OUTDOOR SPACE	

ELEVATION FROM GRADE PER LAMC 12.03
ELEVATION PER EXISTING BUILDING DATUM
0' - 0" (87' - 5")
T.O. SLAB

0' 10' 20' 40'
CORRECT SCALE ON 24" X 36"

TOTAL PARKING SPACES	230
STANDARD	68
COMPACT	87
HANDICAP	5
EV (STANDARD)	70

THE BLOC

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

LEVEL 6 - P3 — A106

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

EXISTING OFFICE TOWER

EXISITNG PLAZA (BELOW)

EXISTING SHERATON HOTEL

STRUCTURALLY UP

TO LEVEL 6

FROM LEVEL 8

VEHICLES MOVING DOWN (ONE WAY)

TO LEVEL 7

VEHICLES MOVING UP (ONE WAY)

FROM LEVEL 5

SHEET NOTE 3 54' - 1" PARKING BAY 18' - 1" DRIVE AISLE

SHEET NOTE 3 55' - 3" PARKING BAY 19' - 3" DRIVE AISLE

40' - 6" PARKING BAY

56' - 0" PARKING BAY

105' - 7" T.O. SLAB

ELEC/LOW TENSION

ELEV-A ELEV-B ELEV-C ELEV-D ELEV-E

RESI STORAGE

EXPANSION JOINT, TYP.

112'-5"

110' - 5"

98' - 0"

63' - 6" PARKING BAY

38' - 6" PARKING BAY

31' - 11" DRIVE AISLE

62' - 11" PARKING BAY

39' - 8" PARKING BAY

60'-00"

85'-00"

AREA OF STRUCTURAL DEMOLITION

OUTLINE OF (N) TOWER ABOVE

TOTAL PARKING SPACES	230
STANDARD	68
COMPACT	87
HANDICAP	5
EV (STANDARD)	70

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
4. (5) (NOT USED)
6. (N) SEISMIC ENHANCEMENT (N) CONCRETE JACKET ON (E) COLUMN INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
7. (N) SEISMIC ENHANCEMENT (N) PERIMETER SHEAR WALLS AT LEVELS B - 12, INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
8. (N) ALL RESTRIPED PARKING INDICATED IN BLACK
9. (E) ALL EXISTING PARKING INDICATED IN HALF TONE
10. (N)(E) ALL COMPACT PARKING STALLS INDICATED WITH LABEL C

PARKING NOTES

(REF. LADBS IB P/ZC 2002-001 PARKING DESIGN)

1. ALL STANDARD PARKING SPACES ARE 8' 6" WIDE BY 18' LONG, UNLESS NOTED OTHERWISE.

2. ALL COMPACT SPACES ARE 7' 6" WIDE BY 16' LONG, UNLESS NOTED OTHERWISE.

3. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK ON ONE SIDE ONLY:

Q = W cos α (L.3.b)
= 8'-6" cos 65°
= 8'-6" (0.4266)
Q = 3'-7 1/2"

BAY = B - Q/2 (TABLE 1, FIGURE 3)
= 57'-8" - (3'-7" / 2)
= 57'-8" - 1'-9 3/4"
BAY = 55'-10 1/4"
55'-11" PROVIDED

4. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK BOTH SIDES
Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

M = B - Q (TABLE 1, FIGURE 3)
= 57'-8" - 3'-7 1/2"
M = 54'-0 1/2"
54'-1" PROVIDED

5. PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:
Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

P = S sin α + Q
= 18'-0" sin 65° + 3'-7 1/2"
= 18'-0" (0.9063) + 3'-7 1/2"
P = 19'-11 1/2"

BAY = B - P
= 57'-8" - 19'-11 1/2"
BAY = 37'-8 1/2"
32'-8" PROVIDED

CONSTRUCTION LEGEND
(E) WALL TO REMAIN
(E) CONC. COL./ WALL TO REMAIN
(N) WALL
(N) CONC. COL./ WALL TO REMAIN
XX (N) ROOM/PROGRAM

PROGRAM LEGEND	
RESIDENTIAL	COMMERCIAL
RESI AMENITY	RESI BACK OF HOUSE
RESI OUTDOOR SPACE	

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5")
T.O. SLAB

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

THE BLOC

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

09/29/2023 ENTITLEMENT APPLICATION

LEVEL 7 - P4 — A107

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

EXISTING OFFICE TOWER

EXISITNG PLAZA (BELOW)

EXISTING SHERATON HOTEL

STRUCTURALLY UP

TO LEVEL 8

FROM LEVEL 9

VEHICLES MOVING DOWN (ONE WAY)

TO LEVEL 8

VEHICLES MOVING UP (ONE WAY)

FROM LEVEL 8

SHEET NOTE 3 55' - 4" PARKING BAY 18' - 1"

SHEET NOTE 3 54' - 1" PARKING BAY 18' - 1" DRIVE AISLE

SHEET NOTE 3 55' - 3" PARKING BAY 19' - 3" DRIVE AISLE

40' - 6" PARKING BAY

56' - 0" PARKING BAY 21' - 0" DRIVE AISLE

62' - 11" PARKING BAY

31' - 11" DRIVE AISLE

39' - 8" PARKING BAY

63' - 6" PARKING BAY

98' - 0"

115' - 7" T.O. SLAB

110' - 5"

22' - 0"

EXPANSION JOINT, TYP.

ELEC/LOW VOLTAGE

ELEV-A ELEV-B ELEV-C ELEV-D ELEV-E

RESI STORAGE

AREA OF STRUCTURAL DEMOLITION

OUTLINE OF (N) TOWER ABOVE

TOTAL PARKING SPACES	230
STANDARD	68
COMPACT	87
HANDICAP	5
EV (STANDARD)	70

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
4. (5) (NOT USED)
6. (N) SEISMIC ENHANCEMENT (N) CONCRETE JACKET ON (E) COLUMN INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
7. (N) SEISMIC ENHANCEMENT (N) PERIMETER SHEAR WALLS AT LEVELS B - 12, INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
8. (N) ALL RESTRIPED PARKING INDICATED IN BLACK
9. (E) ALL EXISTING PARKING INDICATED IN HALF TONE
10. (N)(E) ALL COMPACT PARKING STALLS INDICATED WITH LABEL C

PARKING NOTES

(REF. LADBS IB P/ZC 2002-001 PARKING DESIGN)

1. ALL STANDARD PARKING SPACES ARE 8' 6" WIDE BY 18' LONG, UNLESS NOTED OTHERWISE.

2. ALL COMPACT SPACES ARE 7' 6" WIDE BY 16' LONG, UNLESS NOTED OTHERWISE.

3. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK ON ONE SIDE ONLY:
   Q = W cos α (L.3.b)
   = 8'-6" cos 65°
   = 8'-6" (0.4266)
   Q = 3'-7 1/2"

   BAY = B - Q/2 (TABLE 1, FIGURE 3)
   = 57'-8" - (3'-7" / 2)
   = 57'-8" - 1'-9 3/4"
   BAY = 55'-10 1/4"
   55'-11" PROVIDED

4. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK BOTH SIDES
   Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

   M = B - Q (TABLE 1, FIGURE 3)
   = 57'-8" - 3'-7 1/2"
   M = 54'-0 1/2"
   54'-1" PROVIDED

5. PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:
   Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

   P = S sin α + Q
   = 18'-0" sin 65° + 3'-7 1/2"
   = 18'-0" (0.9063) + 3'-7 1/2"
   P = 19'-11 1/2"

   BAY = B - P
   = 57'-8" - 19'-11 1/2"
   BAY = 37'-8 1/2"
   32'-8" PROVIDED

CONSTRUCTION LEGEND
- (E) WALL TO REMAIN
- (E) CONC. COL./ WALL TO REMAIN
- (N) WALL
- (N) CONC. COL./ WALL TO REMAIN
- XX ROOM (N) ROOM/PROGRAM

PROGRAM LEGEND
- RESIDENTIAL
- COMMERCIAL
- RESI AMENITY
- RESI BACK OF HOUSE
- RESI OUTDOOR SPACE

ELEVATION FROM GRADE PER LAMC 12.03
ELEVATION PER EXISTING BUILDING DATUM
0' - 0" (87' - 5")
T.O. SLAB

0' 10' 20' 40'
CORRECT SCALE ON 24" X 36"

TRUE NORTH
PLAN NORTH

THE BLOC

LEVEL 8 -P5 — A108

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

EXISTING OFFICE TOWER

EXISITNG PLAZA (BELOW)

EXISTING SHERATON HOTEL

EXISTING COOLING TOWER (EXTERIOR)

RAMPS TO NEW CONSTRUCTION PARKING LEVELS

RESI STORGE

EXPANSION JOINT, TYP.

ELEC/LOW VOLTAGE

ELEV-A ELEV-B ELEV-C

ELEV-E ELEV-D

56' - 0" PARKING BAY 21' - 0" DRIVE AISLE

27' - 4" DRIVE AISLE 63' - 4" PARKING BAY

98'-0"

112' - 5"

125' - 7" T.O. SLAB

44' - 7 99/256"

TO LEVEL 8

FROM LEVEL 8

AREA OF STRUCTURAL DEMOLITION

OUTLINE OF (N) TOWER ABOVE

SHEET NOTES

1 (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2 (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3 (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
4 5 6 (NOT USED)
7 (N) SEISMIC ENHANCEMENT (N) PERIMETER SHEAR WALLS AT LEVELS B - 12, INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
8 (N) ALL RESTRIPED PARKING INDICATED IN BLACK
9 (E) ALL EXISTING PARKING INDICATED IN HALF TONE
10 (N)(E) ALL COMPACT PARKING STALLS INDICATED WITH LABEL C

PARKING NOTES

(REF. LADBS IB P/ZC 2002-001 PARKING DESIGN)

1. ALL STANDARD PARKING SPACES ARE 8' 6" WIDE BY 18' LONG, UNLESS NOTED OTHERWISE.

2. ALL COMPACT SPACES ARE 7' 6" WIDE BY 16' LONG, UNLESS NOTED OTHERWISE.

3. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK ON ONE SIDE ONLY:
Q = W cos α (L.3.b)
= 8'-6" cos 65°
= 8'-6" (0.4266)
Q = 3'-7 1/2"

BAY = B - Q/2 (TABLE 1, FIGURE 3)
= 57'-8" - (3'-7" / 2)
= 57'-8" - 1'-9 3/4"
BAY = 55'-10 1/4"
55'-11" PROVIDED

4. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK BOTH SIDES
Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

M = B - Q (TABLE 1, FIGURE 3)
= 57'-8" - 3'-7 1/2"
M = 54'-0 1/2"
54'-1" PROVIDED

5. PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:
Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

P = S sin α + Q
= 18'-0" sin 65° + 3'-7 1/2"
= 18'-0" (0.9063) + 3'-7 1/2"
P = 19'-11 1/2"

BAY = B - P
= 57'-8" - 19'-11 1/2"
BAY = 37'-8 1/2"
32'-8" PROVIDED

CONSTRUCTION LEGEND
(E) WALL TO REMAIN
(E) CONC. COL./ WALL TO REMAIN
(N) WALL
(N) CONC. COL./ WALL TO REMAIN
XX ROOM (N) ROOM/PROGRAM

PROGRAM LEGEND	
RESIDENTIAL	COMMERCIAL
RESI AMENITY	RESI BACK OF HOUSE
RESI OUTDOOR SPACE	

ELEVATION FROM GRADE PER LAMC 12.03
ELEVATION PER EXISTING BUILDING DATUM
0' - 0" (67' - 5")
T.O. SLAB

0' 10' 20' 40'
CORRECT SCALE ON 24" X 36"

TOTAL PARKING SPACES	205
STANDARD	96
COMPACT	43
HANDICAP	4
EV (STANDARD)	62

THE BLOC

LEVEL 9 - P6 — A109

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

OPEN TO (E) EXTERIOR COOLING TOWER BELOW

RESI STORGE

RESI STORGE

EXPANSION JOINT, TYP.

ELEC/LOW VOLTAGE

ELEV-A ELEV-B ELEV-C

ELEV-E ELEV-D

135' - 7" T.O. SLAB

111'-5"

98'-0"

332' - 1"

56' - 0" PARKING BAY 21' - 0" DRIVE AISLE

27' - 4" DRIVE AISLE 63' - 4" PARKING BAY

OUTLINE OF (N) TOWER ABOVE

TOTAL PARKING SPACES	220
STANDARD	90
COMPACT	55
HANDICAP	2
EV (STANDARD)	73

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
4. 5. 6. (NOT USED)
7. (N) SEISMIC ENHANCEMENT (N) PERIMETER SHEAR WALLS AT LEVELS B - 12, INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
8. 9. (NOT USED)
10. (N)(E) ALL COMPACT PARKING STALLS INDICATED WITH LABEL C

PARKING NOTES

(REF. LADBS IB P/ZC 2002-001 PARKING DESIGN)

1. ALL STANDARD PARKING SPACES ARE 8' 6" WIDE BY 18' LONG, UNLESS NOTED OTHERWISE.

2. ALL COMPACT SPACES ARE 7' 6" WIDE BY 16' LONG, UNLESS NOTED OTHERWISE.

3. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK ON ONE SIDE ONLY:

Q = W cos α (L.3.b)
= 8'-6" cos 65°
= 8'-6" (0.4266)
Q = 3'-7 1/2"

BAY = B - Q/2 (TABLE 1, FIGURE 3)
= 57'-8" - (3'-7" / 2)
= 57'-8" - 1'-9 3/4"
BAY = 55'-10 1/4"
55'-11" PROVIDED

4. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK BOTH SIDES
Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

M = B - Q (TABLE 1, FIGURE 3)
= 57'-8" - 3'-7 1/2"
M = 54'-0 1/2"
54'-1" PROVIDED

5. PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:
Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

P = S sin α + Q
= 18'-0" sin 65° + 3'-7 1/2"
= 18'-0" (0.9063) + 3'-7 1/2"
P = 19'-11 1/2"

BAY = B - P
= 57'-8" - 19'-11 1/2"
BAY = 37'-8 1/2"
32'-8" PROVIDED

CONSTRUCTION LEGEND
(E) WALL TO REMAIN
(E) CONC. COL./ WALL TO REMAIN
(N) WALL
(N) CONC. COL./ WALL TO REMAIN
XX ROOM (N) ROOM/PROGRAM

PROGRAM LEGEND	
RESIDENTIAL	COMMERCIAL
RESI AMENITY	RESI BACK OF HOUSE
RESI OUTDOOR SPACE	

ELEVATION FROM GRADE PER LAMC 12.03
ELEVATION PER EXISTING BUILDING DATUM
0' - 0" (67' - 5")
T.O. SLAB

0' 10' 20' 40'
CORRECT SCALE ON 24" X 36"

TRUE NORTH
PLAN NORTH

THE BLOC

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

LEVEL 10 - P7 — A110

09/29/2023 ENTITLEMENT APPLICATION

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

EXISTING OFFICE TOWER

EXISITNG PLAZA (BELOW)

EXISTING SHERATON HOTEL

OPEN TO (E) EXTERIOR COOLING TOWER BELOW

OUTLINE OF (N) TOWER ABOVE

RESI STORGE

ELEC/LOW VOLTAGE

ELEV-A ELEV-B ELEV-C ELEV-D ELEV-E

EXPANSION JOINT, TYP.

27' - 4" DRIVE AISLE 63' - 4" PARKING BAY

56' - 0" PARKING BAY 21' - 0" DRIVE AISLE

145' - 7" T.O. SLAB

98'-0"

111'-5"

60'-0"

64' - 11" PARKING BAY

31' - 11" DRIVE AISLE

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
4. 5. 6. (NOT USED)
7. (N) SEISMIC ENHANCEMENT (N) PERIMETER SHEAR WALLS AT LEVELS B - 12, INDICATED WITH FULL TONE CONCRETE HATCH TYPICAL
8. 9. (NOT USED)
10. (N)(E) ALL COMPACT PARKING STALLS INDICATED WITH LABEL C

PARKING NOTES

(REF. LADBS IB P/ZC 2002-001 PARKING DESIGN)

1. ALL STANDARD PARKING SPACES ARE 8' 6" WIDE BY 18' LONG, UNLESS NOTED OTHERWISE.

2. ALL COMPACT SPACES ARE 7' 6" WIDE BY 16' LONG, UNLESS NOTED OTHERWISE.

3. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK ON ONE SIDE ONLY:

Q = W cos α (L.3.b)
= 8'-6" cos 65°
= 8'-6" (0.4266)
Q = 3'-7 1/2"

BAY = B - Q/2 (TABLE 1, FIGURE 3)
= 57'-8" - (3'-7" / 2)
= 57'-8" - 1'-9 3/4"
BAY = 55'-10 1/4"
55'-11" PROVIDED

4. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK BOTH SIDES
Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

M = B - Q (TABLE 1, FIGURE 3)
= 57'-8" - 3'-7 1/2"
M = 54'-0 1/2"
54'-1" PROVIDED

5. PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:
Q = 3'-7 1/2" (PER NOTE 1 ABOVE)

P = S sin α + Q
= 18'-0" sin 65° + 3'-7 1/2"
= 18'-0" (0.9063) + 3'-7 1/2"
P = 19'-11 1/2"

BAY = B - P
= 57'-8" - 19'-11 1/2"
BAY = 37'-8 1/2"
32'-8" PROVIDED

CONSTRUCTION LEGEND
- (E) WALL TO REMAIN
- (E) CONC. COL./ WALL TO REMAIN
- (N) WALL
- (N) CONC. COL./ WALL TO REMAIN
- XX ROOM (N) ROOM/PROGRAM

PROGRAM LEGEND
- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE

ELEVATION FROM GRADE PER LAMC 12.03
ELEVATION PER EXISTING BUILDING DATUM
0' - 0" (87' - 5")
T.O. SLAB

0' 10' 20' 40'
CORRECT SCALE ON 24" X 36"

TRUE NORTH
PLAN NORTH

TOTAL PARKING SPACES	221
STANDARD	93
COMPACT	52
HANDICAP	7
EV (STANDARD)	69

THE BLOC

LEVEL 11 - P8 — A111

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

OUTDOOR SPACE

POOL PAVILION

INTERIOR AMENITY AREA 8000 SF (12)

POOL LOUNGE

STOR

GAMEROOM/ LOUNGE

OPEN TO (E) EXTERIOR COOLING TOWER BELOW

MULTI-PURPOSE SPACE

PANTRY

MULTI-PURPOSE SPACE

M

W

MEDIA ROOM

GENERATOR

AV

161' - 1" (248' - 6") T.O SLAB

ELECTRICAL

STOR

ELEC/LOW VOLTAGE

ELEV-A

ELEV-B

ELEV-C

ELEV-E

ELEV-D

CONF

CONF

CONF

CONF

FITNESS

CO-WORKING FLEX SPACE

ATHLETIC STUDIO

ATHLETIC STUDIO

EXPANSION JOINT, TYP.

OUTLINE OF (N) TOWER ABOVE

EXISTING OFFICE TOWER

EXISITNG PLAZA (BELOW)

EXISTING SHERATON HOTEL

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (N) EXTERIOR ROOF TERRACE AND INTERIOR AMENITY LEVEL ADDED TO (E) RETAIL AND PARKING BUILDING
3. (N) TOWER.
4. - 11. (NOT USED)
12. AMENITIES ARE SUBJECT TO CHANGE

LEVEL 12 OPEN SPACE	
	AREA (SF)
EXTERIOR	41,250
INTERIOR	8,000
TOTAL	49,250

CONSTRUCTION LEGEND

- (E) WALL TO REMAIN
- (E) CONC. COL./ WALL TO REMAIN
- (N) WALL
- (N) CONC. COL./ WALL TO REMAIN
- XX ROOM (N) ROOM/PROGRAM

PROGRAM LEGEND

- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5") T.O. SLAB

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

THE BLOC

LEVEL 12 - AMENITY — A112

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

ROOF TERRACE (BELOW)

AMENITY LEVEL ROOF (BELOW)

OPEN TO (E) EXTERIOR COOLING TOWER BELOW

MAINTENANCE

ELEC/LOW TENSION

SECONDARY ELECTRICAL ROOM

TRASH

178' - 1" T.O. SLAB

OUTLINE OF (N) TOWER ABOVE

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (N) EXTERIOR ROOF TERRACE BELOW
3. (N) TOWER.
4. (12) (NOT USED)
13. UNOCCUPIED ROOF OF NEW AMENITY LEVEL BELOW
14. UNOCCUPIED SPACE

PROGRAM LEGEND

- RESIDENTIAL
- COMMERCIAL
- RESI AMENITY
- RESI BACK OF HOUSE
- RESI OUTDOOR SPACE

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5") T.O. SLAB

0' 16' 32' 64'

CORRECT SCALE ON 24" X 36"

THE BLOC

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

LEVEL 13 — A113

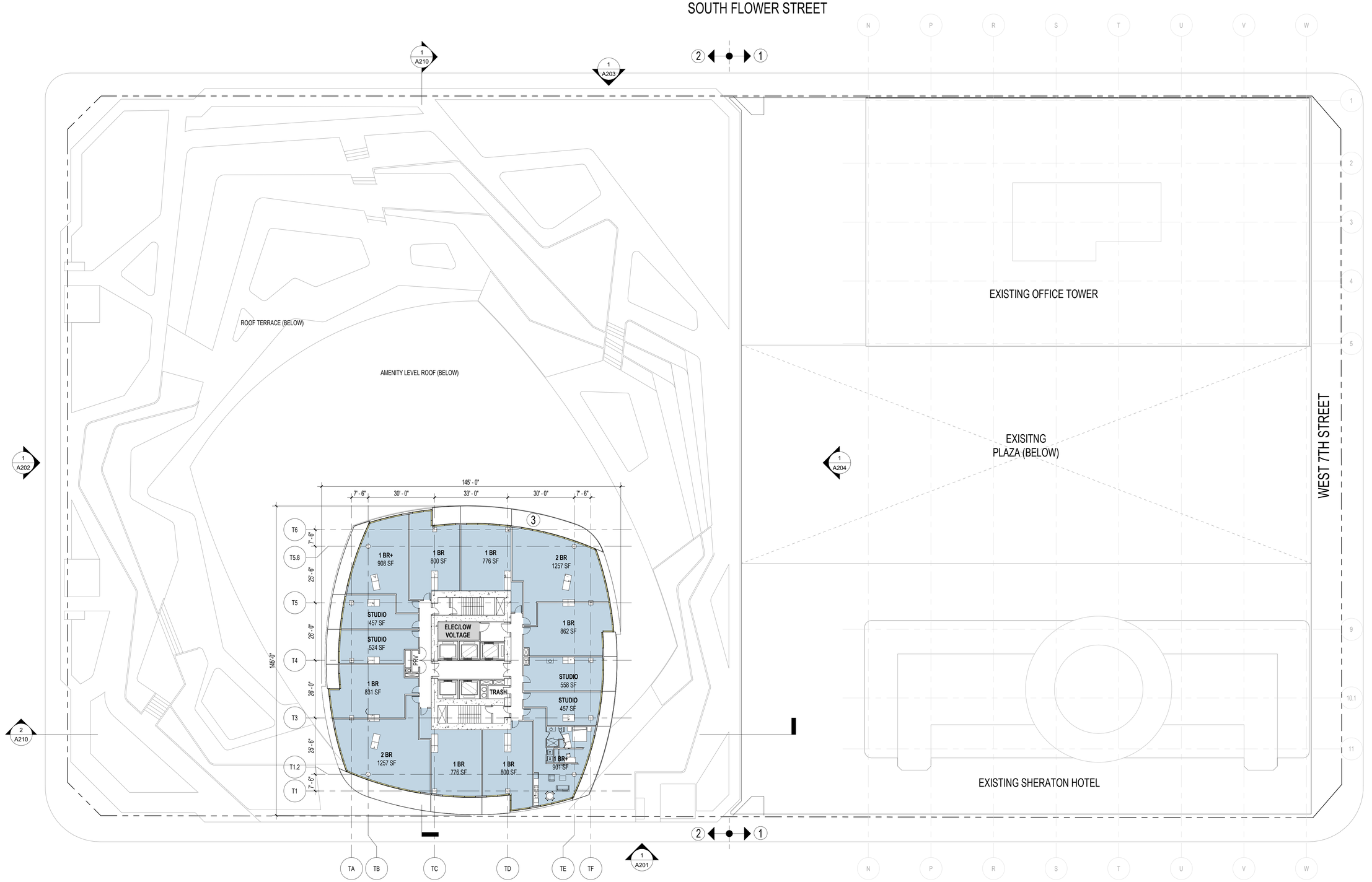
NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET



SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
3. (N) RESIDENTIAL TOWER

AREAS

GROSS FLOOR AREA:	14,100 SF
NET FLOOR AREA:	11,171 SF
EFFICIENCY:	79 %
# OF UNITS PER FLOOR TYPE:	14
AVERAGE UNIT SIZE	798 SF

PROGRAM LEGEND

- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5")
T.O. SLAB

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

TRUE NORTH
PLAN NORTH

THE BLOC

LEVEL 14-33 — A114

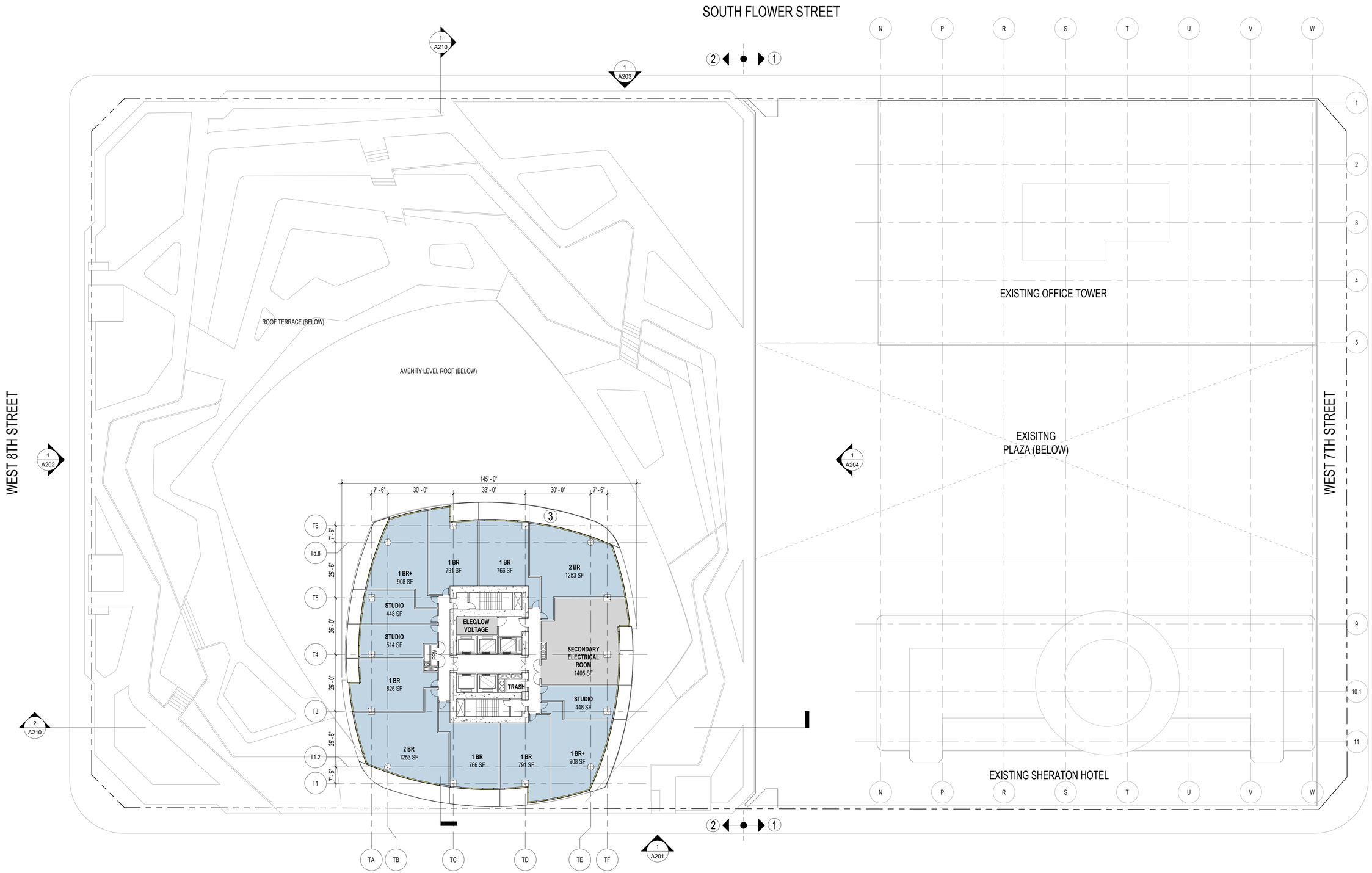
09/29/2023 ENTITLEMENT APPLICATION

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NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
3. (N) RESIDENTIAL TOWER



PROGRAM LEGEND

RESIDENTIAL	COMMERCIAL
RESI AMENITY	RESI BACK OF HOUSE
RESI OUTDOOR SPACE	

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5")
T.O. SLAB

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

THE BLOC

LEVEL 34 — A134

09/29/2023 ENTITLEMENT APPLICATION

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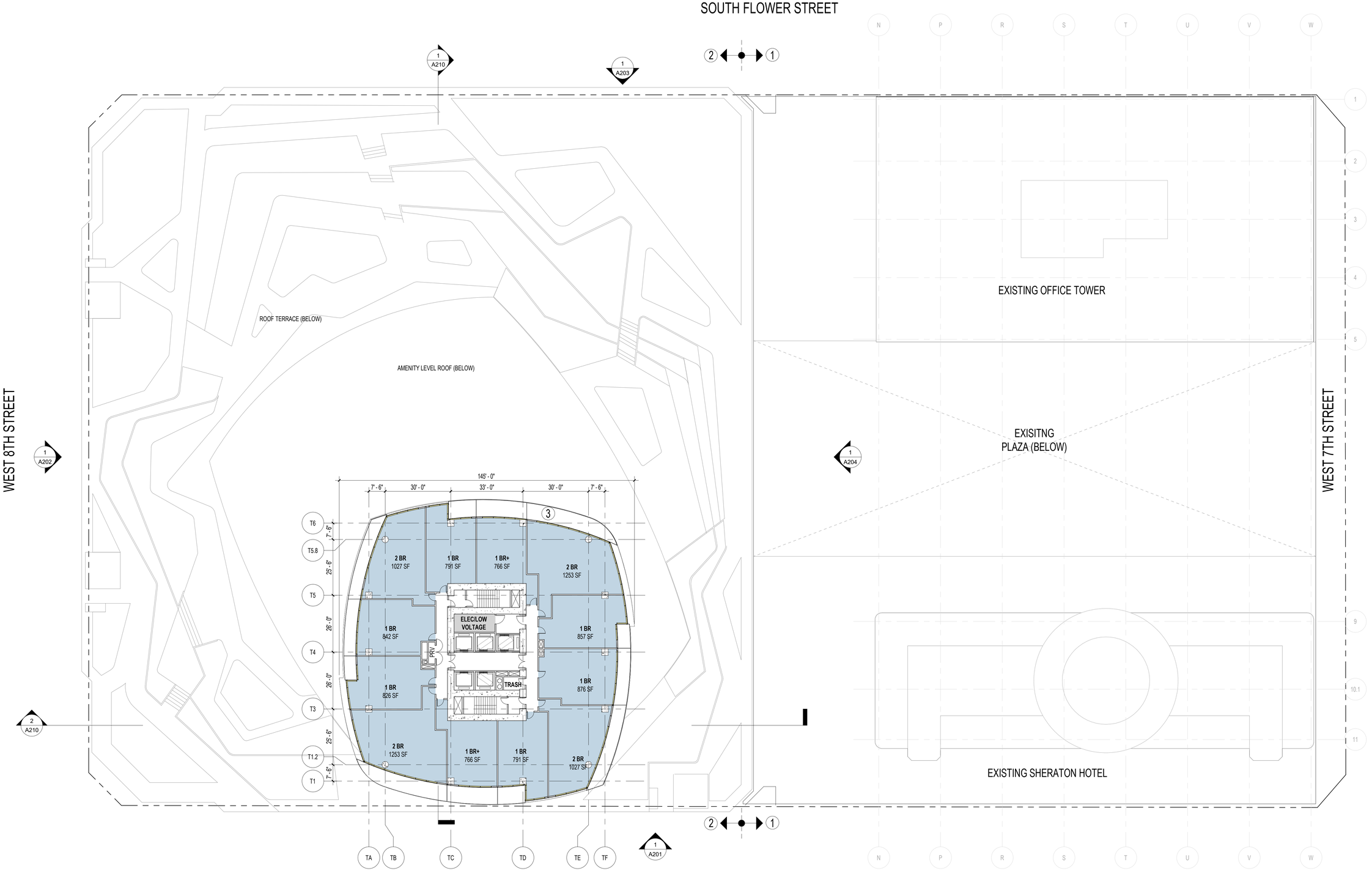
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SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET



SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
3. (N) RESIDENTIAL TOWER

AREAS

GROSS FLOOR AREA:	14,100 SF
NET FLOOR AREA:	11,075 SF
EFFICIENCY:	79 %
# OF UNITS PER FLOOR TYPE:	12
AVERAGE UNIT SIZE	923 SF

PROGRAM LEGEND

- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5")
T.O. SLAB

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

TRUE NORTH
PLAN NORTH

THE BLOC

LEVEL 35 - 47 — A135

09/29/2023 ENTITLEMENT APPLICATION

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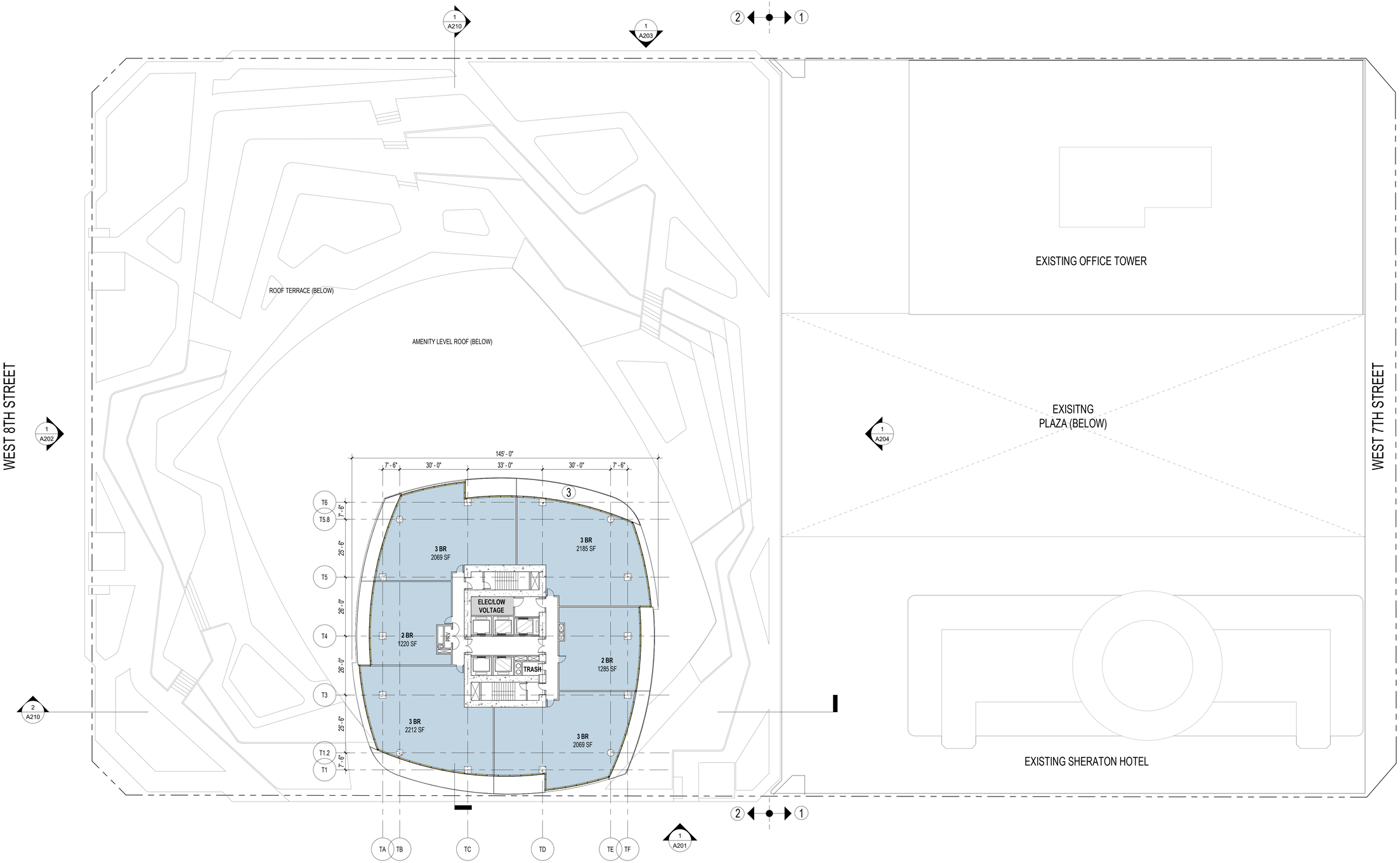
NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET



SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
3. (N) RESIDENTIAL TOWER

AREAS

GROSS FLOOR AREA:	14,100 SF
NET FLOOR AREA:	11,040 SF
EFFICIENCY:	78 %
# OF UNITS PER FLOOR TYPE:	6
AVERAGE UNIT SIZE	1,840 SF

PROGRAM LEGEND

- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5")
T.O. SLAB

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

TRUE NORTH
PLAN NORTH

THE BLOC

LEVEL 48 - 50 — A148

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

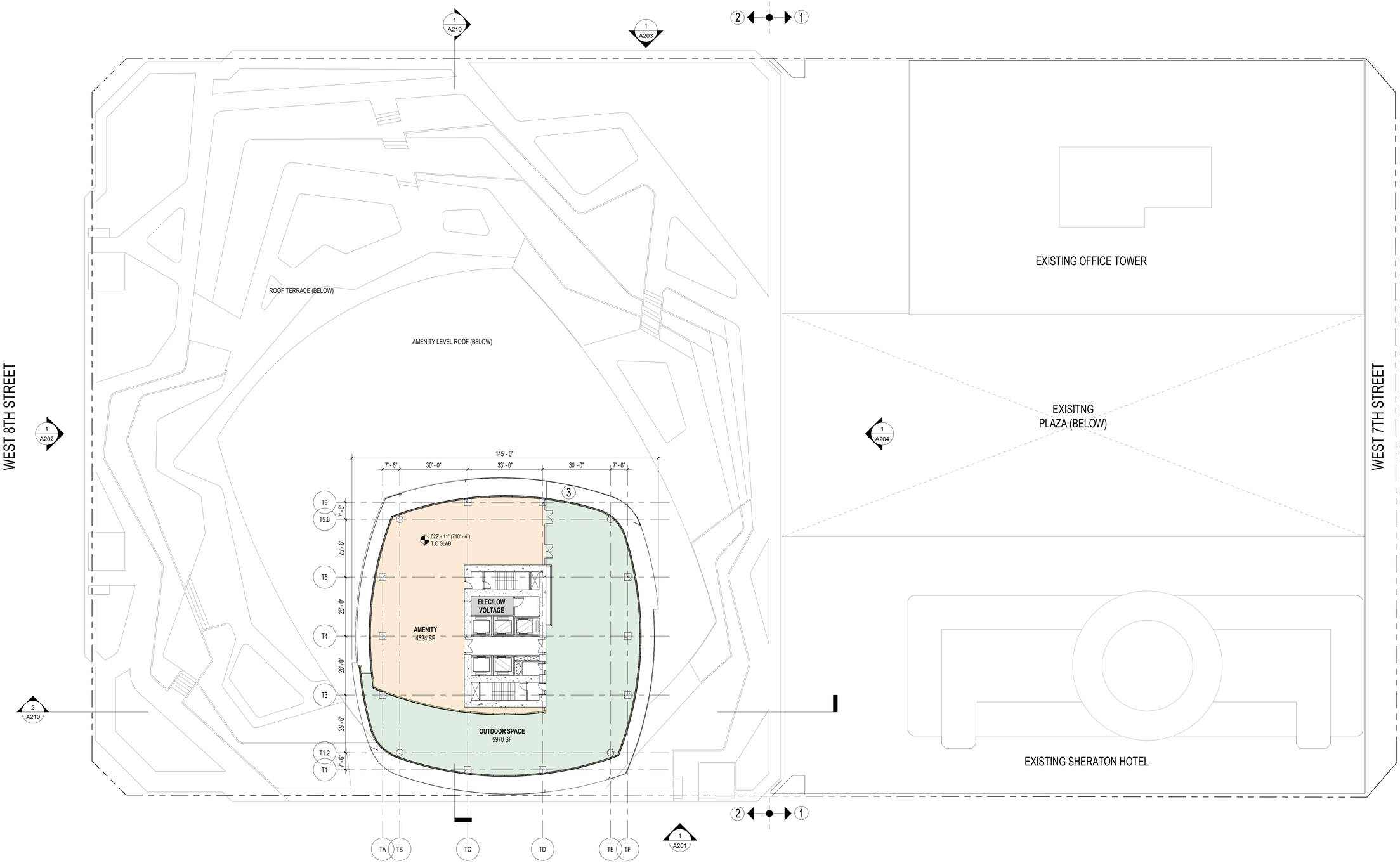
NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET



SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
3. (N) RESIDENTIAL TOWER

LEVEL 51 OPEN SPACE	
	AREA (SF)
EXTERIOR	3,500
INTERIOR	2,000
TOTAL	5,500

PROGRAM LEGEND

- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5")
T.O. SLAB

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

TRUE NORTH
PLAN NORTH

THE BLOC

LEVEL 51 - ROOFTOP AMENITIES — A151

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

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SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
3. (N) RESIDENTIAL TOWER

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

ROOF TERRACE (BELOW)

AMENITY LEVEL ROOF (BELOW)

EXISTING OFFICE TOWER

EXISITNG
PLAZA (BELOW)

EXISTING SHERATON HOTEL

145'-0"

7' - 6" | 30' - 0" | 33' - 0" | 30' - 0" | 7' - 6"

T6 / T5.8 — 7' - 6"

25' - 6"

T5

26' - 0"

T4

26' - 0"

T3

25' - 6"

T1.2 / T1 — 7' - 6"

MECHANICAL

HEATING PLANT ROOM

ELEC/LOW VOLTAGE

HEAT PUMP WATER HEATER ROOM

PUMP HEAT EXCHANGER ROOM

OPEN TO ROOF BELOW

TA | TB | TC | TD | TE | TF

PROGRAM LEGEND

- RESIDENTIAL
- COMMERCIAL
- RESI AMENITY
- RESI BACK OF HOUSE
- RESI OUTDOOR SPACE

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5")
T.O. SLAB

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

TRUE NORTH
PLAN NORTH

THE BLOC

LEVEL 52 MECH — A152

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

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SHEET NOTES

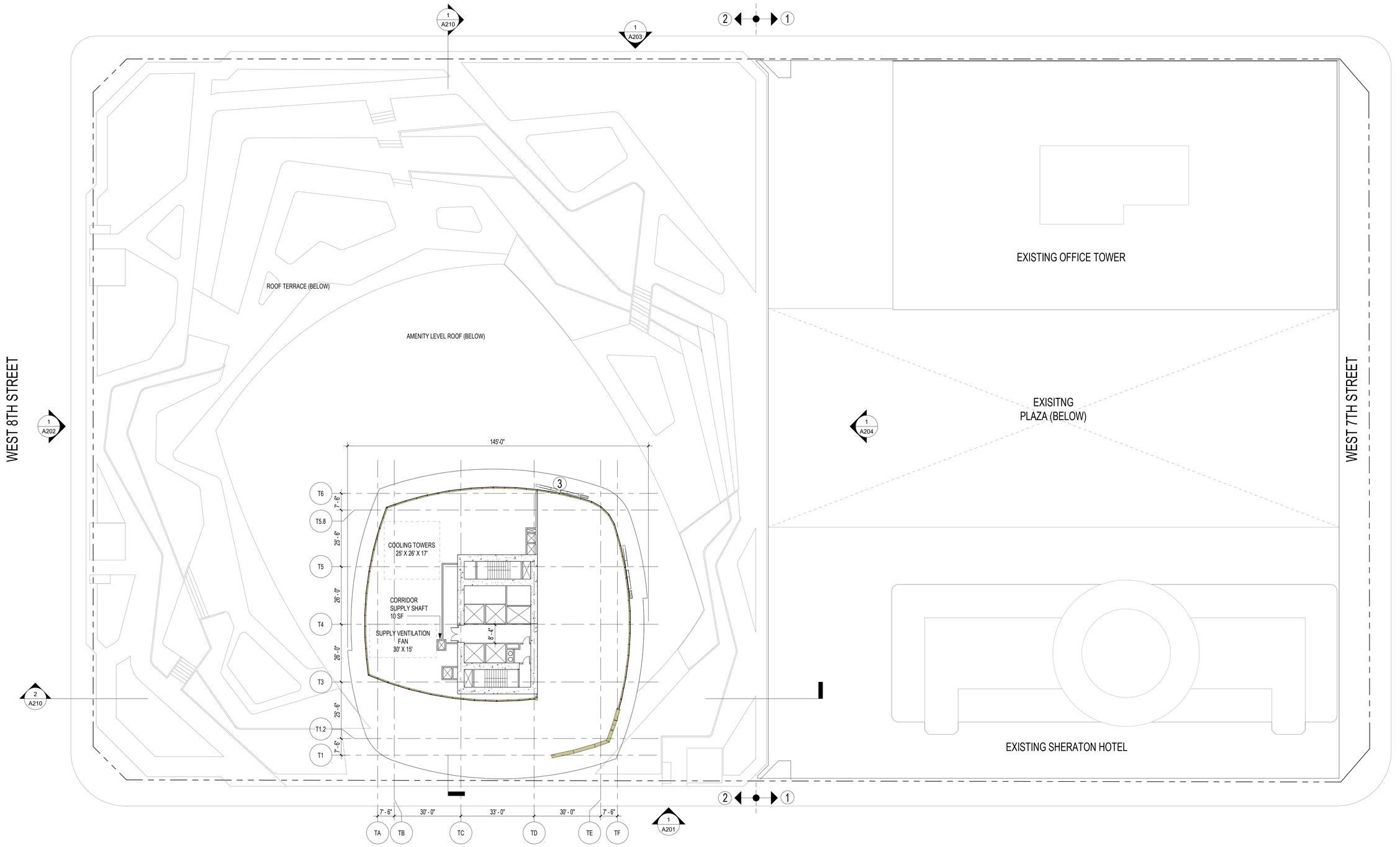
1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
3. (N) RESIDENTIAL TOWER

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET



PROGRAM LEGEND

- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5")
T.O. SLAB

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

THE BLOC

LEVEL 53 MECH ROOF — A153

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

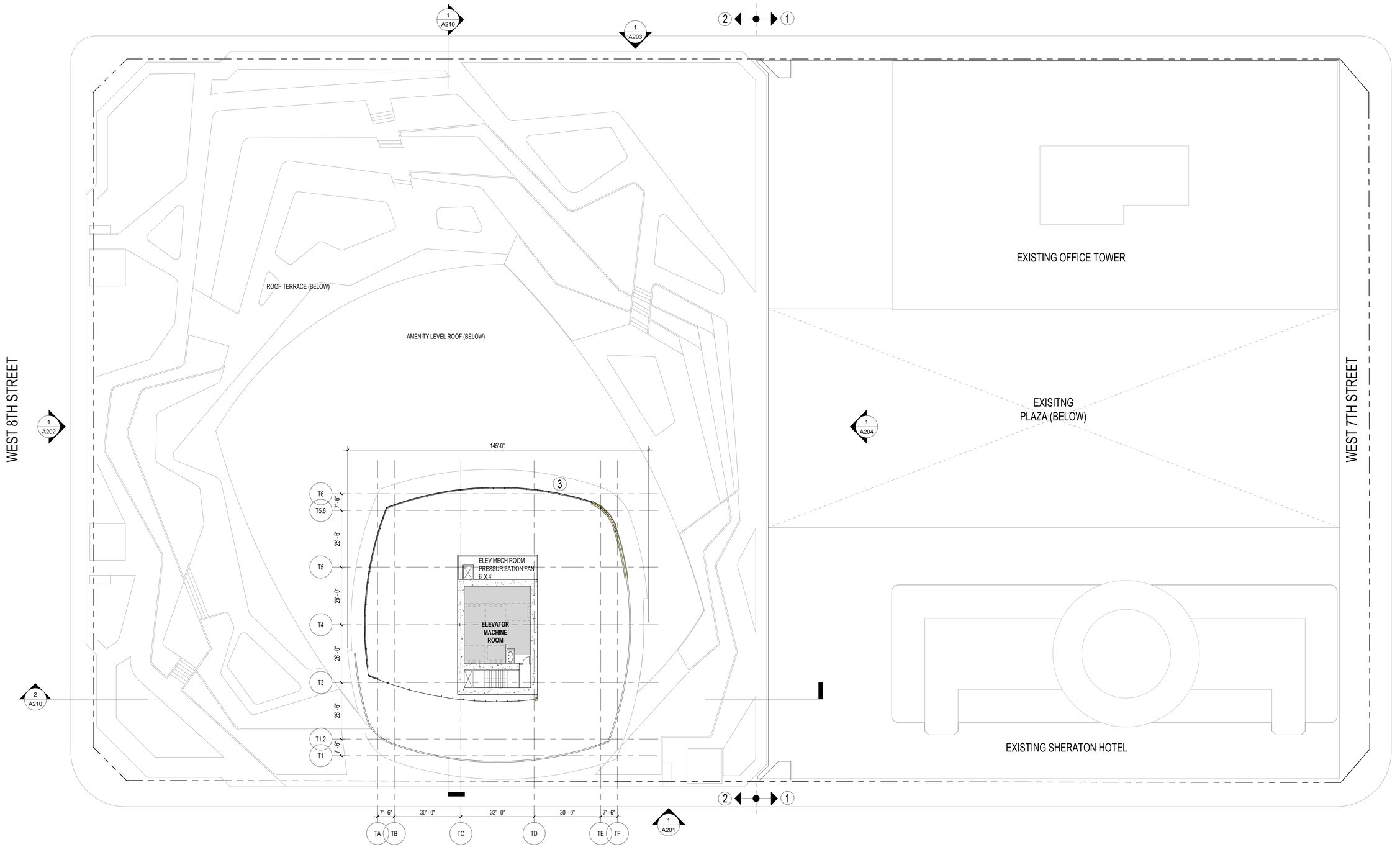
NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET



SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
3. (N) RESIDENTIAL TOWER

PROGRAM LEGEND

- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5")
T.O. SLAB

0' 10' 20' 40'

CORRECT SCALE ON 24" X 36"

TRUE NORTH
PLAN NORTH

THE BLOC

LEVEL 54 MECH – A154

09/29/2023 ENTITLEMENT APPLICATION

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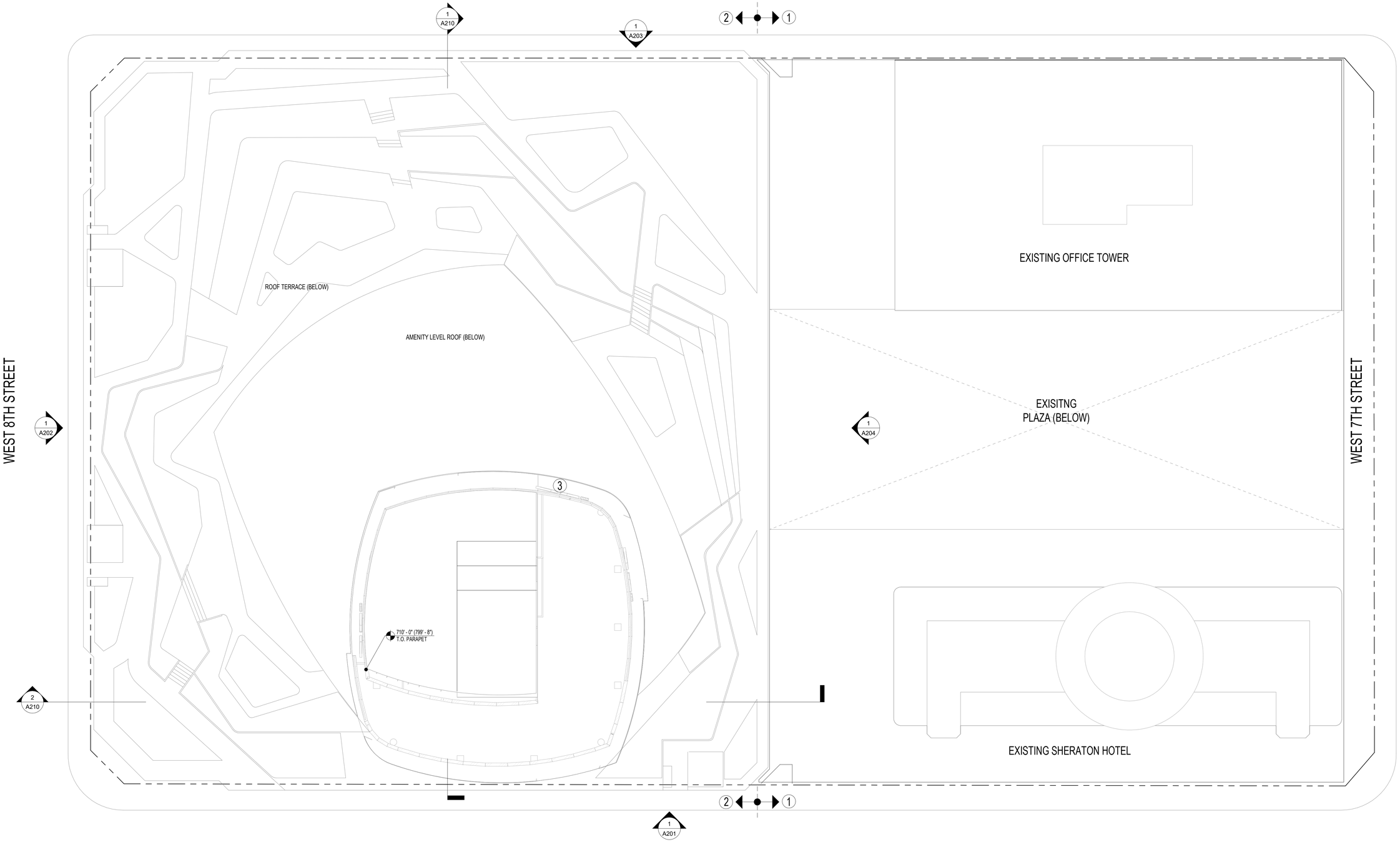
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SOUTH FLOWER STREET

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET



SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL AT PLAZA TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
3. (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.

PROGRAM LEGEND	
RESIDENTIAL	COMMERCIAL
RESI AMENITY	RESI BACK OF HOUSE
RESI OUTDOOR SPACE	

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5")
T.O. SLAB

0' 4'' 8'' 16'

CORRECT SCALE ON 24" X 36"

TRUE NORTH
PLAN NORTH

THE BLOC

T. O. PARAPET — A155

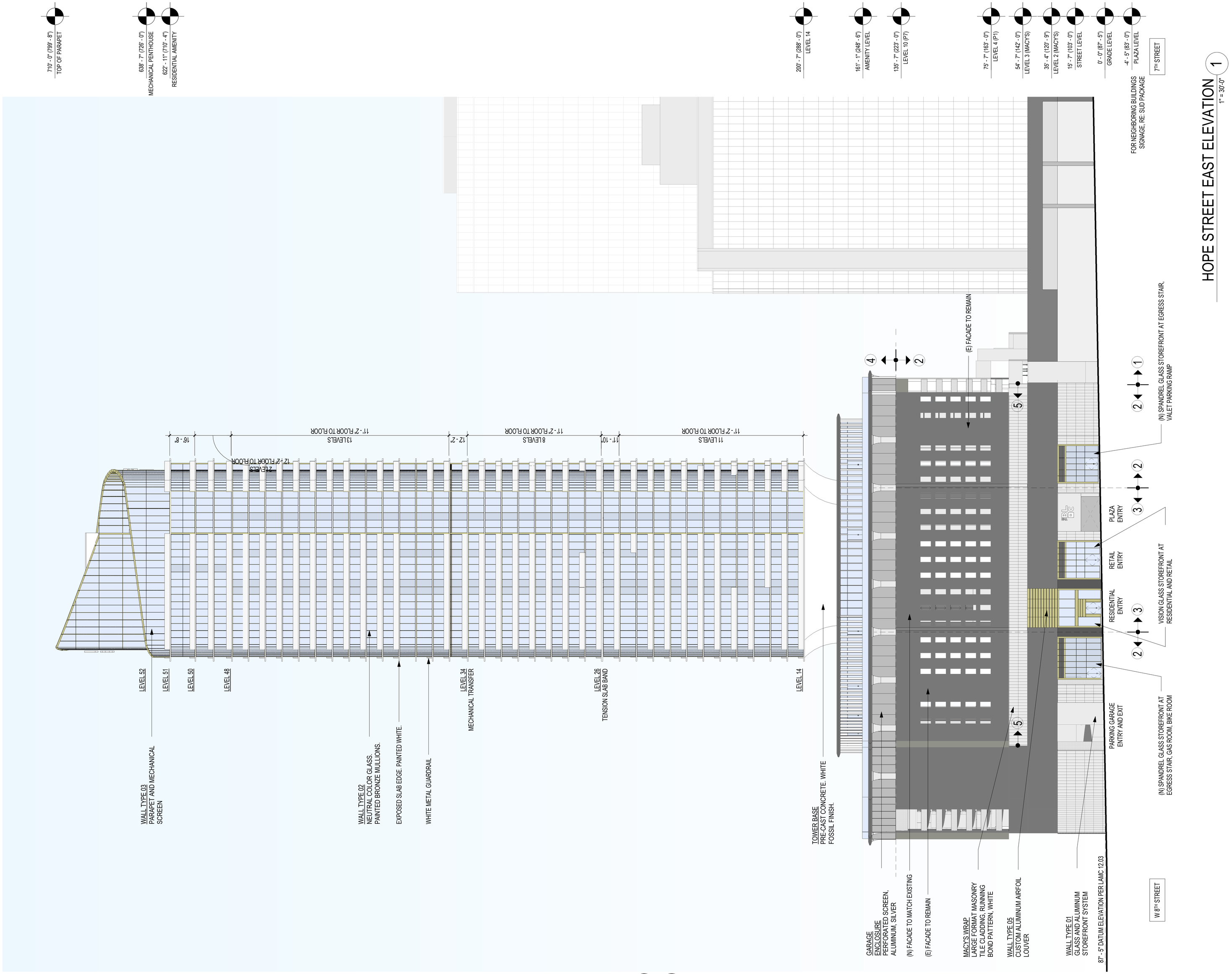
09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

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HOPE STREET EAST ELEVATION 1

1" = 30'-0"



ELEVATION SHEET NOTES

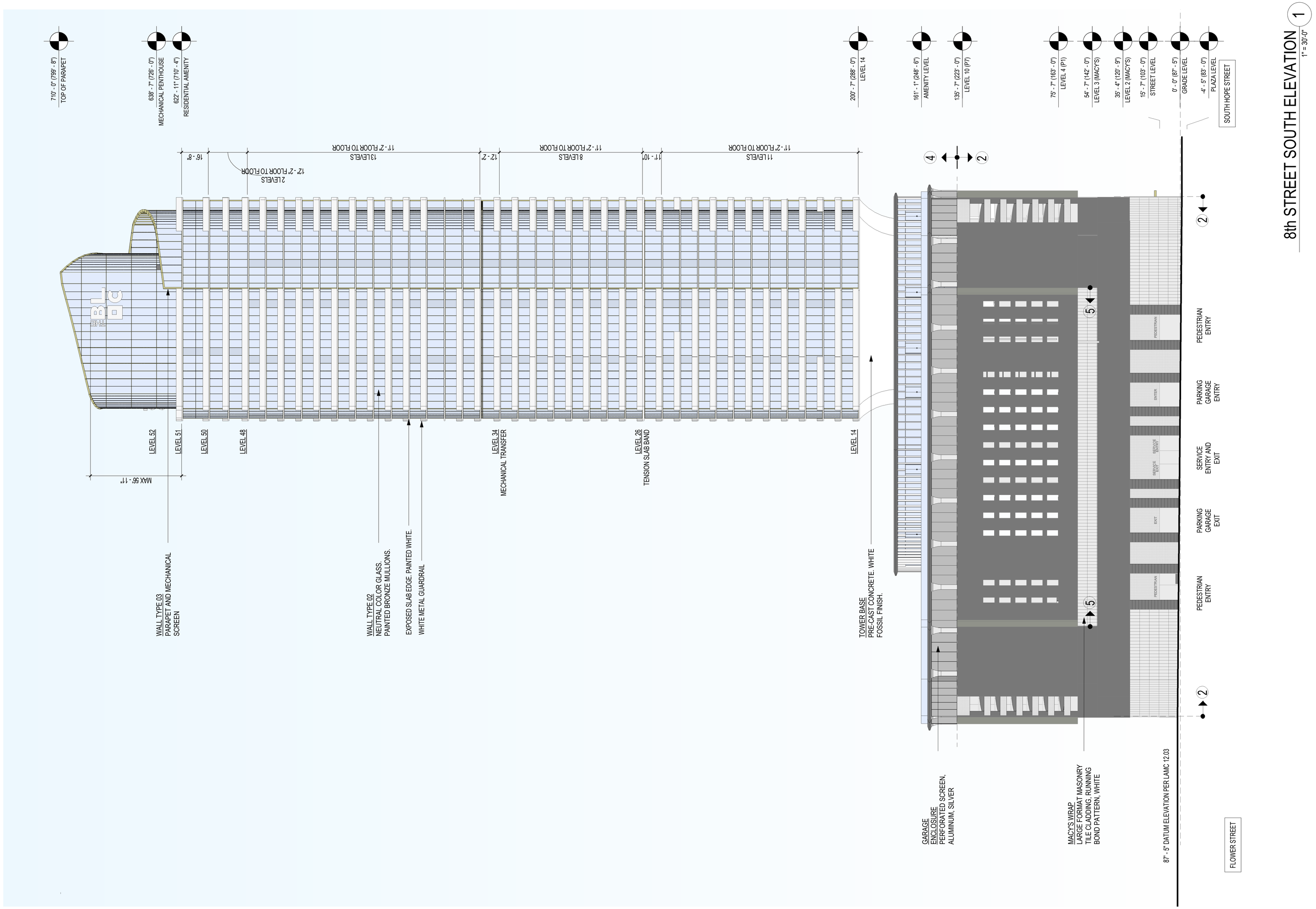
1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
4. (N) NEW CONSTRUCTION
5. (N) NEW CLADDING AS INDICATED

0' 15' 30' 60'

CORRECT SCALE ON 24" X 36"

THE BLOC

EXTERIOR ELEVATIONS — A201



8th STREET SOUTH ELEVATION (1) 1" = 30'-0"

ELEVATION SHEET NOTES

1. (NOT USED)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (NOT USED)
4. (N) NEW CONSTRUCTION
5. (N) NEW CLADDING AS INDICATED

0' 15' 30' 60'

CORRECT SCALE ON 24" X 36"

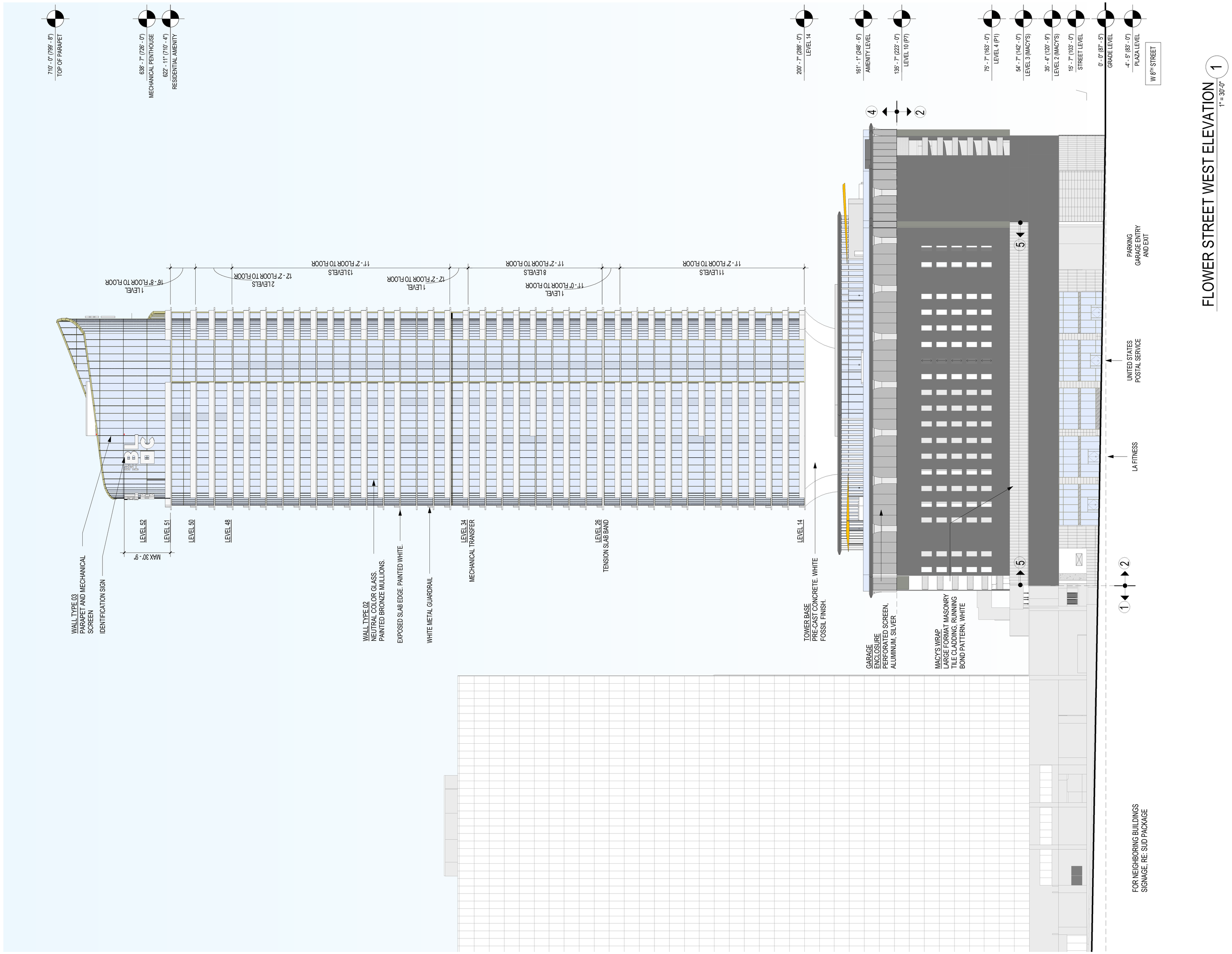
THE BLOC

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

EXTERIOR ELEVATIONS — A202

09/29/2023 ENTITLEMENT APPLICATION

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



FLOWER STREET WEST ELEVATION 1
1" = 30'-0"

ELEVATION SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (NOT USED)
4. (N) NEW CONSTRUCTION
5. (N) NEW CLADDING AS INDICATED

0' 15' 30' 60'
CORRECT SCALE ON 24" X 36"

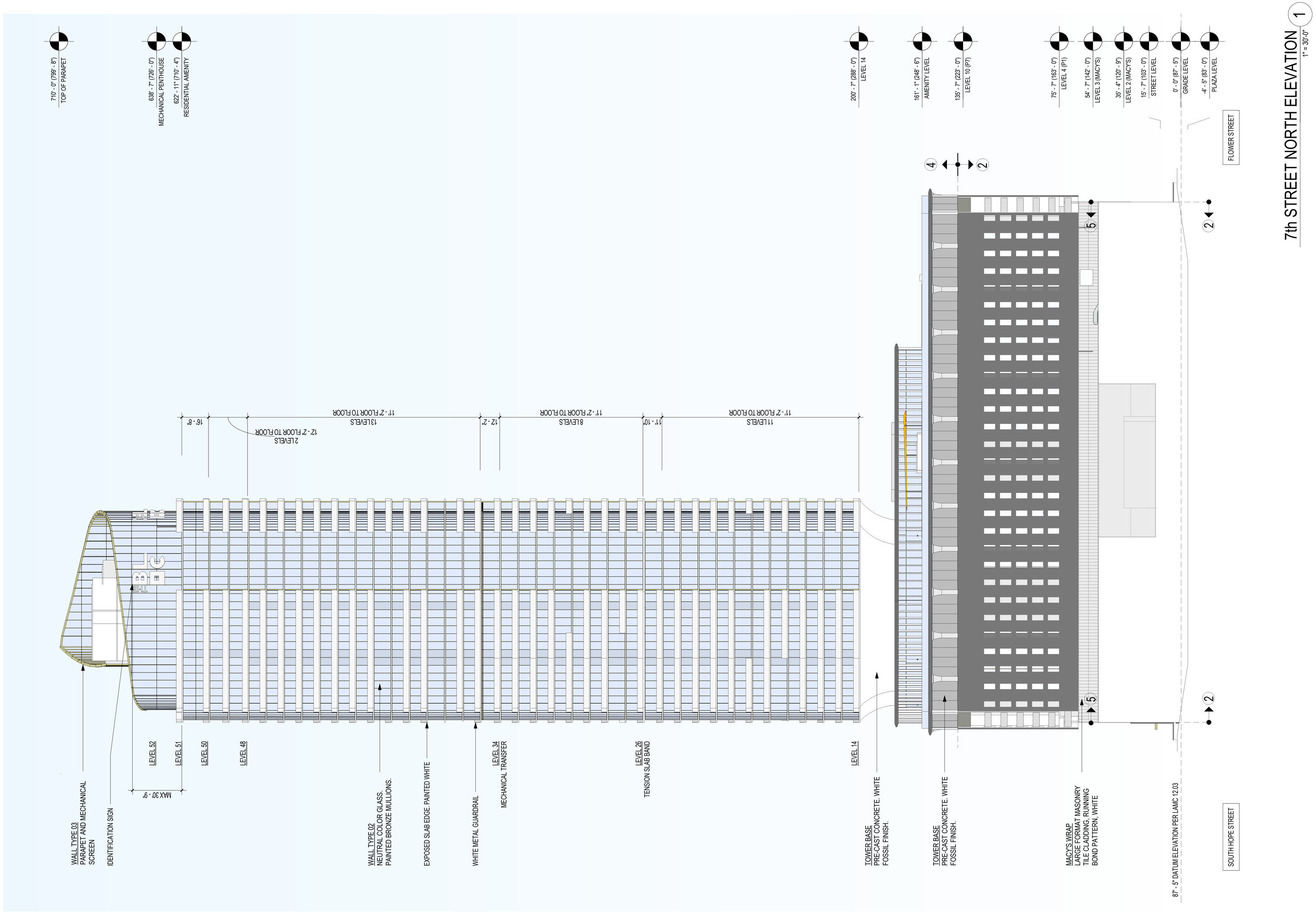
THE BLOC

EXTERIOR ELEVATIONS – A203

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



7th STREET NORTH ELEVATION 1
1" = 30'-0"

ELEVATION SHEET NOTES

1. (NOT USED)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (NOT USED)
4. (N) NEW CONSTRUCTION
5. (N) NEW CLADDING AS INDICATED

0' 15' 30' 60'
CORRECT SCALE ON 24" X 36"

THE BLOC

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

EXTERIOR ELEVATIONS — A204

09/29/2023 ENTITLEMENT APPLICATION

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NEW RESIDENTIAL TOWER



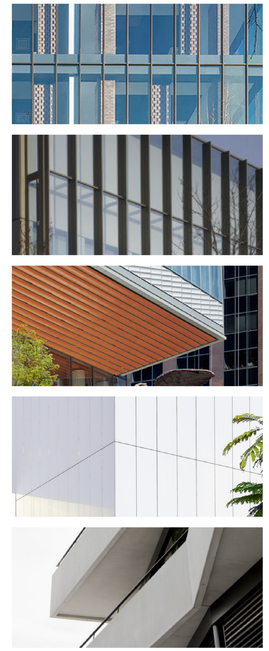
CLEAR, LOW-E INSULATING GLASS

BRONZE COLORED ALUMINUM MULLIONS

TERRA COTTA SOFFIT

PAINTED ALUMINUM PANEL
PEARLESCENT WHITE

PAINTED CONCRETE SOFFITS



PLAZA LEVEL ENTRY

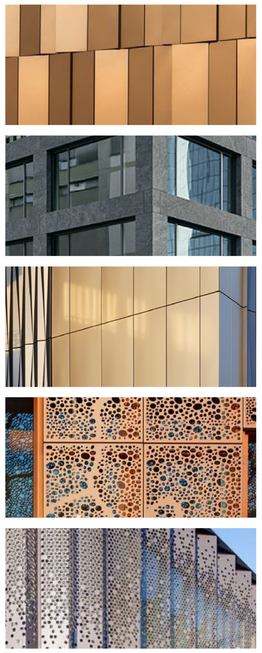


BRONZE COLORED ALUMINUM EXTRUSIONS

BLACK GRANITE SURROUND WITH
THERMAL FINISH

BRONZE COLORED ALUMINUM PANEL
AND TRIM

CUSTOM PATTERN ALUMINUM
SCREEN WITH BRONZE COLORED
FINISH



EXISTING GARAGE

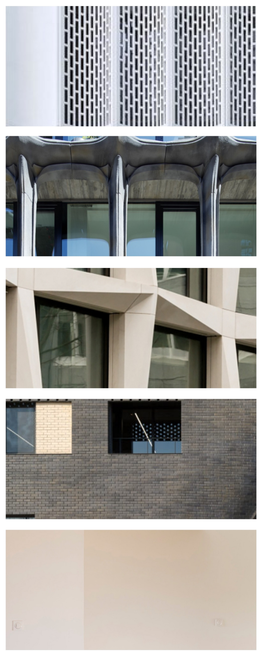


CURVED, PERFORATED ALUMINUM
PANELS, PAINTED PEARLESCENT WHITE

SCULPTED PILASTERS WITH PAINTED
PLASTER FINISH

EXISTING MASONRY, PAINTED

LARGE FORMAT MASONRY TILE
CLADDING, RUNNING BOND
PATTERN, WHITE



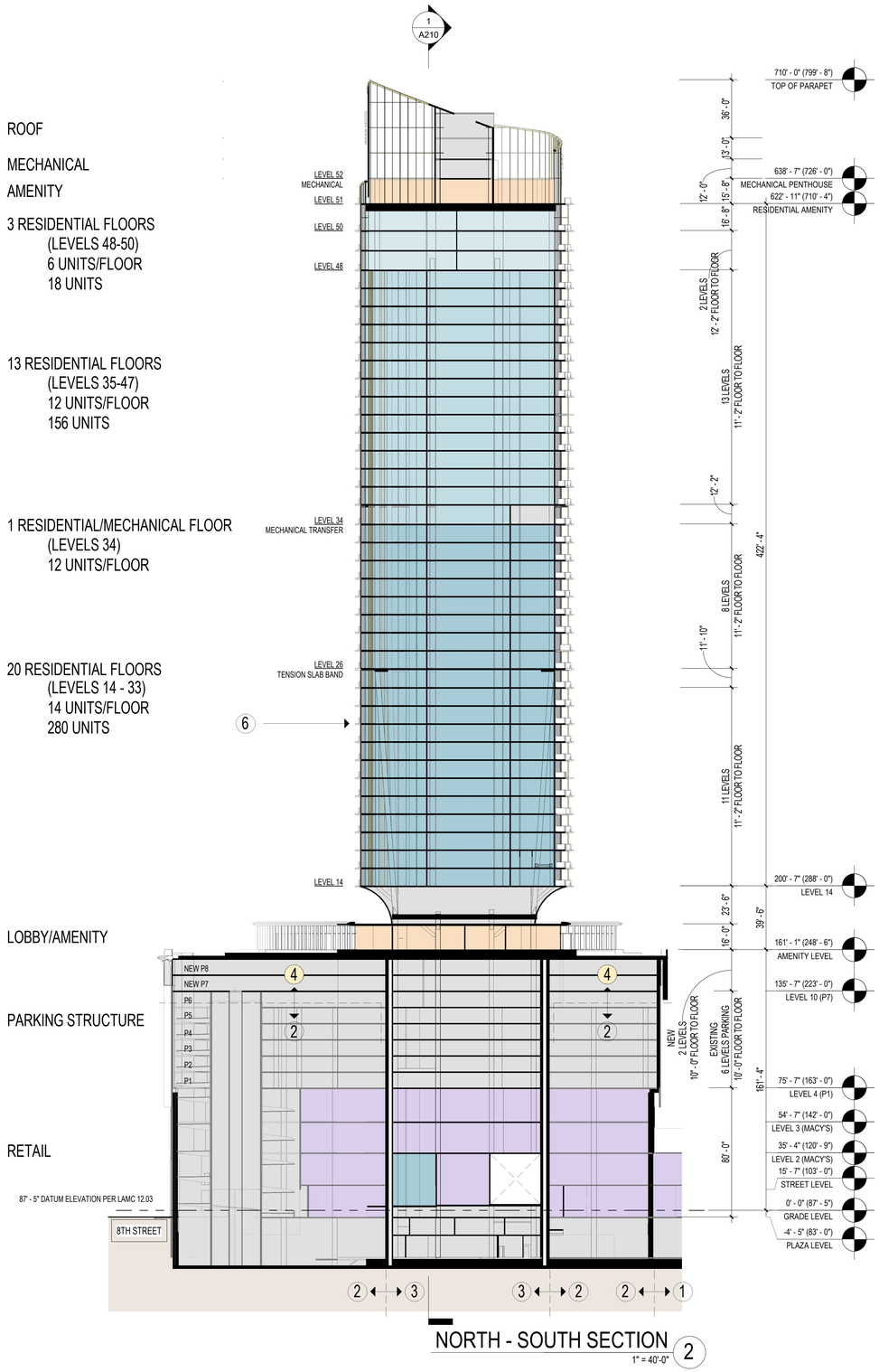
THE BLOC

EXTERIOR ELEVATIONS MATERIAL PALETTE – A205

09/29/2023 ENTITLEMENT APPLICATION

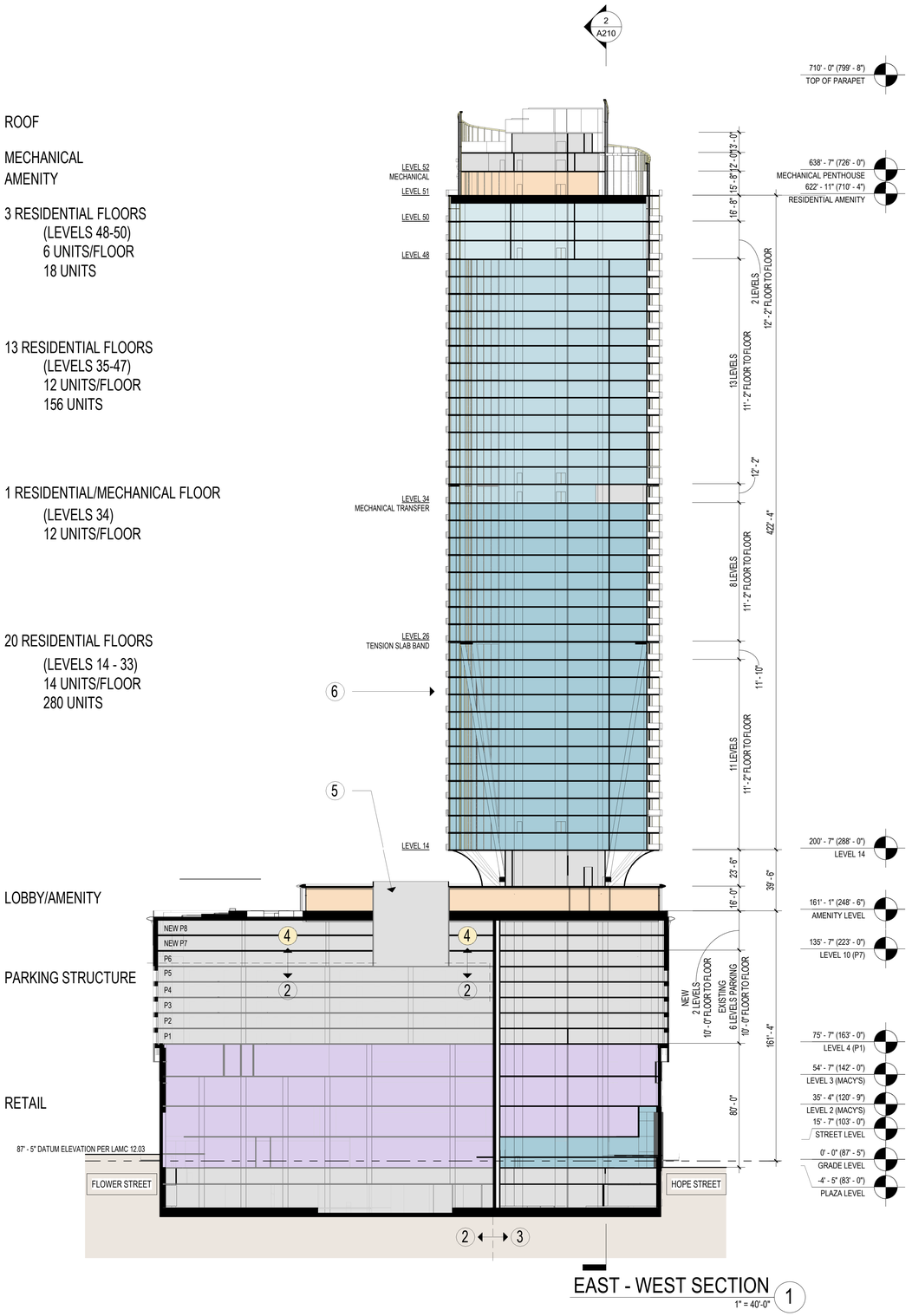
775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



NORTH - SOUTH SECTION 2

1" = 40'-0"



EAST - WEST SECTION 1

1" = 40'-0"

SECTION SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF DEVELOPMENT AREA)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED WITH (N) STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
3. (N) TOWER PODIUM, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
4. (N) PARKING LEVELS, RESIDENTIAL ROOF TERRACE, AND RESIDENTIAL AMENITY FLOOR
5. (E) EXISTING MECHANICAL COOLING TOWER
6. (N) RESIDENTIAL TOWER ABOVE PODIUM

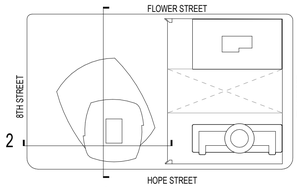
PROGRAM LEGEND

- RESIDENTIAL
- COMMERCIAL
- RESI AMENITY
- RESI BACK OF HOUSE
- RESI OUTDOOR SPACE

ELEVATION FROM GRADE PER LAMC 12.03

ELEVATION PER EXISTING BUILDING DATUM

0' - 0" (87' - 5")
T.O. SLAB



CORRECT SCALE ON 24" X 36"

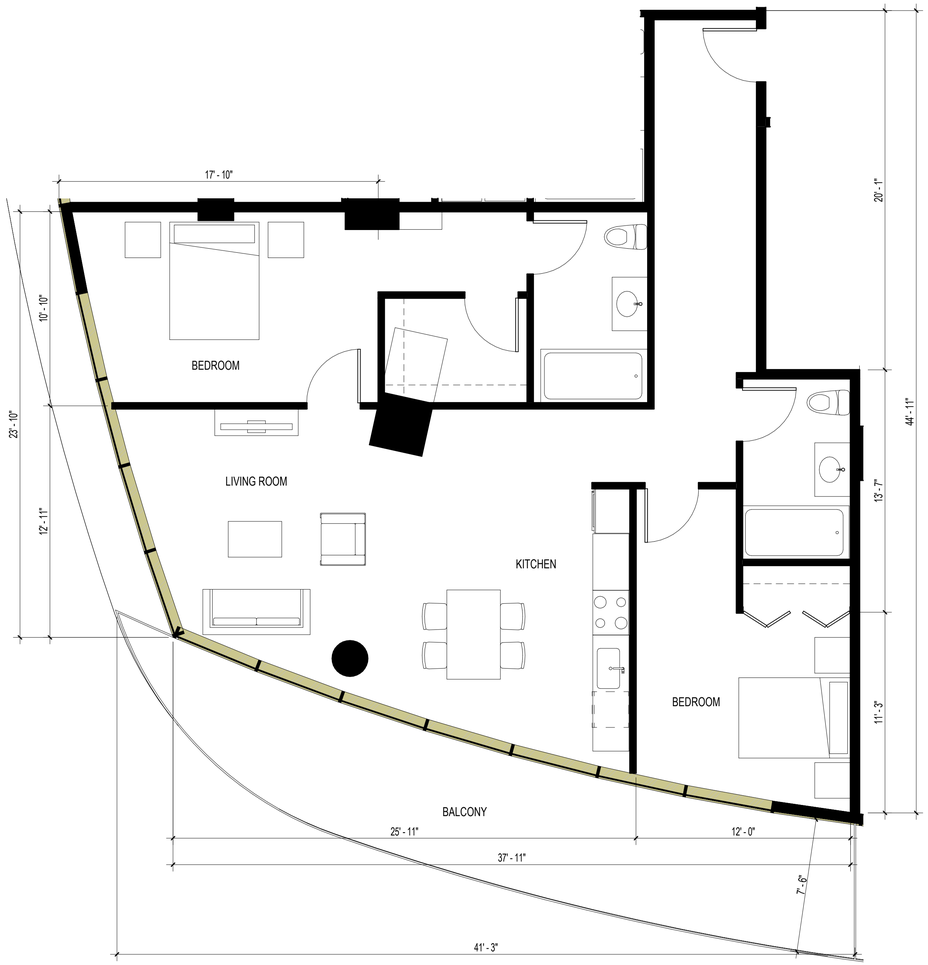
THE BLOC

BUILDING SECTIONS – A210

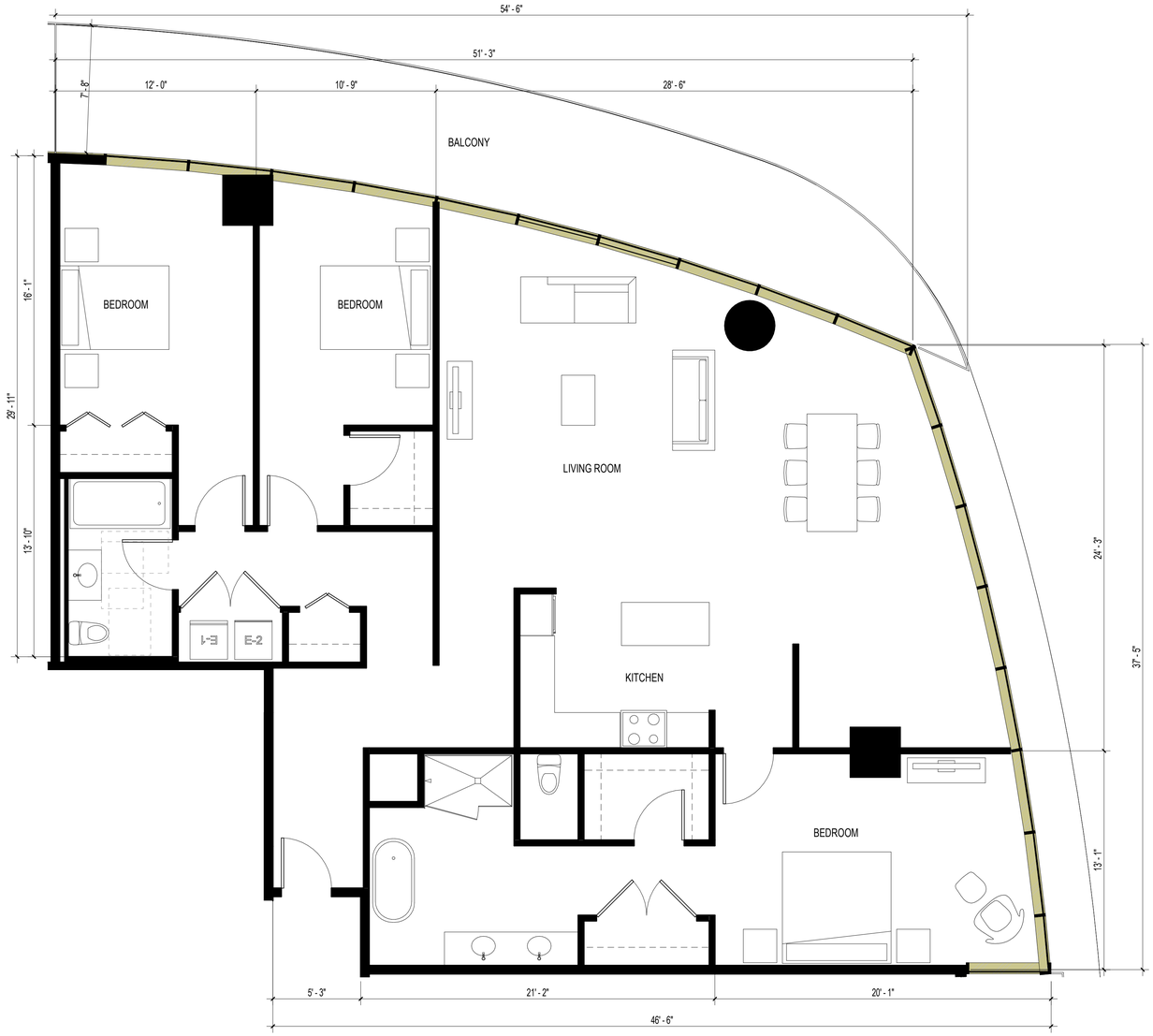
09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



TYPICAL TWO BEDROOM 2
1/4" = 1'-0"



TYPICAL THREE BEDROOM 1
1/4" = 1'-0"

0' 2' 4' 8'
CORRECT SCALE ON 24" X 36"

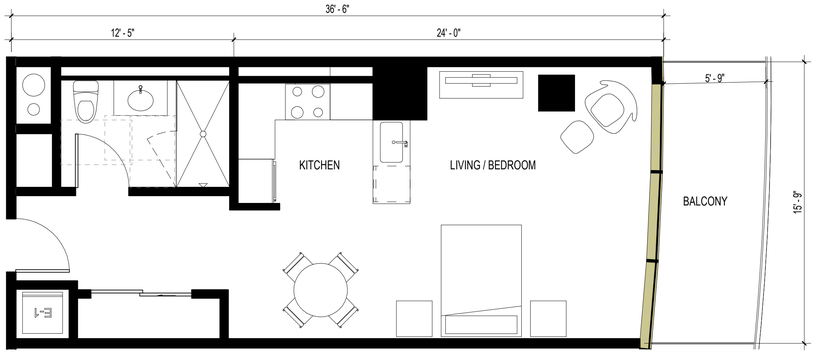
THE BLOC

TYPICAL RESIDENTIAL UNIT PLANS — A301

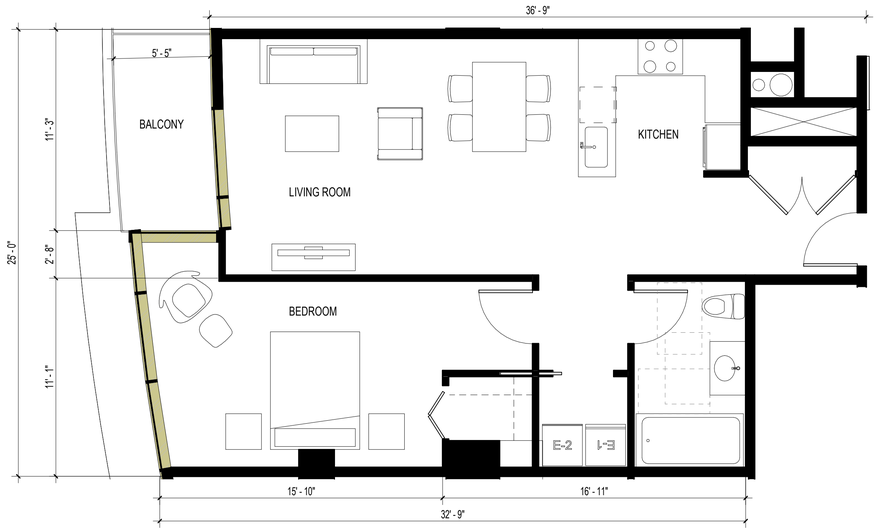
09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

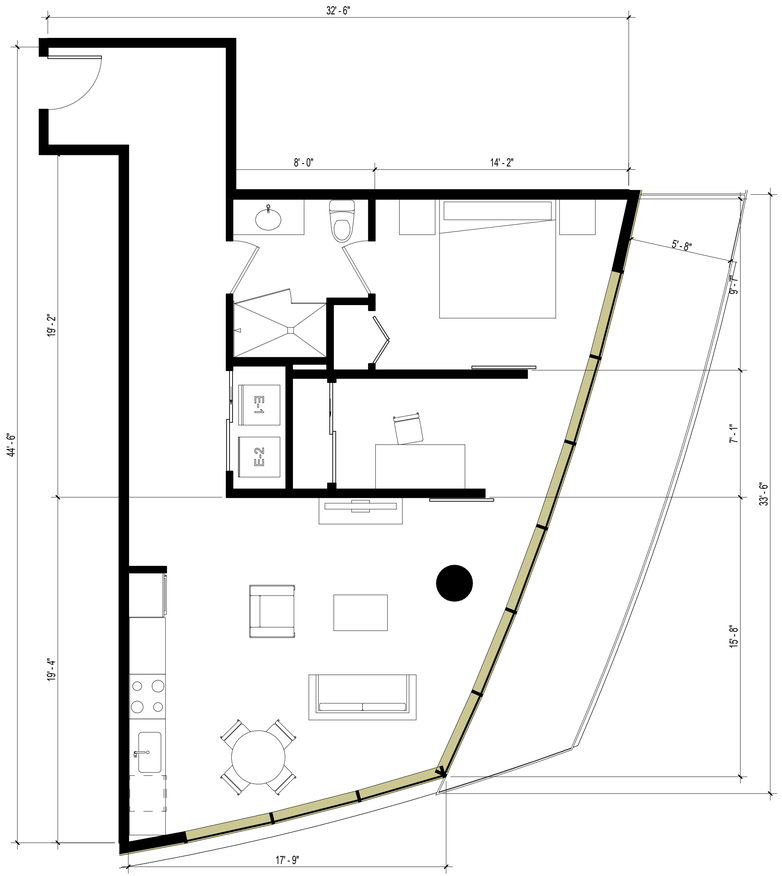
NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



TYPICAL STUDIO 3
1/4" = 1'-0"



TYPICAL ONE BEDROOM 2
1/4" = 1'-0"



TYPICAL ONE BEDROOM + 1 DEN 1
1/4" = 1'-0"

0' 2' 4' 8'
CORRECT SCALE ON 24" X 36"

THE BLOC

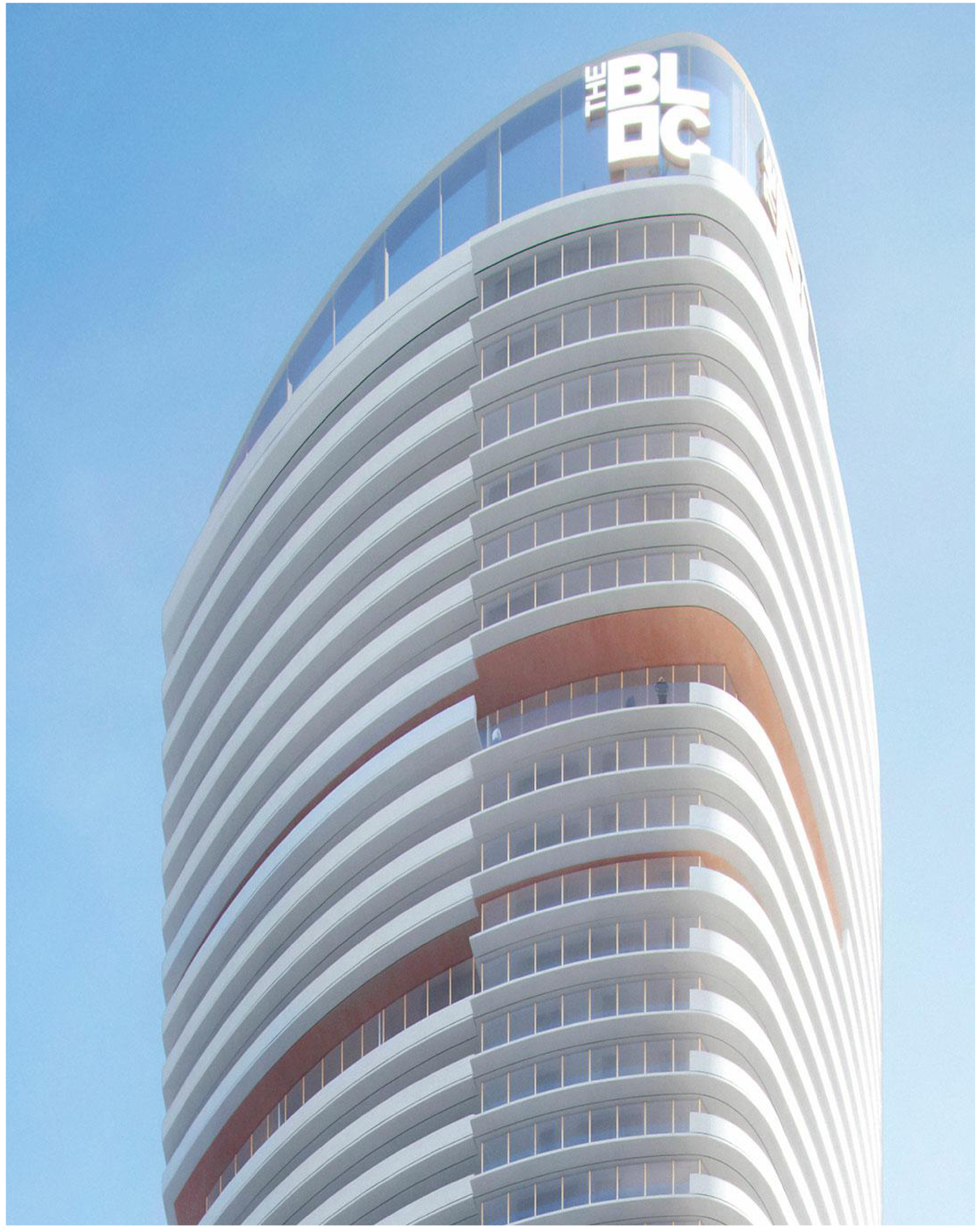
TYPICAL RESIDENTIAL UNIT PLANS — A302

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP





THE BLOC

VIEW FROM PLAZA – A401



THE BLOC

AERIAL VIEW OF TOWER TOP — A402

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



THE BLOC

AERIAL VIEW OF AMENITY TERRACE – A403

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP



THE BLOC

VIEW OF ENTRY – A404



THE BLOC

AERIAL — A405

09/29/2023 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

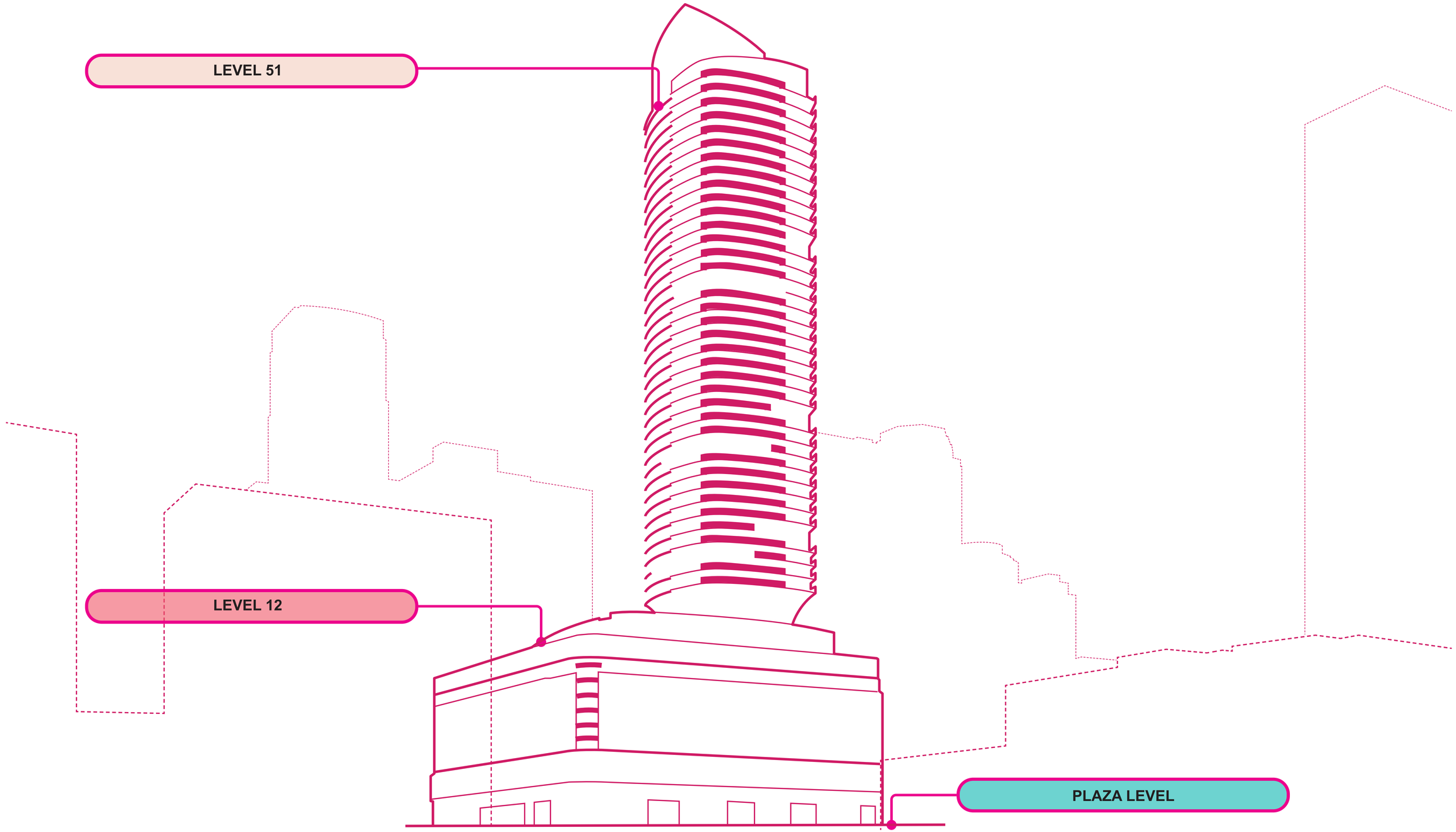
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Landscape Entitlement Package

RELM

09/29/2023



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LANDSCAPE SCOPE



Open Space

Landscape Area

Required: *(25% of exterior common open space)*
11,188 SQFT

Proposed: 13,600 SQFT

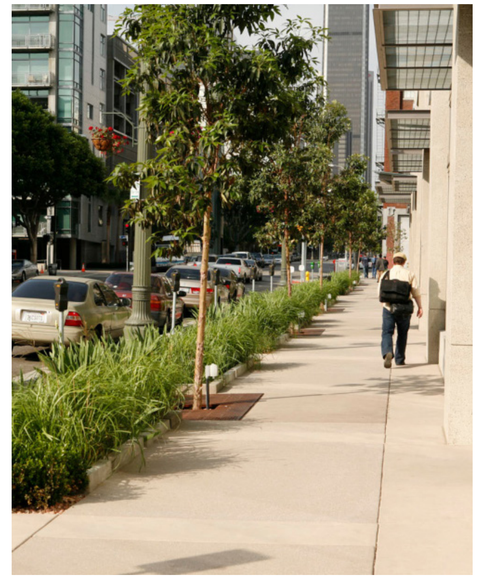
Trees

Required Trees *(per LAMC 12.21-G.2)*
1 per every 4 units: 117 Trees

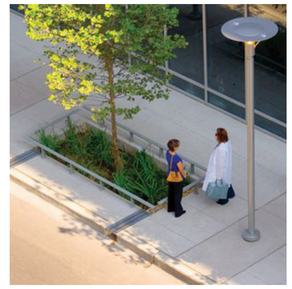
Proposed Trees *(per LAMC 12.21-G.2)*
Level 12: 60 Trees
Level 13: 44 Trees
Level 51: 13 Trees
Total Proposed: 117 Trees

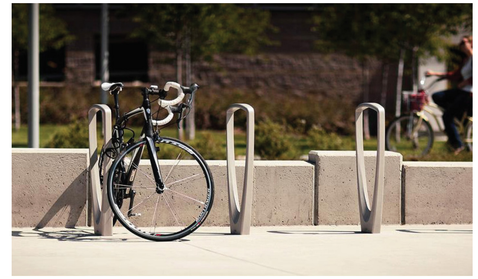
Existing Street Trees: 25 Trees
Street Trees to be Removed and Replaced: 5 Trees
Street Trees Total: 25 Trees





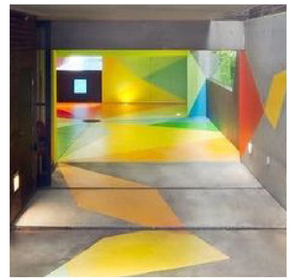








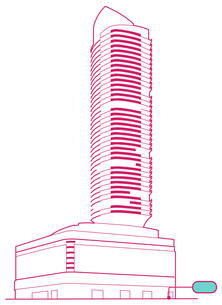




LEGEND

1. (EXISTING) STREET TREES TO REMAIN
2. NEW STREET TREES
3. ENHANCED SIDEWALK PAVING
4. 4'x10' PLANTED TREE PIT
5. FEATURE PAVING
6. FEATURE PLANTING & BENCH
7. FEATURE MURAL/ART WALL
8. SHORT-TERM BIKE PARKING

EXISTING STREET TREES TO BE REMOVED TO FACILITATE TOWER CONSTRUCTION



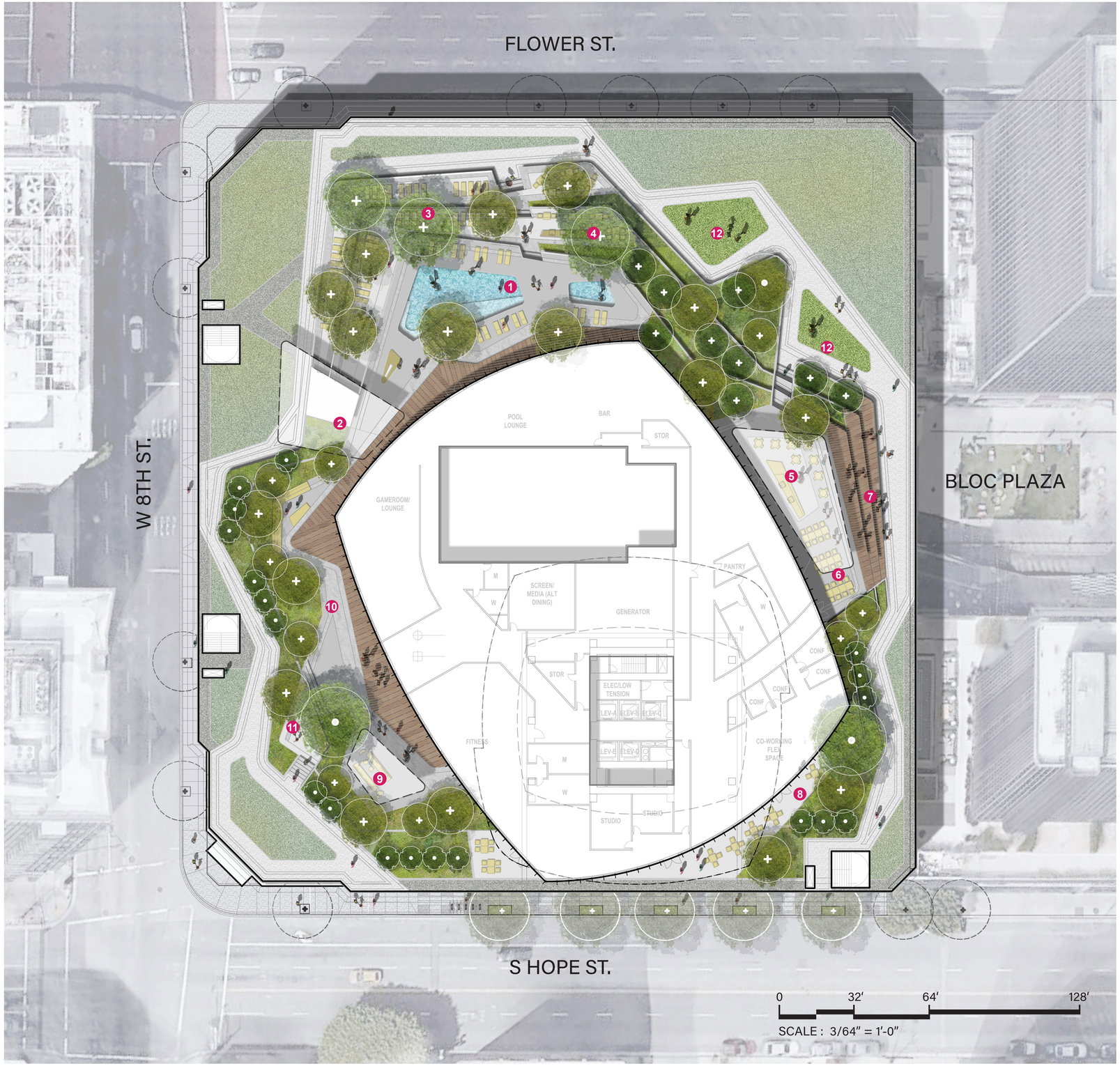
THE BLOC

PLAZA LEVEL - PLAN

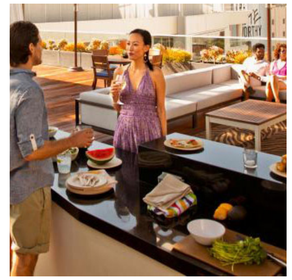


THE BLOC

PLAZA LEVEL - SECTION











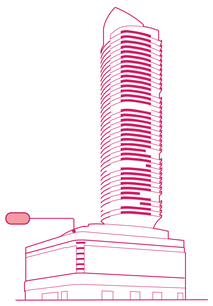






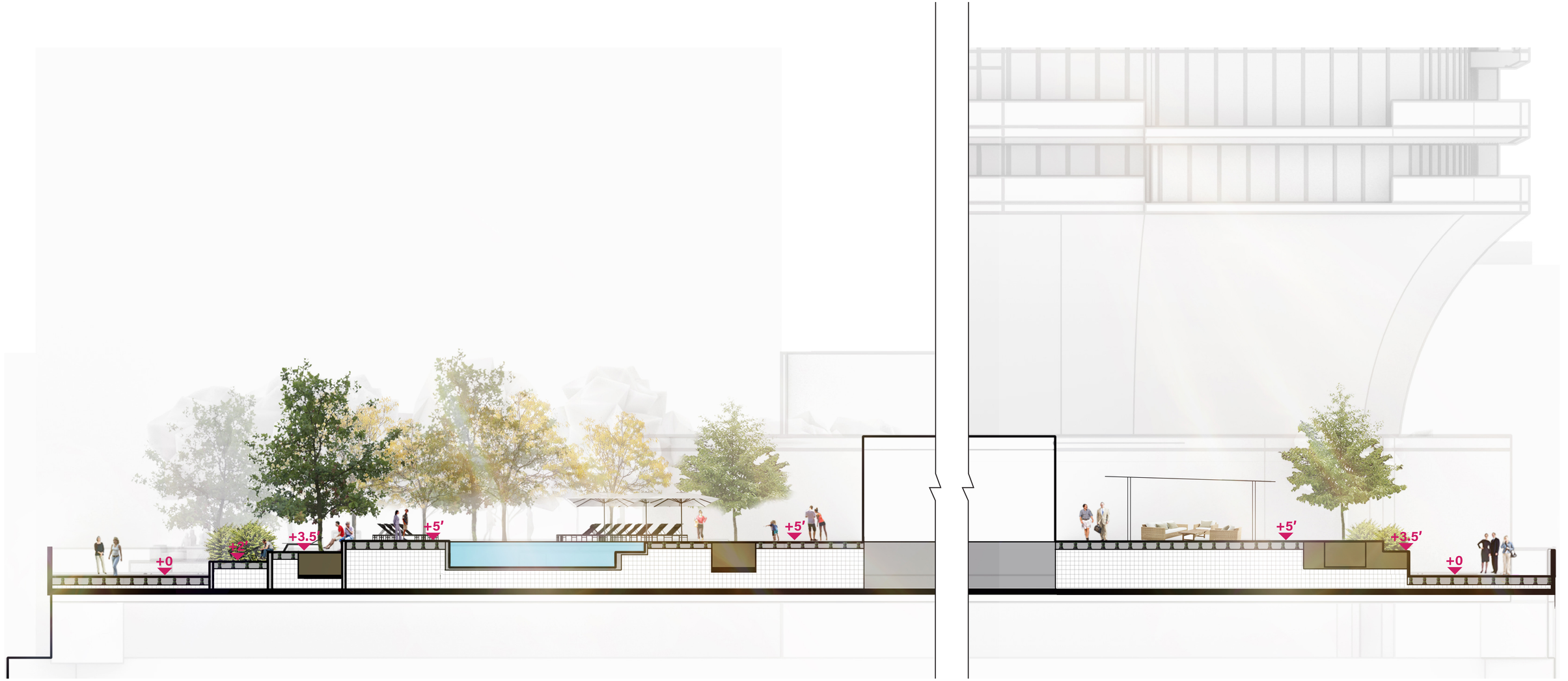
LEGEND

1. POOL DECK
2. SHADE CANOPY
3. LOUNGE TERRACE
4. BBQ STAND
5. TABLES &SEATING
6. OUTDOOR OFFICE
7. DECK
8. MEETING PATIO
9. FITNESS DECK
10. RECREATION DECK
11. GARDEN DECK
12. ACTIVITY LAWN

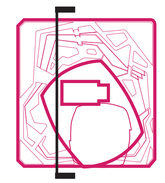


THE BLOC

LEVEL 12 - PLAN

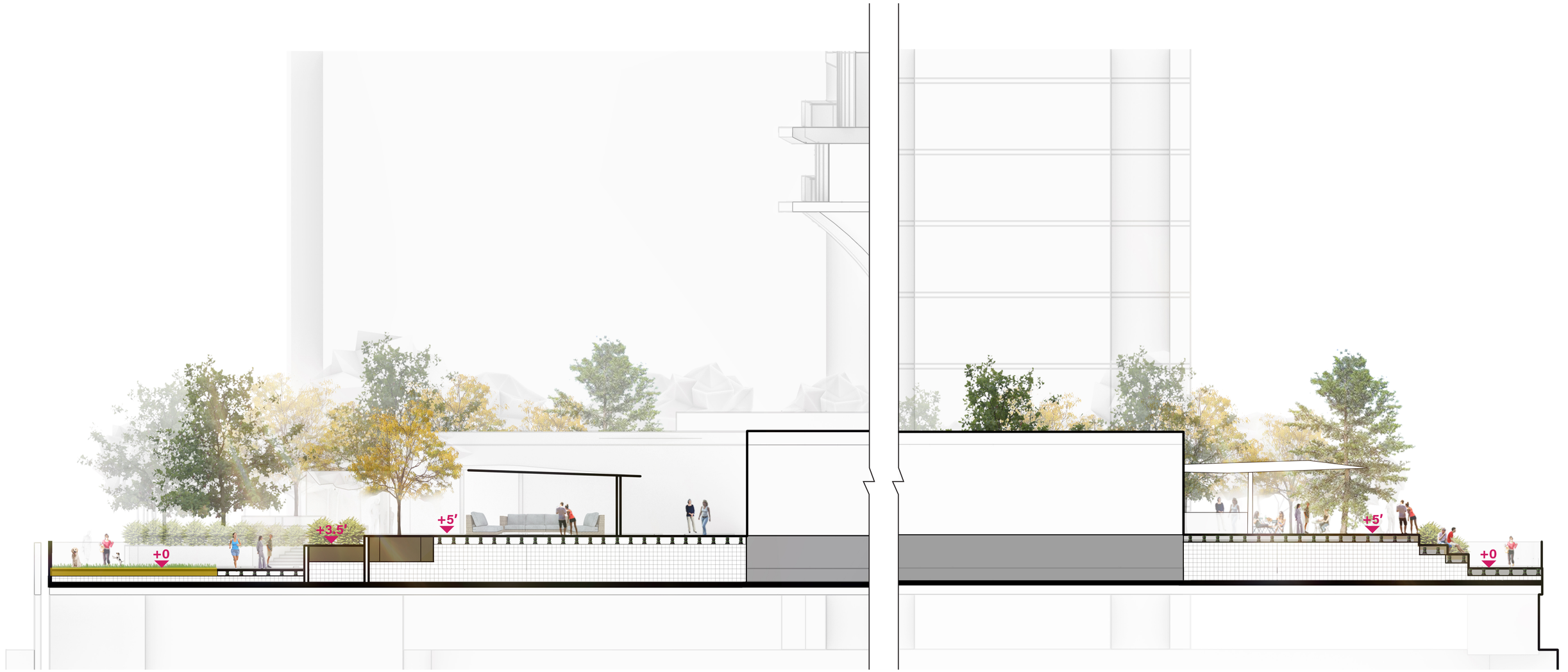


PODIUM DECK | LOUNGE TERRACE | POOL DECK | L1 ARCHITECTURE | FITNESS DECK | TERRACE | PODIUM DECK

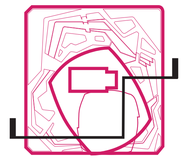


THE BLOC

LEVEL 12 - SECTION 01



LAWN | WALKWAY | PLANTING TERRACE | FITNESS DECK | L1 ARCHITECTURE | OUTDOOR WORKSPACE | TERRACE



THE BLOC

LEVEL 12 - SECTION 02

09/29/2023 | ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401through 5144-010-410

NREA-TRC 700, LLC | **RELM** | HANDEL ARCHITECTS LLP



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09/29/2023 | ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401through 5144-010-410

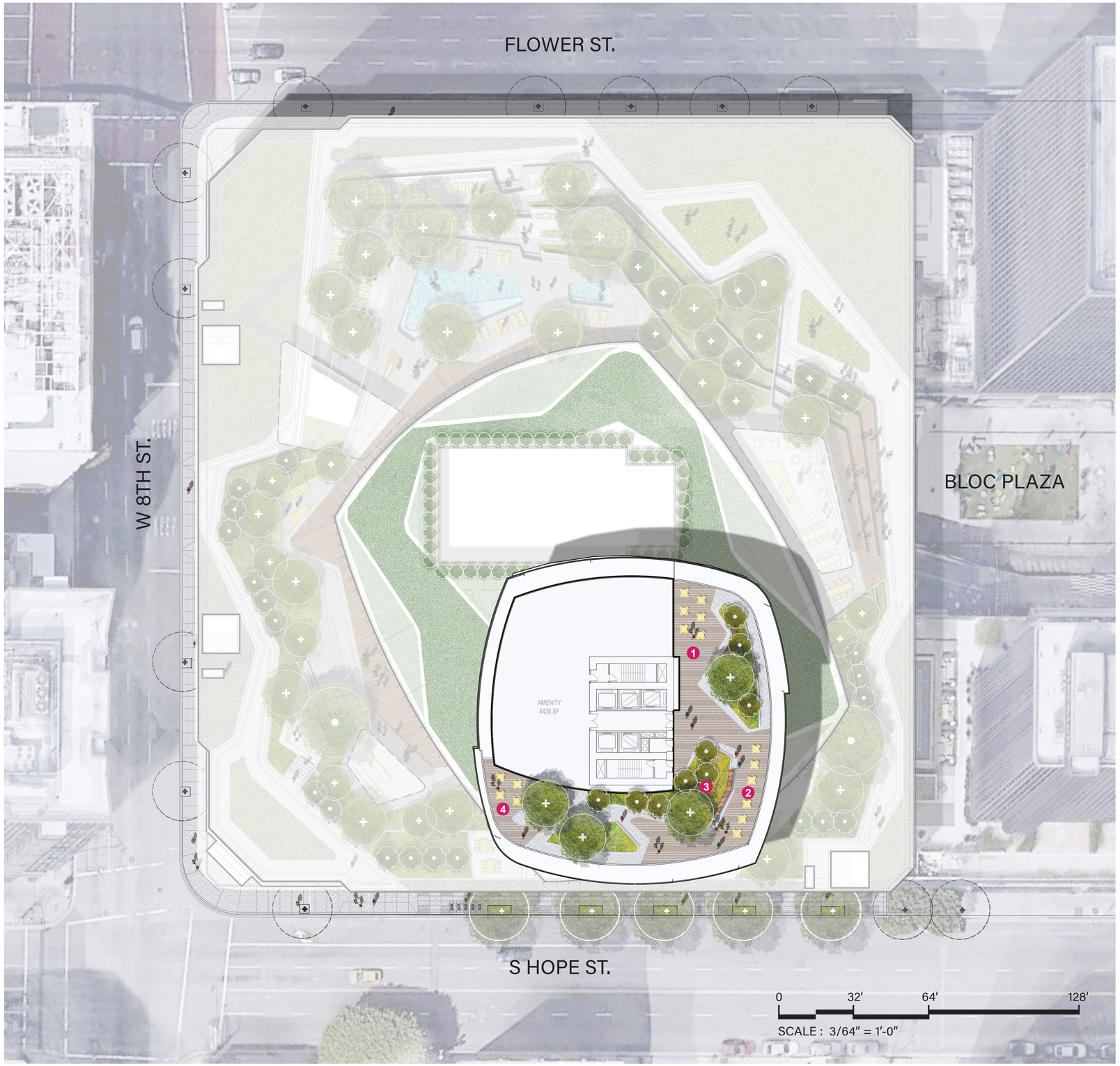
NREA-TRC 700, LLC | **RELM** | HANDEL ARCHITECTS LLP

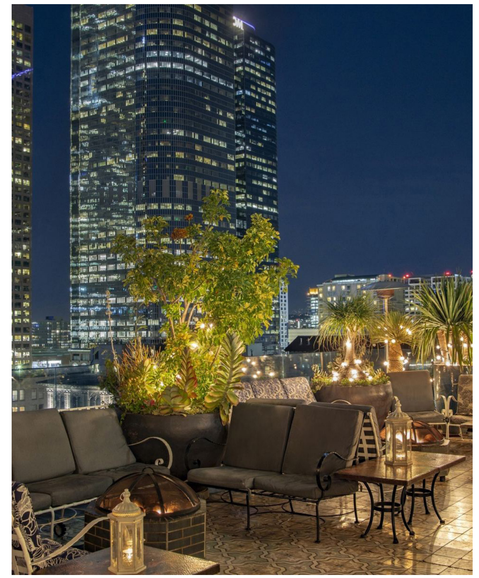


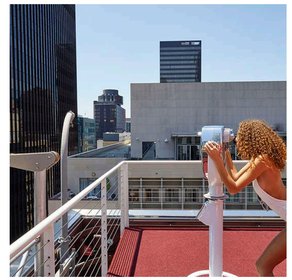
THE BLOC



THE BLOC









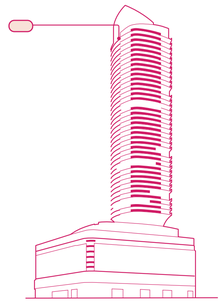






LEGEND

1. SUNSET LOUNGE
2. OUTDOOR SEATING
3. PLANTING & BENCH
4. TABLES & SEATING



THE BLOC

LEVEL 51 - PLAN



TIPUANA TIPU
DECIDUOUS TREE - 48”BOX
Medium Water



GEIJERA PARVIFLORA
EVERGREEN TREE - 36”BOX
Low Water



FEIJOA SELLOWIANA
EVERGREEN TREE - 24”BOX
Low Water



CHILOPSIS LINEARIS
DECIDUOUS TREE - 24”BOX
Low Water



QUERCUS SUBER
EVERGREEN TREE - 60”BOX
Low Water



PROSOPIS / MESQUITE
EVERGREEN TREE - 48”BOX
Medium Water



ALOE BARBERAE
EVERGREEN TREE - 48”BOX
Low Water



ALEO X ‘HERCULES’
EVERGREEN SHRUB- 48”BOX
Low Water

TREES	STREET TREE(S)	
	Platanus racemosa / California Sycamore	36" box
	LEVEL 12	
	Chilopsis linearis / Desert Willow	24" box
	Prosopis / Mesquite	36" box
	Cassia leptophylla	24" box
	Feijoa sellowiana / Pineapple Guava Tree	24" box
	Lagerstroemia x 'Natchez' / White crape Myrtle Multi-trunk	24" box
	Aloe x 'Hercules' / Hercules Aloe	36" box
	Dracaena draco / Dragon Tree	24" box
	Yucca elephantipes / Soft-tipped Yucca	24" box
	Geijera parviflora / Australian Willow	36" box
	Melaleuca quiquenervia / Paperbark	36" box
	Olea europea Swan Hill / Olive	48" box
	Quercus suber / Cork Oak	60" box
	Quercus virginiana / Southern Live Oak	60" box
	Prunus caroliniana	15" box
	Laurus nobilis / Sweet Bay	15 gal
	LEVEL 51	
	Lagerstroemia x 'Natchez' / White crape Myrtle Multi-trunk	24" box
	Melaleuca quiquenervia / Paperbark	36" box
	Olea europea Swan Hill / Olive	48" box
	Quercus virginiana / Southern Live Oak	60" box



AGAVE BLUE GLOW
SUCCULENT - 5gal 30”o.c.
Low Water



ALOE MOONGLOW / SAFARI ORANGE
SUCCULENT
Low Water



TIBOUCHINA URVILLEANA
BROADLEAF EVERGREEN - 15gal
Medium Water



HAKONECHLOA MACRA ‘AUREOLA’
PERENNIAL GRASS 1.5’x1.5’
Medium Water



BACCHARIS PIGEON POINT
EVERGREEN PERENNIAL - 1gal 30”o.c.
Medium Water



MUHLENBERGIA DUBIA
PERENNIAL GRASS - 1gal 30”o.c.
Low Water



ASPLENIUM NIDUS
EVERGREEN FERN 5’x3’
Medium Water



NEOREGELIA X ‘ALLURE’
EVERGREEN PERENNIAL 4’x5’
Medium Water

SHRUB AREAS	GROUND LEVEL	
	Achillea millefolium / Common Yarrow	10% 1 gal 18" o.c.
	Agave x 'Blue Glow' / Blue Glow Agave	10% 5 gal 24" o.c.
	Baccharis 'Pigeon Point' / Dwarf cotote Brush	30% 5 gal 36" o.c.
	Carex divulsa / Berkeley Sedge	20% 1 gal 18" o.c.
	Muhlenbergia dubia / Pine Muhly	20% 1 gal 24" o.c.
	Santolina virens 'Lemon Fizz' / Chartreuse Lavender Cotton	10% 5 gal 12" o.c.
	UPPER LEVEL	
	Achillea millefolium / Common Yarrow	5% 1 gal 18" o.c.
	Agave x 'Blue Glow' / Blue Glow Agave	5% 5 gal 24" o.c.
	Baccharis 'Pigeon Point' / Dwarf cotote Brush	10% 5 gal 36" o.c.
	Carex divulsa / Berkeley Sedge	10% 1 gal 18" o.c.
	Muhlenbergia dubia / Pine Muhly	15% 1 gal 24" o.c.
	Santolina virens 'Lemon Fizz' / Chartreuse Lavender Cotton	10% 1 gal 12" o.c.
	Nephrolepis cordifolia / Tuberous Sword Fern	5% 5 gal 30" o.c.
	Chondropetalum tectorum / Cape Rush	5% 5 gal 36" o.c.
	Pittosporum tenuifolium	5% 15 gal 36" o.c.
	Tibouchina urvilleana	5% 15 gal 72" o.c.
	Hakonechloa Macra 'Aureola'	5% 5 gal 36" o.c.
	Asplenium nidus	5% 1 gal 24" o.c.
	Neoregelia x 'Allure'	5% 1 gal 24" o.c.
	Nephrolepis extaltata 'Orlando'	5% 7 gal 30" o.c.
	Aloe Moonglow	5% 1 gal 36" o.c.
	Sporobolus airoides	



PRECAST CONCRETE PAVERS



PRECAST CONCRETE PAVERS



PRECAST CONCRETE WALL



DG PALETTE



DG PALETTE



STONE PALETTE



METAL PALETTE



METAL PALETTE



METAL PALETTE

Conceptual Sign Plan for The Bloc Sign Supplemental Use District

February 5, 2024

Case No.: CPC-2018-6388-SN

Applicant/Owner:
NREA-TRC 700, LLC
700 S. Flower Street, Suite 450
Los Angeles, CA 90017
Attn: Dan Cote

Site address: 700 S. Flower Street, 711 S. Hope Street, 700 W. 7th Street

Site Boundary: The block is bounded by 7th Street to the north, Flower Street to the west, 8th Street to the south and Hope Street to the east.

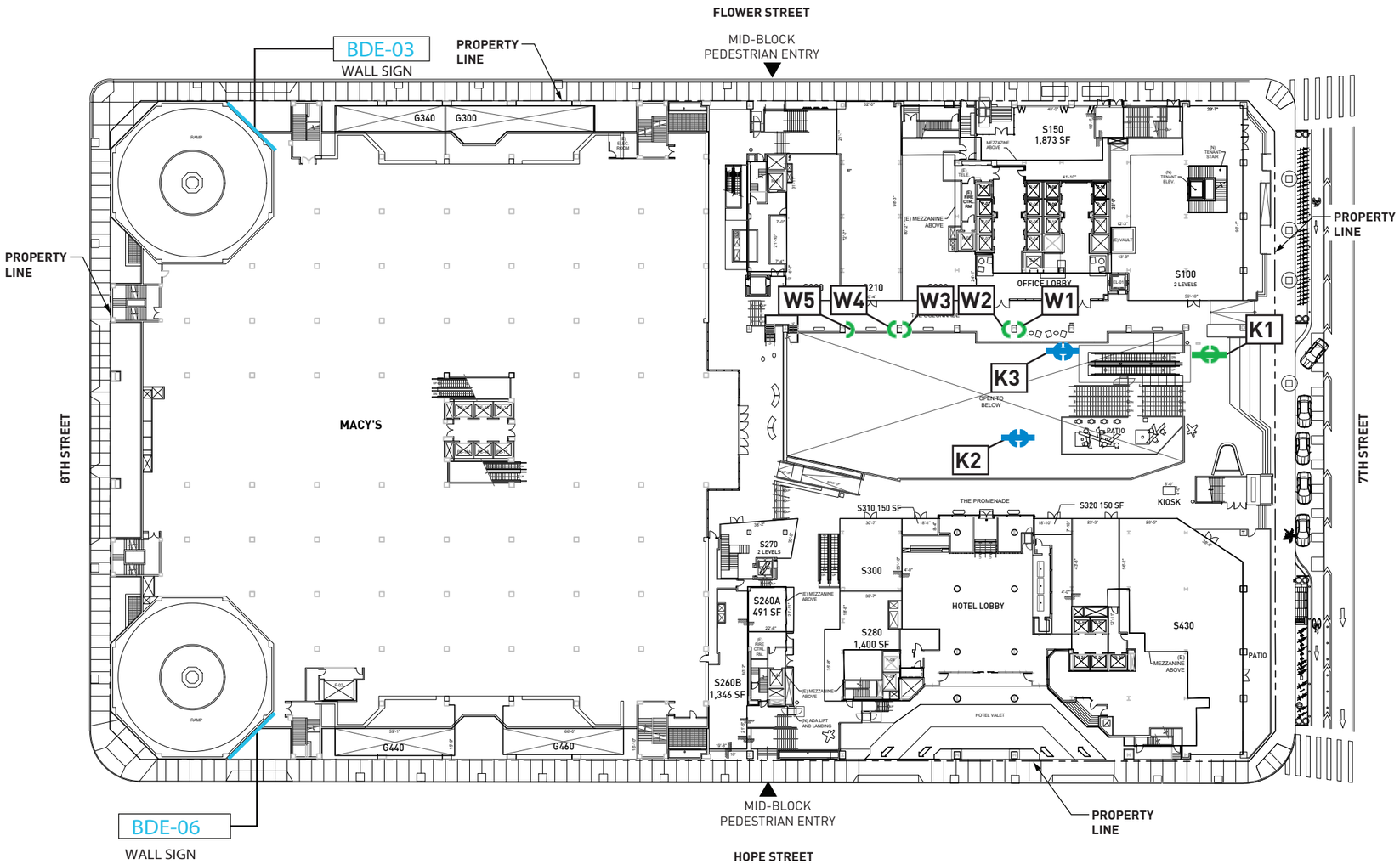
Zone: C2-4D

Lot Area: 186,674 SF

National
REAL ESTATE DEVELOPMENT

studioneleven

CEG

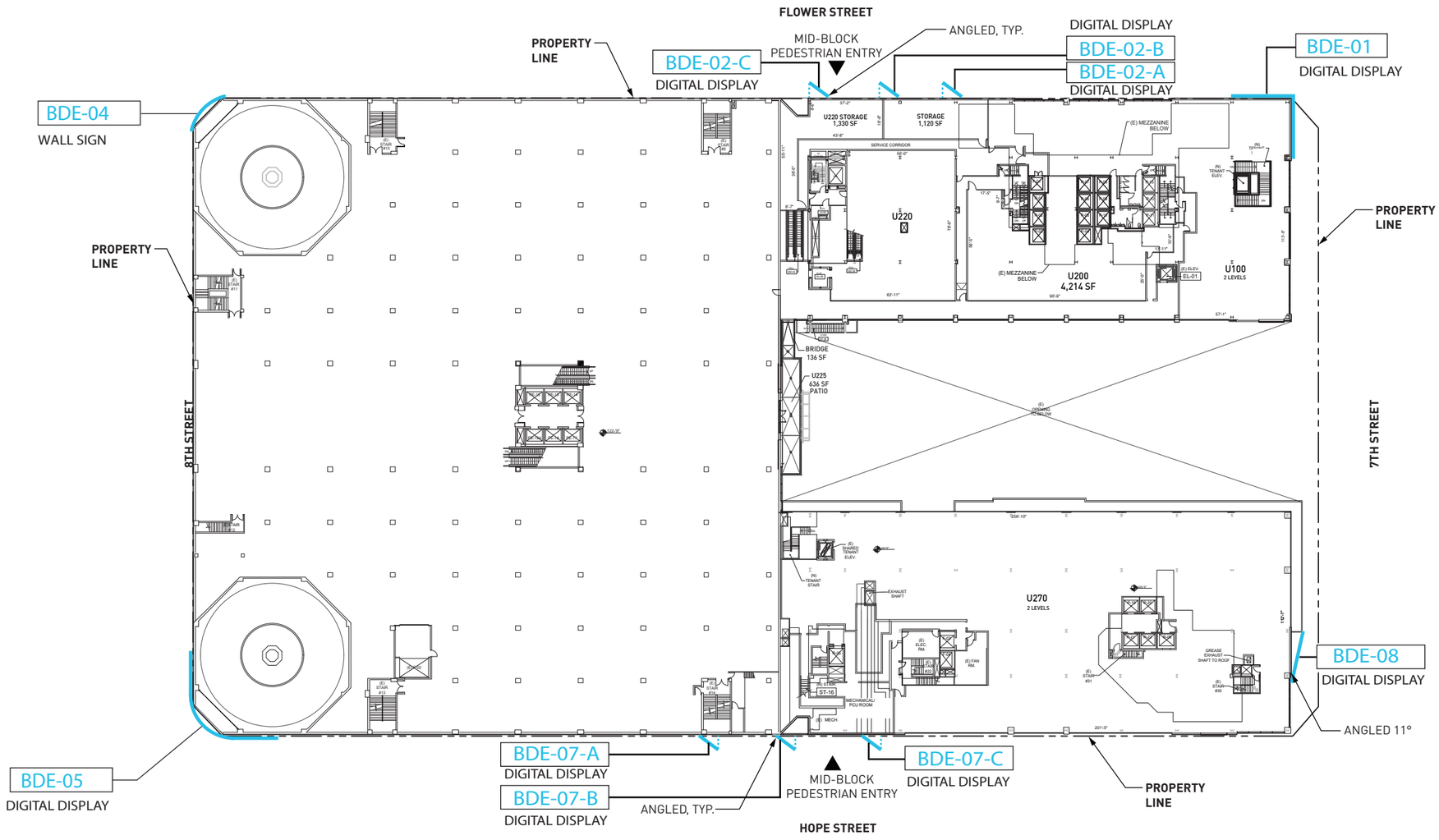


STREET LEVEL

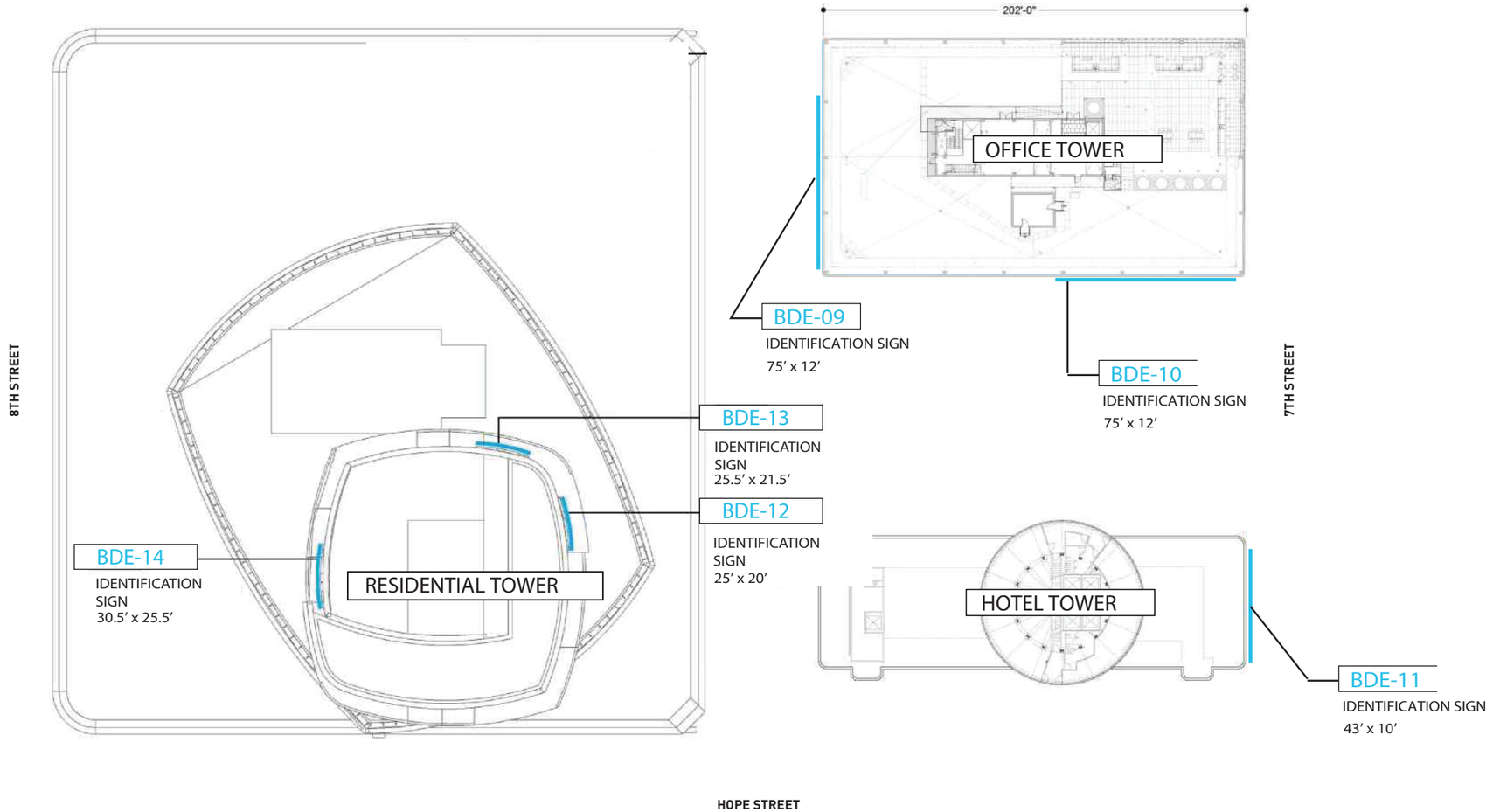
FLOOR MOUNTED DIGITAL KIOSK- PLAZA LEVEL

WALL MOUNTED DIGITAL KIOSK - STREET LEVEL

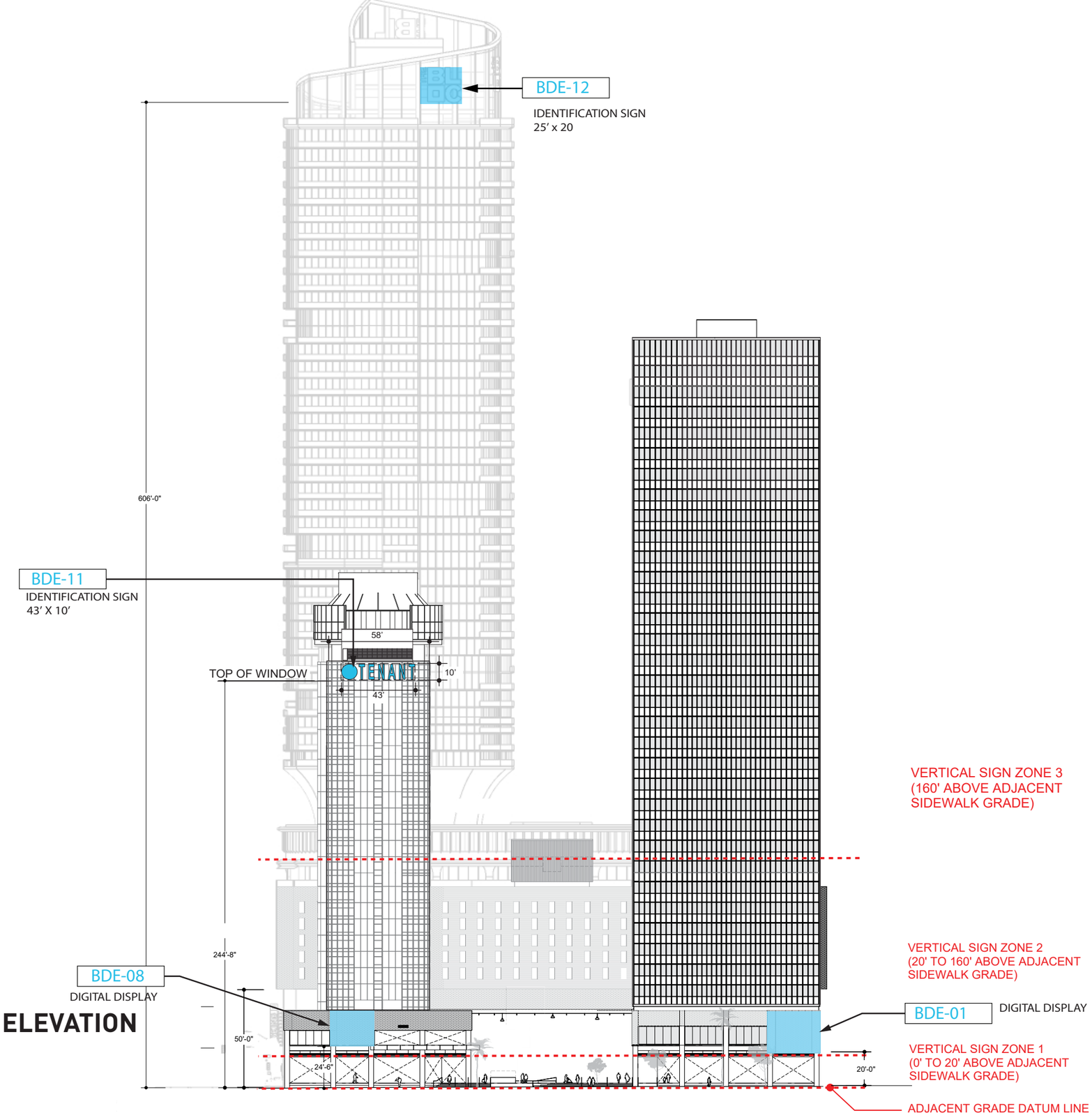
FLOOR MOUNTED DIGITAL KIOSK - STREET LEVEL



SECOND LEVEL


FLOWER STREET
8TH STREET
7TH STREET
HOPE STREET
202'-0"
OFFICE TOWER
BDE-09
IDENTIFICATION SIGN
75' x 12'
BDE-10
IDENTIFICATION SIGN
75' x 12'
BDE-13
IDENTIFICATION SIGN
25.5' x 21.5'
BDE-12
IDENTIFICATION SIGN
25' x 20'
BDE-14
IDENTIFICATION SIGN
30.5' x 25.5'
RESIDENTIAL TOWER
HOTEL TOWER
BDE-11
IDENTIFICATION SIGN
43' x 10'

ROOF LEVEL



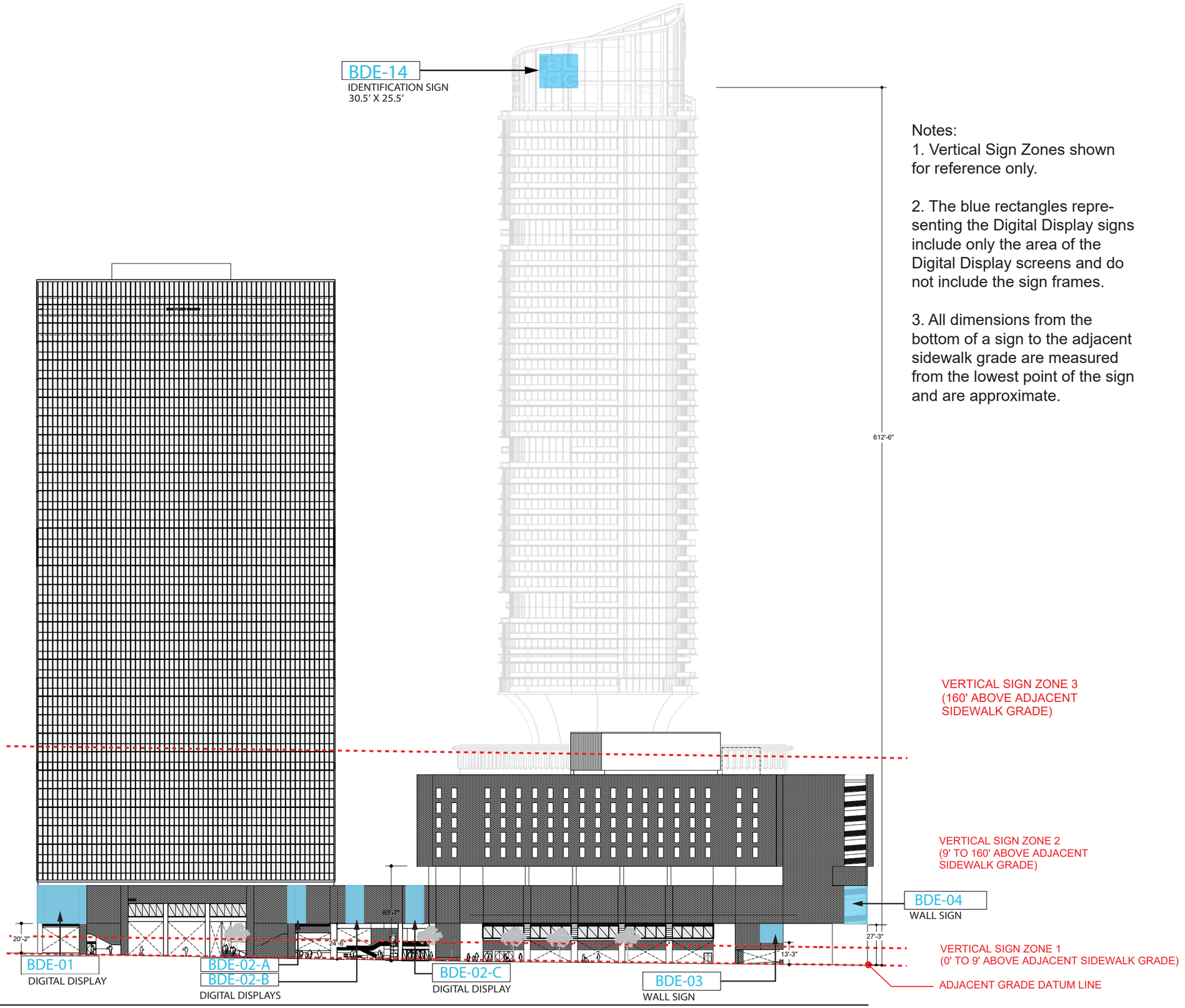
NORTH ELEVATION

Notes:
1. Vertical Sign Zones shown for reference only.

2. The blue rectangles representing the Digital Display signs include only the area of the Digital Display screens and do not include the sign frames.

3. All dimensions from the bottom of a sign to the adjacent sidewalk grade are measured from the lowest point of the sign and are approximate.

THE BLOC SIGN DISTRICT / 700 7TH STREET / 7TH STREET (NORTH) ELEVATION



Notes:
1. Vertical Sign Zones shown for reference only.

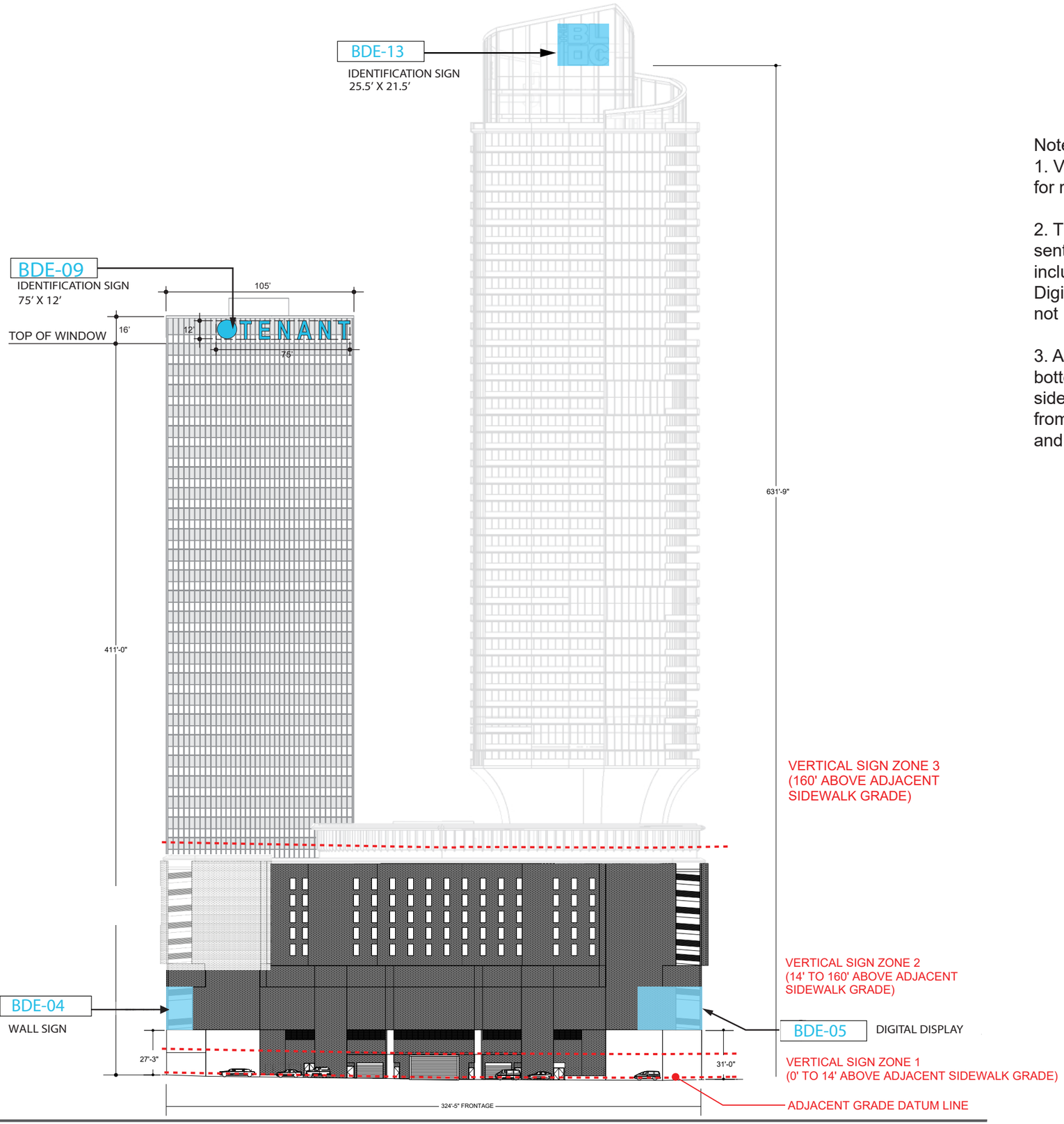
2. The blue rectangles representing the Digital Display signs include only the area of the Digital Display screens and do not include the sign frames.

3. All dimensions from the bottom of a sign to the adjacent sidewalk grade are measured from the lowest point of the sign and are approximate.

WEST ELEVATION

THE BLOC SIGN DISTRICT / 700 7TH STREET / FLOWER STREET (WEST) ELEVATION

13-084



SOUTH ELEVATION

THE BLOC SIGN DISTRICT / 700 7TH STREET / 8TH STREET (SOUTH) ELEVATION

Notes:
1. Vertical Sign Zones shown for reference only.

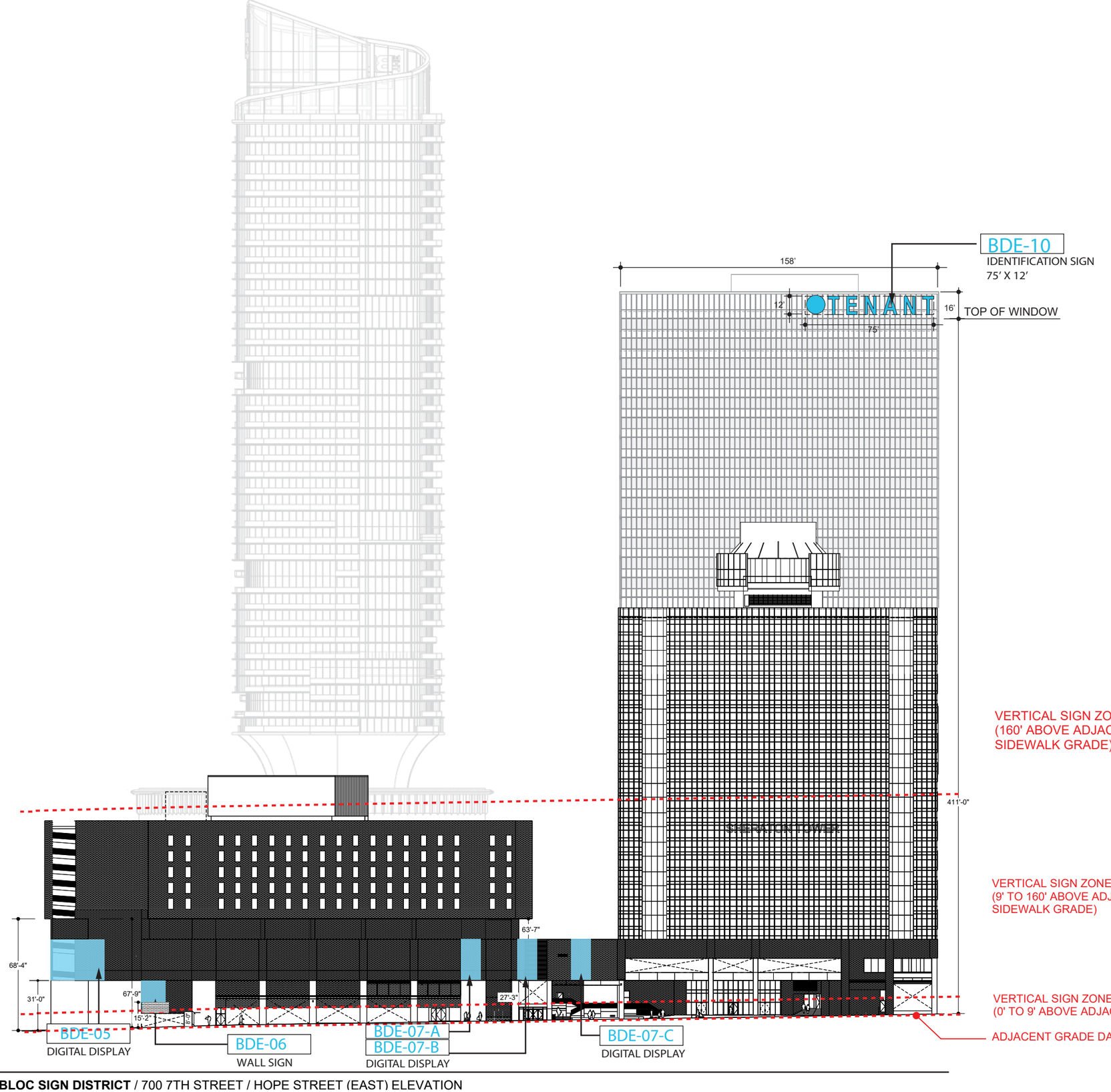
2. The blue rectangles representing the Digital Display signs include only the area of the Digital Display screens and do not include the sign frames.

3. All dimensions from the bottom of a sign to the adjacent sidewalk grade are measured from the lowest point of the sign and are approximate.

Notes:
1. Vertical Sign Zones shown for reference only.

2. The blue rectangles representing the Digital Display signs include only the area of the Digital Display screens and do not include the sign frames.

3. All dimensions from the bottom of a sign to the adjacent sidewalk grade are measured from the lowest point of the sign and are approximate.



EAST ELEVATION

THE BLOC SIGN DISTRICT / 700 7TH STREET / HOPE STREET (EAST) ELEVATION



Office Tower Corner - Facing 7th Street/ Northwest Corner

BDE-01 **60'w x 26'h**





Flower Street Triplets - Facing Flower Street/ West Facade

BDE-02-A 12’w x 26’h **BDE-02-B** 12’w x 26’h **BDE-02-C** 12’w x26’h



Parking Garage Entry - Facing Flower Street/ West Facade

BDE-03 20’w x 14’h



Garage Corner - Facing 8th & Flower / Southwest Corner

BDE-04 **23’w x 26’h**







Garage Corner - Facing 8th & Hope / Southeast Corner

BDE-05 **79’ w x 26’h**



Parking Garage Entry - Facing Flower Street/ East Facade

BDE-06 20’w x 14’h





Hope Street Triplets - Facing Hope Street/ East Facade

BDE-07-A 12’w x 26’h

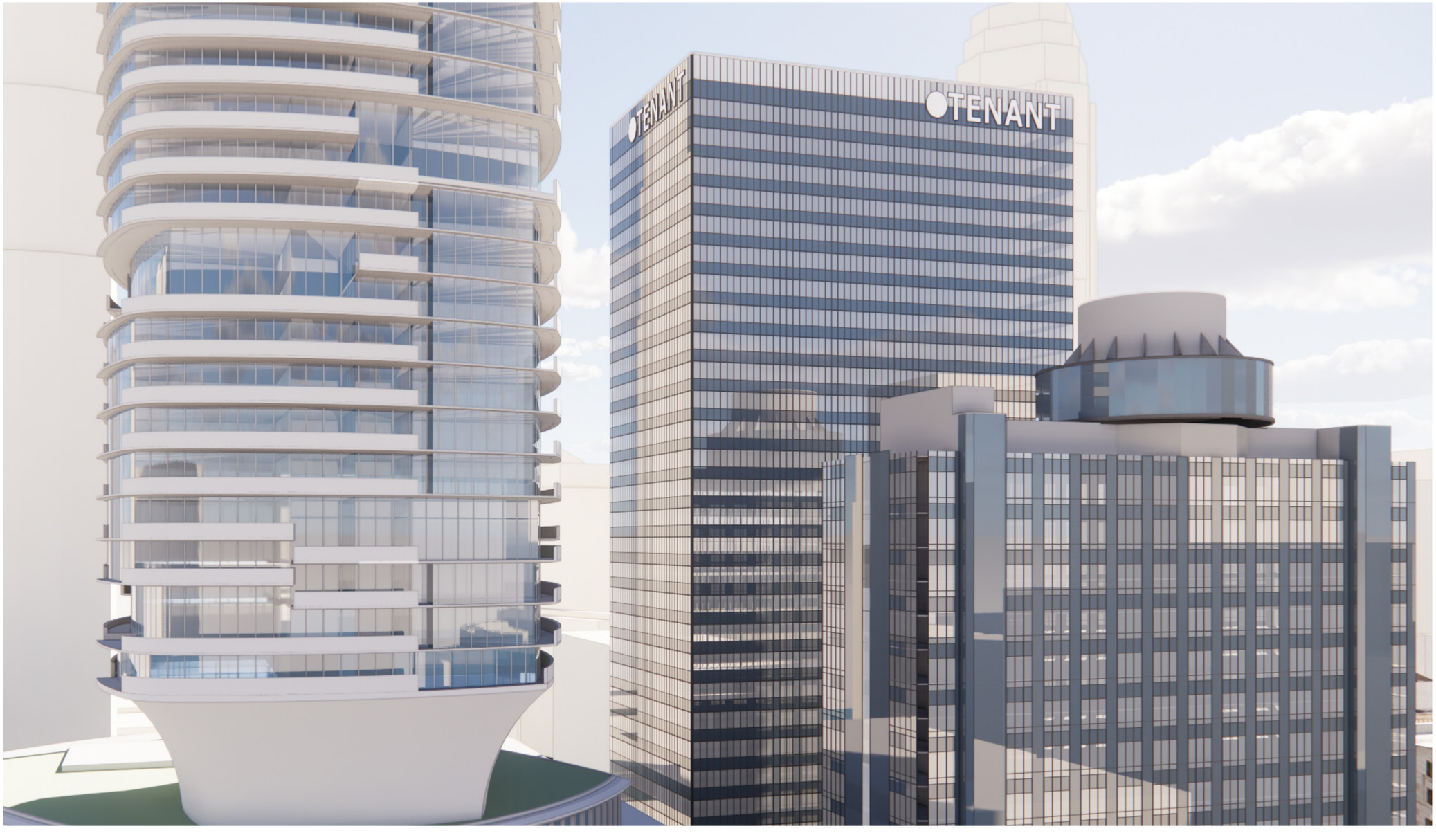
BDE-07-B 12’w x 26’h

BDE-07-C 12’w x26’h



Hope and 7th Corner- Facing 7th Street/ North Facade

BDE-08 25'w x 22'h



Office Tower Top - Facing 8th Street / South

BDE-09 **75’w x 12’h**

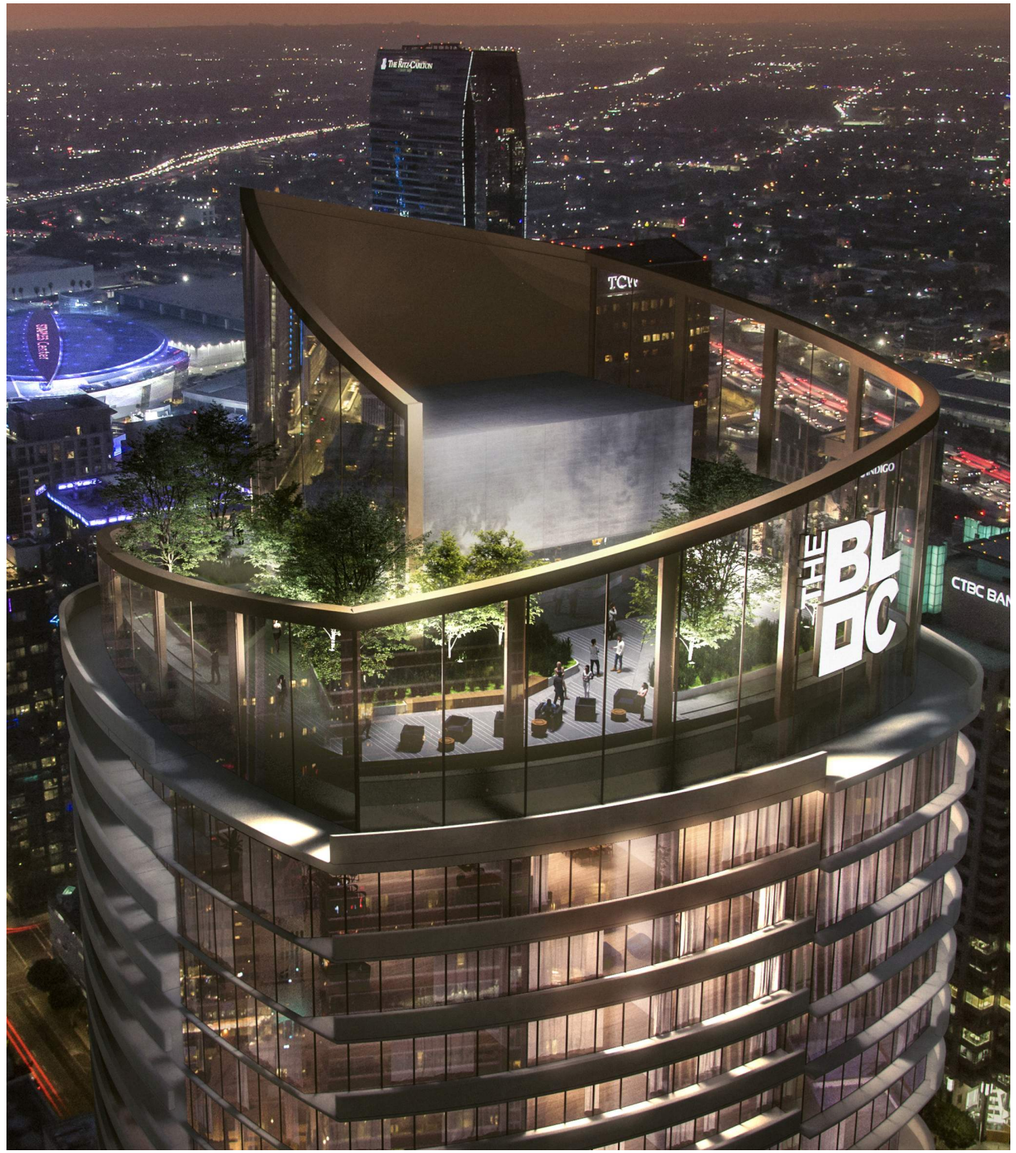
Office Tower Top - Facing Hope Street / East

BDE-10 **75’w x 12’h**



Hotel Tower Top - Facing 7th Street / North

BDE-11 43’w x 10’h





New Tower Top Sign - Facing 7th Street / North Facade

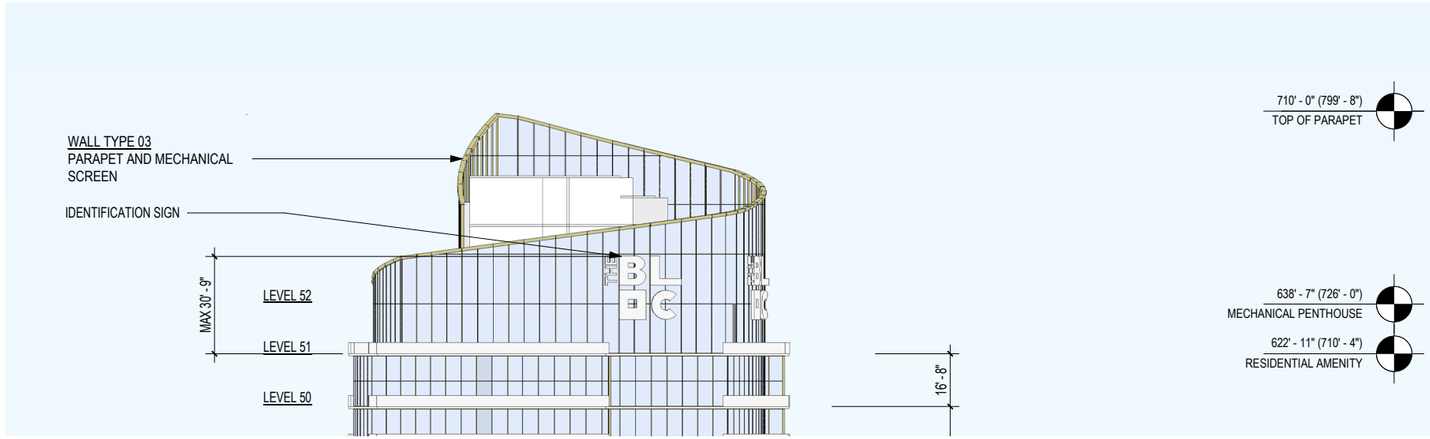
BDE-12 **25’w x 20’h**

New Tower Top Sign - Facing 8th Street / South Facade

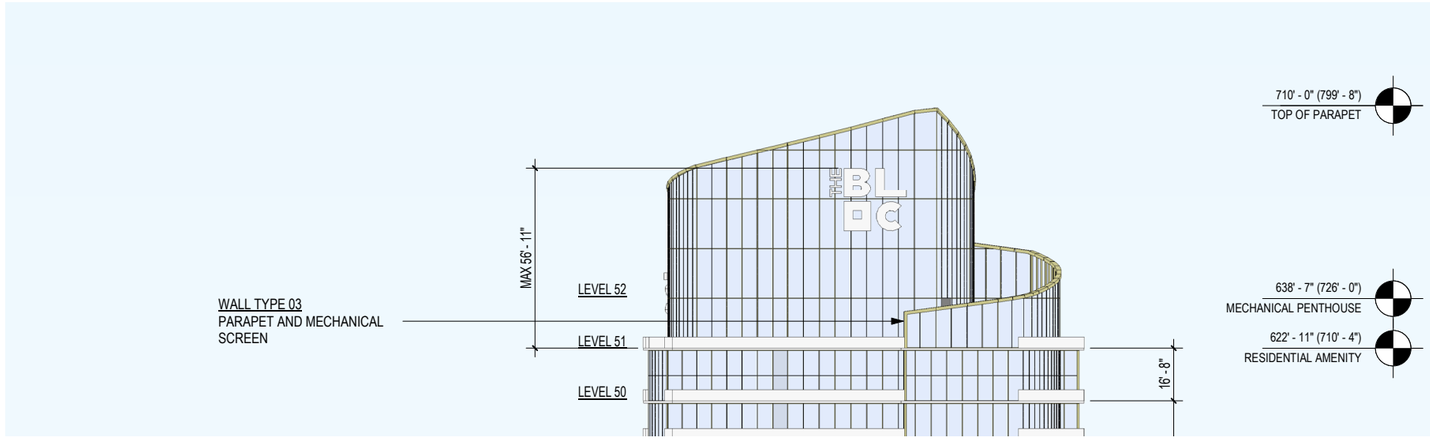
BDE-14 **30’-6”w x 25’-4”h**

New Tower Top Sign - Facing Flower St / West Facade

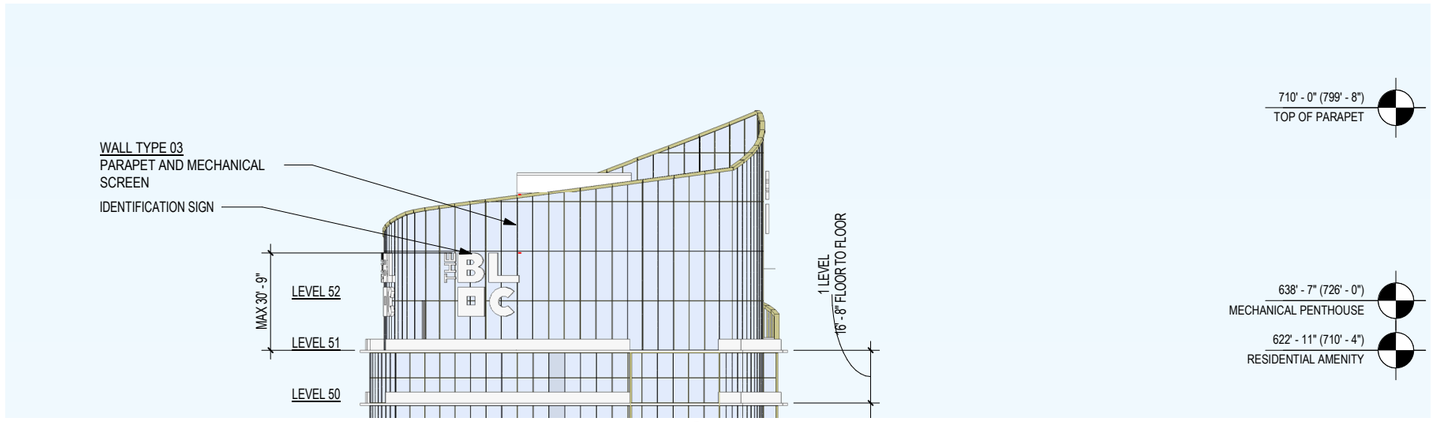
BDE-13 **25’-8”w x 21’-3”h**



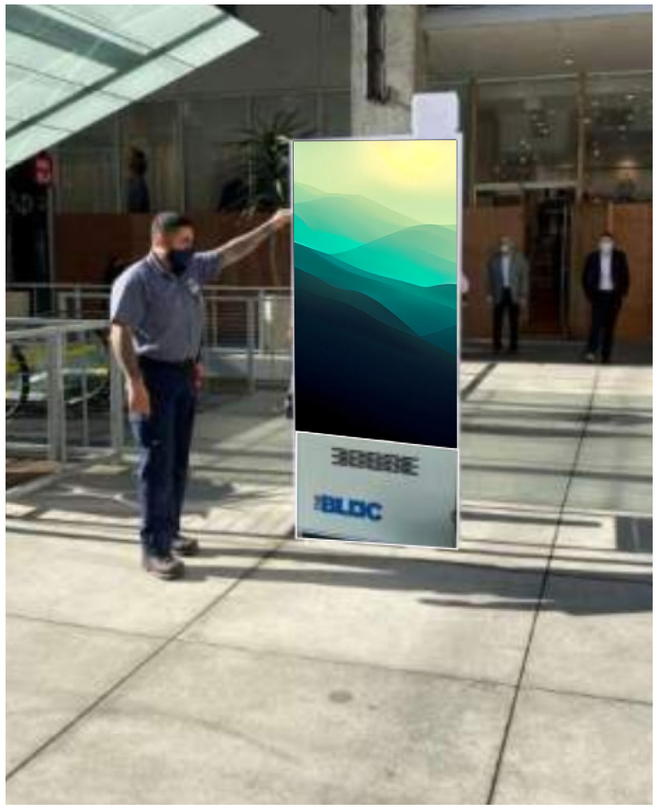
BDE-12 - New Tower Top Sign - Facing 7th Street / North Facade



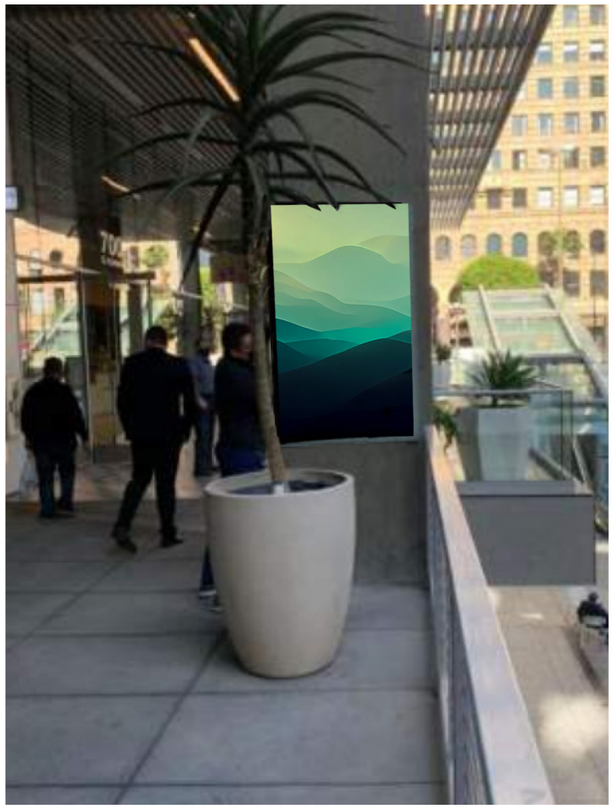
BDE-13 - New Tower Top Sign - Facing 8th Street / South Facade



BDE-14 - New Tower Top Sign - Facing Flower St. / West Facade



K1: STREET LEVEL/7TH STREET PLAZA (K2 & K3 SIMILAR)



W2: STREET LEVEL/OFFICE COLONNADE (W4 SIMILAR)



W1: STREET LEVEL/OFFICE COLONNADE (W3 & W5 SIMILAR)

Sign No.	Sign Type	Digital / Non Digital	On-Site / Off-Site	Dimensions (w X h)	Sign Area (SF)	Location	Facing (Street / Direction)	Encroachment over Property Line
BDE-01	Digital Display	Digital	Off-Site	60' X 26'	1,560	Horizontal Band	7th Street / N & W	2'-6"
BDE-02-A,B,C	Digital Display	Digital	Off-Site	12' X 26', 12' X 26', 12' X 26'	936	Horizontal Band	Flower Street / W	6'-8"
BDE-03	Wall Sign	Non-Digital	On-Site	20' X 14'	280	Parking/Retail Podium	Flower Street/ W	6"
BDE-04	Wall Sign	Non-Digital	On-Site	23' X 26'	598	Horizontal Band	8th & Flower Street / SW	2'-6" (5'-4" at Corner Radius Portion)
BDE-05	Digital Display	Digital	Off-Site	26' X 79'	2,054	Horizontal Band	8th & Hope / SE	2'-6" (7'-7" at Corner Radius Portion)
BDE-06	Wall Sign	Non-Digital	On-Site	20' X 14'	280	Parking/Retail Podium	Hope Street/ E	6"
BDE-07-A,B,C	Digital Display	Digital	Off-Site	12' X 26', 12' X 26', 12' X 26'	936	Horizontal Band	Hope Street / E	6'-8"
BDE-08	Digital Display	Digital	Off-Site	25' X 22'	550	Horizontal Band	7th Street/ N	0"
BDE-09	Identification Sign	Non-Digital	On-Site	75'x12'	900	Office Tower	8th Street / S	0"
BDE-10	Identification Sign	Non-Digital	On-Site	75'x12'	900	Office Tower	Hope Street/ E	0"
BDE-11	Identification Sign	Non-Digital	On-Site	43'x10'	430	Hotel Tower	7th Street / N	0"
BDE-12	Identification Sign	Non-Digital	On-Site	25' X 20'	500	New Tower	7th Street / N	0"
BDE-13	Identification Sign	Non-Digital	On-Site	25'-6" X 21'-6"	548.25	New Tower	Flower Street / W	0"
BDE-14	Identification Sign	Non-Digital	On-Site	30'-6" X 25'-6"	777.75	New Tower	8th Street / S	0"
				Total Sign Area	11,250.00			

* Horizontal Band: The horizontal architectural element that resembles a band and extends around the entirety of the mixed-use complex

NOTE: Signs BDE-03, BDE-04 and BDE-06 are not digital and will have externally mounted light fixtures that will extend beyond the property line.

The square footages provided in the “Sign Area” column represent the area of the Digital Display screens and does not include the area of the sign frames for any Digital Display signs. The square footage provided in the “Sign Area” column represents the area of the Identification Signs which is the area of a rectangle circumscribed around the Identification Sign. There are no sign frames around the Identification Signs.

Kiosk No.	Kiosk Type	Mounting	Frame Dimensions	Frame Area	Screen Dimensions (VO)	Screen Area (VO)	Number of Sides	Total Screen Area per Kiosk	Location
K1	Digital Kiosk	Floor	6'-11 15/16" x 2'-11 1/4"	20.5472 SF	4'-8 1/4" x 2'-7 5/8"	12.3535 SF	2	24.707 SF	Street Level / 7th Street Plaza
K2	Digital Kiosk	Floor	6'-11 15/16" x 2'-11 1/4"	20.5472 SF	4'-8 1/4" x 2'-7 5/8"	12.3535 SF	2	24.707 SF	Plaza Level / Center Court
K3	Digital Kiosk	Floor	6'-11 15/16" x 2'-11 1/4"	20.5472 SF	4'-8 1/4" x 2'-7 5/8"	12.3535 SF	2	24.707 SF	Plaza Level / Center Court
W1	Digital Kiosk	Wall	4'-11 15/16" x 2'-11 3/8"	14.7242 SF	4'-8 1/4" x 2'-7 5/8"	12.3535 SF	1	12.3535 SF	Street Level / Office Colonnade
W2	Digital Kiosk	Wall	4'-11 15/16" x 2'-11 3/8"	14.7242 SF	4'-8 1/4" x 2'-7 5/8"	12.3535 SF	1	12.3535 SF	Street Level / Office Colonnade
W3	Digital Kiosk	Wall	4'-11 15/16" x 2'-11 3/8"	14.7242 SF	4'-8 1/4" x 2'-7 5/8"	12.3535 SF	1	12.3535 SF	Street Level / Office Colonnade
W4	Digital Kiosk	Wall	4'-11 15/16" x 2'-11 3/8"	14.7242 SF	4'-8 1/4" x 2'-7 5/8"	12.3535 SF	1	12.3535 SF	Street Level / Office Colonnade
W5	Digital Kiosk	Wall	4'-11 15/16" x 2'-11 3/8"	14.7242 SF	4'-8 1/4" x 2'-7 5/8"	12.3535 SF	1	12.3535 SF	Street Level / Office Colonnade
						Exterior Screen Area SubTotal:		135.8885 SF	

Note: All Digital Kiosks will include off-site content.

CONCEPTUAL SIGN PLAN DEFINITIONS AND REGULATIONS

Conceptual Sign Plan Regulations

The proposed The Bloc Sign Supplemental Use District ("SUD") provides that the new illuminated signs and digital kiosks signs subject to regulation by the SUD (collectively, "signs") shall comply with the following requirements:

- No sign shall be arranged and illuminated in a manner that will produce a light intensity of greater than three footcandles above ambient lighting, as measured at the property line of the nearest residentially zoned property (LAMC Section 14.4.4 E)
- Project Signs will not exceed the nighttime luminance of 200 cd/m2 at night from sunset until sunrise.
- Project Signs will not exceed the daytime luminance of 6000 candelas per square meter (cd/m2) for all signs during the day, from 45 minutes after sunrise until 45 minutes prior to sunset.
- Project Signs luminance shall transition smoothly from daytime luminance to nighttime luminance and vice versa over a period of no less than 45 minutes.
- Illuminated signs that have the capacity to exceed the maximum luminance permitted at night (200 cd/m2) will include an electronic control system to reduce sign luminance to the maximum nighttime brightness (200 cd/m2) at any time when ambient sunlight is less than 100 footcandles (fc).
- For internally illuminated signs, the maximum allowed lighting power shall not exceed the product of the illuminated sign area and 12 watts per square foot.

The following definitions apply to the above regulations:

Brightness:	The magnitude of sensation that results from viewing surfaces from which light comes to the eye. This sensation is determined partly by the measurable luminance of the source and partly by the conditions of observation (Context), such as the state of adaptation of the eye. For example, very bright lamps at night appear dim during the day, because the eye adapts to the higher brightness of daylight.
Candela:	Measure of light energy from a source at a specific standard angle and distance. Candela (cd) is a convenient measure to evaluate output of light from a lamp or light fixture in terms of both the intensity of light and the direction of travel of the light energy away from the source.
Electronic Control System:	Integrated hardware and software system which provides sign lighting control functionality for time of day scheduling, response to ambient light, and direct user control with full range of dimming from 0% to 100% full light output, full color, or all white.
Illuminance:	Illuminance is the means of evaluating the density of Luminous Flux. Illuminance indicates the amount of Luminous Flux from a light source falling on a given area. Illuminance is measured in footcandles (fc) which is the lumens per square foot, or Lux (lumens per square meter). Illuminance need not necessarily be related to a real surface since it may be measured at any point within a space. Illuminance is determined from the Luminous intensity of the light source. Illuminance of a point source decreases with the square of the distance from the light source (see Inverse Square Law definition). For the purposes of this analysis, illuminance may be described subjectively by the following criteria: **High Illuminance:** Illuminance greater than the maximum permitted by the LAMC, and greater than 3.0 footcandles. **Medium Illuminance:** Illuminance less than 3.0 footcandles and greater than 1.0 footcandle. **Low Illuminance:** Illuminance less than 1.0 footcandles
Luminance:	Luminance is a measure of emissive or reflected light from a specific surface in a specific direction over a standard area. Luminance is measured in footlamberts (fL) (1/π Candela per square foot) or cd/m^2 (Candela per square meter). 1fL = 3.43 cd/m^2. Whereas Illuminance indicates the amount of Luminous Flux falling on a given surface, Luminance describes the brightness of an illuminated or luminous surface. Luminance is defined as the ratio of luminous intensity of a surface (Candela) to the projected area of this surface (m^2 or ft^2).