

Gerding Edlen

DEVELOPMENT



Twenty-Four Hour Living in Downtown L.A.

When we began our South Park project in downtown L.A. in partnership with Williams & Dame Development, as South Group, no housing had been built in L.A. in over 20 years. But, unlike other developers, we realized that people there were ready for urban living in a 24-hour neighborhood.

With South Park, our partnership set out to create a mixed-use, vibrant neighborhood incorporating housing, goods and services, opportunities to experience art and culture, inviting gathering spaces and substantial greenspace, all within walking distance. The neighborhood, which consists of five condominium towers, abundant retail space and underground parking, is located two blocks from the Staples Center and AEG's Sports and Entertainment District, and within walking distance of the first new major supermarket downtown, the convention center and several modes of public transportation. It's also the first residential development to be involved in the Community Redevelopment Agency's one percent for art program, which funds on-site public art projects, cultural facilities and more. A vibrant streetscape, urban park and other greenspaces contribute to the 24-hour livability of the neighborhood.

All of the buildings in the South Park project are designed to achieve at least a LEED certification, contributing to neighborhood-wide sustainability and enhanced quality of life. Elleven (the first building completed in the project) is the first green residential building in downtown L.A.

LOCATION	Los Angeles, CA
LEED STATUS	Various
PROJECT VALUE	\$320 Million
TIMELINE	Sept. 2004 – Feb. 2009