

OUTSTANDING INFILL: HOUSING AND DOWNTOWN L.A.'S FIRST SUPERMARKET IN 50 YEARS

Downtown Los Angeles used to be a bustling neighborhood, the hub to an expansive public transit network at the heart of a growing city. And thanks to inspired civic leadership and excellent planning, the neighborhood is on its way to reclaiming those titles again.

Decades of freeway culture and sprawl development took their toll, and by the 1980s, Downtown was known for high levels of crime and low levels of investment.

That started to change with great commercial investments in the 1990s, including the Staples Center and The Disney Concert Hall. In 1999, the City Council passed an innovative *adaptive reuse ordinance*, making it easier to convert vacant and underutilized commercial sites into lofts, condominiums and apartments - by expediting review and relaxing parking, density and other zoning requirements.

One project at the center of Downtown's renewal is **The Market Lofts**. On a site that once included a vacant office building and several parking lots, now stands an exciting mixed-use development with 267 condos and a host of community-oriented shops, walkable to jobs and 100 bus and rail routes.

Beyond its substantial contribution to local housing, developers CIM Group and Lee Homes bolstered prospects for more homes nearby by opening Downtown's first full-service supermarket since 1954.



“CIM is bringing the amenities that are crucial to create the 24-hour downtown that everyone has been waiting for... It will be the catalyst for a vibrant downtown community.”
– Los Angeles City Councilwoman Jan Perry

The Market Lofts
S. Flower, W. 9th, and S. Hope Streets
Los Angeles



COMPACT FACTS

Walkscore®	94 (out of 100)
Transit Score™	100 (out of 100) 94 bus routes 6 rail routes 3 blocks to Metro Center
Year Built	2007
Uses	Mixed-Use (267 condo apartments on 6 floors; Ground floor retail)
Major Retail Tenants	Ralphs Fresh Fare, The Coffee Bean & Tea Leaf, Cold Stone Creamery, Quiznos Subs, UPS Store, Pastagina
Development Team	CIM Group and Lee Homes, Developers KMTY, Architect
Land Area	77,537 sq. ft.
Gross Building Area	350,000 sq. ft.
# of Units	267
Density	150 units/acre
Height	7 stories
Parking Spaces	127 (retail) 319 (residential)



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BUILT TO REDUCE IMPACT

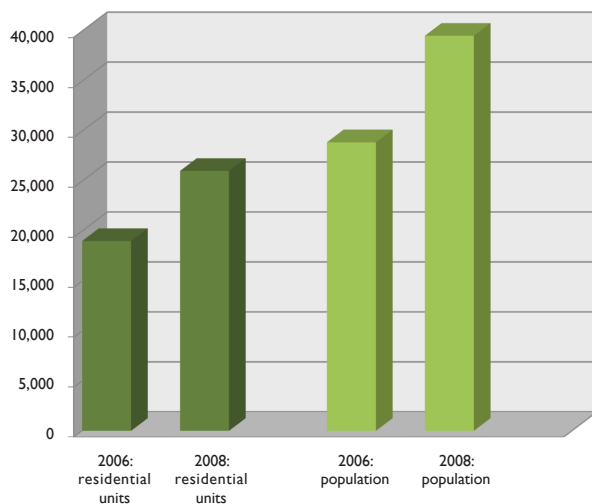
The Market Lofts incorporate a host of services and amenities to promote walking, good health, reduce energy and water use, and save money. These include:

- On site supermarket and specialty food establishments and services
- A neighborhood park across the street
- Energy efficient appliances
- Energy-saving night set-back thermostats
- Landscaped deck with swimming pool, spa and fitness room

IF YOU BUILD IT, THEY WILL COME

By 2008, there were 26,011 residential units in Downtown L.A. (15,524 market-rate and 10,487 affordable). Local population grew to 39,537. Both figures were up 36.9% from 2006.¹

GROWTH IN DOWNTOWN L.A.



¹Downtown Center Business Improvement District, Downtown Los Angeles Demographic Study 2008



Photos: CIM Group

REVITALIZING CALIFORNIA: Compact Development is Cost-Effective and Better for California

- Lower costs to governments
- Lower costs to families
- Lower costs to businesses
- Less impact on agriculture and open space
- Less traffic and shorter commutes
- Greater energy savings than home efficiency alone
- Cleaner air and healthier people
- Closer families and stronger communities



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