

GRAND AVENUE

Los Angeles, California

RCLCO's Development Services Group serves as development consultant to the Grand Avenue Committee (GAC)—a private, not-for-profit entity formed to implement the development plan for Grand Avenue. The GAC supports the Los Angeles Grand Avenue Authority, a Joint Powers Authority of the city and county responsible for the planning and development of the four parcels that comprise the Grand Avenue Project.

The Grand Avenue Project is a \$1.2 billion public-private effort in the city's historic center and largest employment district. The redevelopment will transform eight prime acres in the civic and cultural district of downtown Los Angeles into a vibrant new regional center showcasing entertainment venues, restaurants, retail mixed with office buildings, a hotel, and over 1,000 new housing units. These new uses will add to the notable features already existing at the top of Bunker Hill, including the Walt Disney Concert Hall, which opened in October 2003; the Cathedral of Our Lady of the Angels; the Music Center; the Colburn School of Performing Arts; and the Museum of Contemporary Art.

In addition, a new 16-acre park—also under the jurisdiction of the GAC—will stretch along Bunker Hill from the Music Center to City Hall, replacing the currently underused County Mall. It is envisioned as the "Central Park" of Los Angeles, creating a high-quality public open space for downtown area residents, workers, and tourists. Given the prominence of the new Disney Hall, the Grand Avenue Project is a lynchpin for the redevelopment of downtown Los Angeles.



Since October 2004, RCLCO has acted as development consultant to the GAC, providing strategic guidance to the predevelopment and planning process including land-use analysis, programming, and phasing for development. RCLCO directed the RFQ/RFP process, which resulted in the designation of The Related Companies as the preferred developer.

The project gained full entitlements in February 2007. The design development package submitted by The Related Companies and their architect, Gehry Partners, was approved by the Los Angeles Grand Avenue Authority on February 25, 2008. These approvals allow the project to advance into the final construction documents phase.