WHO'S BUILDING L.A.

A Quarterly Look at Who’s Building in the City of Angels

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Designed to touch downtown’s skyline while elevating its lifestyle
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Contemporary new building blends city with sophistication
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THIS SPECIAL ADVERTISING SUPPLEMENT DID NOT INVOLVE THE REPORTING OR EDITING STAFF OF THE LOS ANGELES BUSINESS JOURNAL.
Metropolis

DOWNTOWN

Built on one of the last significant parcels of undeveloped land in downtown Los Angeles, Metropolis will not only redefine Los Angeles’ skyline and streetscape, but also elevate the standard of downtown living.

Its developer, Greenland USA, is investing more than $1 billion to transform the blank canvas into a contemporary urban oasis for its guests and residents. Metropolis is composed of three residential towers, a boutique hotel and a curated retail experience. Its modern residences will feature spectacular views, sophisticated interiors, and exceptional amenities and conveniences that make urban living so desirable.

Sitting conveniently between the financial district to the north and entertainment district to the south, Metropolis will connect for the first time those two districts via what promises to be a building, pedestrian-friendly retail thoroughfare. Greenland USA is working with local leaders to further develop this thoroughfare beyond its property to create its vision for the “Avenue of the Angels,” a grand pedestrian walkway featuring retail, restaurants and other destinations.

PROJECT HIGHLIGHTS

- More than $1 billion invested in development
- 6.33 acre site with more than 3.5 million sq. ft. being built for residential, hospitality and retail
- Phase I: Tower I will be a 38-story residential tower and Tower II will be an 18-story boutique hotel, both slated for completion this year
- Phase II is slated for completion in 2018
- Tower III will be a 40-story residential and retail tower slated for completion in 2017 and Tower IV will be a 56-story residential and retail tower slated for completion in 2018
- Metropolis was master-planned by Gensler
- Residences range from $600,000's to over $2,000,000
Southern California’s Leading Tenant Improvement Contractor

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555 W. 5th Street
Suite 120
Los Angeles, CA 90013
310-835-3736 Ph

Long Beach
3700 Santa Fe Ave.
Suite 200
Long Beach, CA 90810
310-835-3736 Ph

Newport Beach
4685 MacArthur Court
Suite 422
Newport Beach, CA 92660
949-640-8679 Ph

www.turelk.com
When a conversation over cocktails and a good bottle of wine turns an idea into reality, you know that the creative juices of downtown LA are working. That is what happened on a Thursday evening over two years ago at Drago between Turelk’s Mike Paselk and Gensler’s Rob Jernigan.

Turelk, a 38-year-old General Construction Firm, was looking for space in DTLA to complement their headquarters in Long Beach and their offices in Newport Beach. “We have always been an LA Contractor, we just felt it was the right time to plant our flag in the DTLA market” said Paselk. They wanted to be in ground floor space with more of a showroom feel as opposed to a traditional general construction office. Jernigan suggested the ground floor of the Gas Tower on the corner of 5th and Olive. At the time, the space was being used as a law firm’s dead-file drop and storage area. It was dark and dingy with back painted windows and a funky split level setup but the location was exactly what Turelk was looking for. Paselk quickly got in touch with Brookfield Properties’ John Barganski and thus begun a journey in turning an underutilized space into Turelk’s DTLA offices.

Turelk hired Gensler’s Design Director Philippe Pare’ to come up with the design and to promote what Turelk does which is quality craftsmanship while working in a collaborative, creative and sometime chaotic environment. Led by General Manager, Michael Ramirez, Turelk has been in their new space since March of 2016 and will be hosting events throughout the year.

**PROJECT HIGHLIGHTS**

- **2,700 Square Feet of Street Level Office Space**
- Gensler designed an eye-popping canopy in which steel cable was threaded through 200 two-by-four planks, then attached to bent steel pipe suspended from the ceiling.
- LED linear fixtures above the canopy illuminate it as it undulates most of the way across the office.
- It will house 8-10 people and host events.
Disrupting design as usual.

Great architecture is achieved through talented people, dynamic places, and dedicated practice. At MVE, we harness innovative design and a boldly unique, collaborative approach to connect architecture with communities in fresh new ways.

#ExceptionalByDesign
Visit us at mve-architects.com
Emerald

DOWNTOWN

Emerald, an urban mixed-use, Type III-modified development located on 1340 S. Olive Street in the South Park district of downtown is, no pun intended, a real gem.

A Jade Enterprise development designed by MVE + Partners, Inc., its distinctly cascading open spaces on the rooftop, pool deck, and corner retail create a softer urban street feel that blends “city” with “sophistication.” Second level lofts make use of glass and concrete for a hip urban dwelling experience. The ground level retail component should also go a long way to help serve the neighborhood’s need for more retail options.

This is one of the first residential developments south of Pico in Downtown. There is an abundance of medical buildings in the area and a lack of retail amenities to support them. Emerald’s ground-floor retail and restaurants will serve not only the residents, but also the surrounding medical communities.

MVE wanted to deliver a design to the community that would respond to the needs of the area, reinvigorate the community and get back to the essence of what makes LA cool and edgy.

PROJECT HIGHLIGHTS

- **154 units**
- **10,700 SF of ground-floor retail/restaurants**
- Contemporary L-shaped design with externalized amenities that face the street, including balconies, a rooftop deck, podium-level swimming pool and a corner retail plaza.
- **Waterfall of gardens** creates a step down from the rooftop deck to the pool deck, down to the ground-floor retail at the corner of 14th and Olive to engage with the community contextually.

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**SPOTLIGHT**

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WHY DO BUSINESS IN BURBANK?
A vibrant commercial destination just 15 minutes from Downtown Los Angeles, Burbank is home to:
• 105,500 residents
• 100,000 daytime workforce including 62,800 creative industry jobs
• 470,000 population within a 5-mile radius
• Average family incomes exceeding $96,000 annually
• Per capita sales of over $6,500

RECENT LEASING ACTIVITY

AIRPORT DISTRICT
Walmart Superstore

DOWNTOWN BURBANK
European Wax Center, Five Guys Burgers and Fries, Steak n Shake, Gyu-Kaku Japanese BBQ, Yard House, Wood Ranch BBQ & Grill, Guisados, Touchstone Climbing, Tesla Motors (South End), SpringHill Suites (South End), The Tasting Room By Urban Press Winery

MAGNOLIA PARK
Morphe Brushes, Stone Vintage, Unique Vintage (remodel), The Hangar Grille, The Mag Park Store

MEDIA DISTRICT
Olive & Thyme (expansion), Jinya Ramen Bar, Whole Foods Market (opening 2018)
Tomorrow's Cities: Eight Steps to a Brighter Future

A s a gateway city to the world, Los Ange- les is a city people call home for reasons that go far beyond its beautiful beaches and sunshine. It is a city rich in diversity that drives cultural trends, innovation and economic growth. Yet as unique as Los Angeles is, the city faces many of the same challenges as other growing metropolitan areas around the world: efficient urban planning; practical and innovative transportation systems; environmental concerns such as sustainable water supplies and air quality; planning for asset reliability and protection; and resiliency. In the face of such complicated and intertwined issues, vibrant cities such as London, Hong Kong, and Los Angeles have approached their infrastructure needs differently but with common themes that are based on long-term strategic planning.

START AT THE END AND SECURE A LEGACY WITH STRATEGIC PLANNING.

What will Los Angeles look like in 20 years? 50 years? Understanding where the city is headed — and how the future should be shaped — must guide how infrastructure proj- ects are prioritized today. Anticipating social, economic and environmental changes and developing a strategic direction that addresses these future changes will secure a positive leg- acy for a city and its leaders.

Consider the Build LACCD program being managed by AECOM on behalf of the Los Angeles Community College District. The immediate goal of the program is to mod- ernize and renovate LACCD’s nine colleges and related facilities. The overarching vision, however, is to meet the needs of tomorrow to deliver places that serve more than 125,000 students, match the needs of an evolving workforce, and provide educational pathways to better opportunities.

DRAW A CROWD AND ENERGIZE A CITY THROUGH COMPACT URBAN DESIGN.

People come to cities to be near other people, to be part of something bigger where people can come together, places that resound, inspire and excite — a waterfront promenade; a central park; a distinctive district or event center; a downtown with both signature towers and vibrancy, small spaces that bring people together. The city that implements well- designed, walkable streets,plaques of public and private sectors and linking the nodes of a project’s life cycle, for example, can speed construction, reduce cost, increase per- formance and manage risk.

Consider the Staples Center. It’s a hub of activity when it hosts sporting events or con- certs, but what happens to the area around Center when leisure turns back to work? AECOM provided economic planning services for LA Live that supported the acquisition of financing through Prop O. Today, LA Live is an effective link between the Center and the rest of downtown providing retail, entertainment, and housing amenities in an active, walkable community all year long.

GET THERE TOGETHER: UPGRADE TRANSPORTATION TO MOVE PEOPLE AND BUSINESS FASTER.

A city’s economy is connected to its mobility. Efficient and equitable transportation speeds the flow of people, ideas and commerce across all socio-economic sectors of our cities. Airports and seaports are global gateways. Roads and rail establish regional connections. Bike and walking routes make mobility healthy, inexpensive and fun. In Los Angeles, access is built into the very fabric of the city.

The world’s gateway to Los Angeles, the Los Angeles International Airport, was built in a series of developments that needed to be brought together. The airport’s modernization program, which includes new amenities, facili- ties and architectural features, has improved travelers’ experience and enhanced LAX’s reputation as one of the world’s finest airports. AECOM supported the program, providing designs, construction management and archi- tecture services.

CHANGE THE FLOW: GET MORE FROM INNOVATIVE ENERGY AND WATER INFRASTRUCTURE.

Cities depend on civil infrastructure to meet the daily needs of citizens, but the investments can yield greater value when we take new approaches. Storm water that’s man- aged naturally can improve the urban land- scape, increase property values and protect our watersheds. Recycled wastewater can green our parks and neighborhoods. Solid waste treated organically can reduce landfill and produce energy for homes.

Echo Park Lake is an historic landmark but had been neglected over the years. Under the city’s guidance, AECOM delivered eco- logical restoration planning, urban design and drought-tolerant landscaping services that have made the now-revived lake more than a thriving recreational location. It also serves ecological needs thanks to the city’s Proposition O Clean Water Bond Program and captures and cleans polluted storm water, protects against floods, and hosts wildlife and drought-tolerant plants.

MAKE GREEN PAY: TAKE ENVIRONMENTAL ACTION THAT PROVIDES AN ECONOMIC BOOST.

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The Port of Los Angeles is one of the busiest ports in the world. But for area residents, the waterfront was not an inviting place to visit. AECOM’s master planning and landscaping architecture services helped the Port realize its innovative “bridge to breakwater” vision that called for seven miles of public space that would attract people to the port’s waterfront. Inspired and guided by the community’s aspirations, the project now features a series of promenades, plazas and other amenities that bring San Pedro residents together while promoting healthier lifestyles for the surrounding communities.

ACT NOW: IDENTIFY PHYSICAL AND CYBER VULNERABILITY.

Just as the internet has connected the world, buildings, roads, transit systems and other infrastructure assets are the essential glue that connects cities. The reliance on these infrastructure assets increases the need for cyber security and protection against physical attacks, violent weather, earthquakes and decay over time. Possible solutions begin with a comprehensive vulnerability assessment that anticipates the most likely points of attack or failure and identifies where we should invest to prevent or mitigate disaster before it strikes.

Los Angeles Metro’s Climate Vulnerability and Risk Assessment and the Port of Long Beach’s Climate Impacts Study Resiliency Strategy — both conducted by AECOM — are examples of the preventative steps that can be taken to reduce vulnerability.

FINISH AHEAD: GET PROJECTS FUNDED, BUILT AND OPERATING SOONER.

Public budgets are stretched. Yet aging infrastructure needs to be maintained or replaced. New alternatives to getting proj- ects funded and built more efficiently and with less cost are essential.

Consider the Governor George Deukmejian Courthouse exemplifies how innovative “bridge to breakwater” vision that called for seven miles of public space that would attract people to the port’s waterfront. Inspired and guided by the community’s aspirations, the project now features a series of promenades, plazas and other amenities that bring San Pedro residents together while promoting healthier lifestyles for the surrounding communities.

Challenges do not follow the boundaries of departments and municipalities. Neither should solutions to complex infrastructure needs. To compete at a global level, cities need to collaborate with their neighboring regions. This means working across disciplines and jurisdictions and cooperating at the regional level to see the bigger picture to find smarter solutions that meet everyone’s needs.

Los Angeles has a heritage of delivering winning Olympic Games and the city’s bid for the 2024 Olympic Games is yet another opportunity. AECOM has been work- ing with the city to prepare its bid. But the greatest value to Los Angeles in its pursuit, win or lose, may be unlocking an important civic conversation around the city’s future — both in how the Games can improve urban infrastruc- ture and in what they can leave behind.

New or improved infrastructure assets cre- ate opportunities for positive change. Local investments in transportation, road networks, utilities, land, water remediation, public open space, housing, key facilities and social infra- structure require discussions that transcend political boundaries and public agency juris- dictions and focus on how they will improve Los Angeles after the Games are over.

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JUNE 20, 2016

20 AN ADVERTISING SUPPLEMENT TO THE LOS ANGELES BUSINESS JOURNAL

WHO’S BUILDING L.A.
A development boom is underway in Burbank representing nearly three million square feet of high-quality creative space, mixed-use developments, hotels, the largest IKEA in North America, and a renovation project that is set to reshape the future of Downtown Burbank.

Encouraged by such incentives as no city income tax, no gross sales receipt tax, and the ONE Burbank high speed fiber optic network, developers who are seeking a vibrant environment for their projects are finding the Media Capital of the World to be the perfect place to do business.

Home to more than 1,200 creative industry companies, situated with easy access via Hollywood Burbank Airport, and boasting excellent workforce demographics, the city is on cutting edge of the creative economy.

Here’s a round up of key developments reflecting that dynamism:

THE TOWER — RECENTLY COMPLETED
3900 W Alameda Avenue, Burbank Media District
Surrounded by some of the largest media companies in the world including The Walt Disney Company, Warner Bros., and Comcast/NBCUniversal, the newly renovated 32-story LEED Gold Tower is the preeminent vertical campus for media and entertainment companies. An iconic asset with 488,713 leasable square feet, The Tower offers panoramic views in every direction, unrivaled visibility, and notable distinction.

NICKELODEON EXPANSION — SUMMER 2017 COMPLETION
203 W Olive Avenue, Burbank Media District
Nickelodeon Animation is expanding its presence in Burbank and more than doubling their employment. The expanded 113,760 square feet facility will provide for all animation production needs and administrative personnel. The company has also leased 116,380 square feet of space at The Burbank Studios at 3000 W Alameda Avenue, uniting staff currently spread over several off-site locations both in and outside of Burbank.

TALARIA AT BURBANK — SPRING 2018 COMPLETION
3401 W Olive Avenue, Burbank Media District
Whole Foods Market is slated to be the anchor (approximately 43,000 square feet) of the 241-unit luxury complex Talaria at Burbank, one of the first LEED-certified green residential communities in the city.

HILTON GARDEN INN — AUGUST 2016 COMPLETION
401 S San Fernando Boulevard, Downtown Burbank South End
The Hilton Garden Inn will include 209 rooms, restaurant, pool, fitness center, and chic urban design reflective of Burbank’s strong entertainment presence. Opening in August, the Hilton Garden Inn brings the number of hotel rooms in Burbank to 2,562.

IKEA BURBANK — SPRING 2017 COMPLETION
805 S San Fernando Boulevard, Downtown Burbank South End
IKEA’s new location will be the largest in North America at 456,000 square feet and have even greater freeway visibility, attracting more visitors to Burbank, and opening up opportunities for development on neighboring blocks.

BURBANK TOWN CENTER RENOVATION — 2017 COMPLETION
201 East Magnolia Boulevard, Downtown Burbank
A fresh retail experience with outdoor dining that will reshape the future of Downtown Burbank, Burbank Town Center will be the new bustling heart of neighborhood, connecting the mall, 765 multi-family homes, 70 for-sale units, and an open-air community plaza with the vibrant lifestyle center helping to create a thriving and sustainable community in the center of Burbank. Plans also include approximately 40,000 square feet of new retail tenants. This project will go to City Council for consideration in 2017.

PREMIER ON FIRST — 2020 TO 2023 COMPLETION
103 East Verdugo Avenue, Downtown Burbank
A mixed-use development project in Downtown Burbank with two proposed 14-story towers in two phases. Phase I includes

Continued on page 25
2156 EAST OCEANFRONT
NEWPORT BEACH | $9,995,000

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EXCLUSIVE ESTATES OF
ROCHELLE ATLAS MAIZE

CENTURY TOWER #2205
CENTURY CITY VIEW PENTHOUSE | $2,990,000
Rochelle Atlas Maize/Andrea Best

450 SOUTH MAPLE
NEW PRICE IN BEVERLY HILLS | $1,120,000
Rochelle Atlas Maize

6162 RAMIREZ CANYON
3 ACRES IN MALIBU | $6,295,000
Rochelle Atlas Maize/Gayle Weiss

13107 BOCA DE CANON
BWOOD CONTEMPORARY RANCH | $7,899,000
Rochelle Atlas Maize/Gayle Weiss

1010 LEXINGTON
PRIME BEVERLY HILLS LEASE | $29,500/MO.
Rochelle Maize/Myra Nourmand/Fariba Maksin

10828 VIA VERONA
NEW LISTING IN BEL AIR | $3,375,000
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Rochelle Maize Luxury Estates
Built by LA: Skanska Outreach to DBEs Helps Strengthen Region’s Entire Construction Market

By JAY WEISBERGER

Los Angeles is undergoing one of the most exciting periods of change the city has gone through in generations. Billions of dollars of transit work will connect people and places on a predictable, SygAlert-free schedule. Upgrades to airports, seaports and related infrastructure will reassure Los Angeles’ place as a premiere gateway city. Already one of the world’s entertainment capitals, the return of professional football to our city hopefully means new chances to add to a trophy case that our basketball, baseball, hockey, soccer and collegiate teams have filled. Colleges here aren’t just succeeding on the playing field; they’re also leading the way in academics and are adding the facilities where leading edge research will produce the next breakthroughs.

All of these changes are happening now and, even more exciting, most Angelinos will get a face to face with our project teams. Skanska’s commitment to this goal is based on nearly a century of work in Southern California. Building here since 1919, it was our crews who helped pave the freeways that connect Los Angeles to the Inland Empire and beyond. As our region has evolved, so has our business. Today, we’re building everything from roads and rails to hospitals, schools and airports. No matter what we build, though, we aim to make sure local participation is front and center.

It’s simple, really: shouldn’t projects in a community look like they’re being built by that community? When small or traditionally-disadvantaged businesses win new work, it gives them a chance to grow. It creates new jobs, usually in the same neighborhood. When opportunities are available close to home, people stay in their communities instead of looking elsewhere for work. That means more local spending, which can drive new work. It’s the kind of “sustainability” that should be discussed more often. It’s one thing to say it and another to make it happen, though.

For example, Skanska noticed that a lot of potential trade partners had never worked with larger prime contractors before and it was leading to challenges for everyone involved. While a large prime contractor might be able to take some time to sort things out, small businesses often don’t have the luxury.

Skanska’s support, though, goes beyond handing out info. Skanska regularly hosts “boot camp” for potential trade partners that helps give them the back-office practical knowledge to match their field expertise. Insurance, for instance, can be a challenge for smaller businesses, but it’s a requirement for work. Without the staff to handle these sorts of support tasks, staying on top of what is required can be a daunting task for a small business. Boot camp helps show them how they can effectively and efficiently manage these issues while also focusing on construction work.

The end result isn’t just a benefit for Skanska, though we do love it when a firm that has been through our program wins a bid. The true benefit is to the market as participating companies leave ready to bid work with any large primes, even our competitors. If we’re building a stronger construction community where trade partners can grow their businesses, we all stand to gain.

The onus is on us, however, to make sure we’re following through by putting together bid packages that smaller businesses can realistically handle. It wouldn’t be fair to teach someone who can effectively and efficiently manage these issues while also focusing on construction work.
**Brilliant Cities are Smart Cities Realized.**

What’s next in making cities resilient? How do we plan for healthy urban growth?

The answer lies in a whole-systems approach to prioritizing projects, planning ahead, protecting vulnerable assets and providing sustainable growth. At AECOM we're pursuing new ways to connect the best ideas and insights from across communities, professions and regions, and from public and private sectors, to help cities overcome their challenges and build a brilliant future.

Learn more about how AECOM’s capabilities can help your city go from smart to brilliant.

[www.aecom.com/brilliantcities](http://www.aecom.com/brilliantcities)

AECOM provided ecological restoration planning, urban design, and landscape architecture to help restore the Echo Park Lake, which captures and cleans polluted storm water, protects against floods, and hosts wildlife and drought-tolerant plants.

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MVE + PARTNERS
With the Opening of a New Office in DTLA, MVE Architects Push the Envelope for Urban and Community Design

MVE + Partners is leading the city’s emergence of new trends in multifamily and mixed-use development, infusing every building design and community plan with a unique blend of art and technology to pinpoint the essence of what makes a place great and sustainable. In Los Angeles, this means harnessing the history, personality and needs of the community to deliver an authentic and unmatched living experience.

No matter where you may find yourself in Los Angeles, it’s likely that you will encounter a community influenced by MVE’s design. Each of these properties is as unique as the people that live, work or play there, and is inspired by the rich culture surrounding it. With the opening of its new studio in the heart of DTLA, MVE will continue to shape the fabric of this extraordinary city.

With best-in-class architecture and award-winning products in all aspects of real estate, L.A. is a tough act to follow. And that’s by design.

Currently underway:
1. Holland Partner Group’s 732 Spring Street
   A 24-story mixed-use tower in the historic core of Downtown L.A.
2. Jade Enterprises’ Emerald
   An urban mixed-use, Type III-modified development located in South Park in Downtown L.A.
3. AvalonBay Communities’ Avalon West Hollywood
   An intergenerational, urban mixed-use community on Santa Monica Blvd.
4. Catalina Island Conservancy’s The Trailhead
   Catalina Island’s new visitor center and sustainable mixed-use complex
5. Holland Partner Group’s 755 Spring Street
   (aka 8th and Spring)
   A 24-story mixed-use tower in the Historic Core of Downtown L.A. across from 732 Spring Street

Recently completed:
6. Brookfield Residential’s Playa Vista II: Master planning of Playa Vista II including medium- and high-density residential, mixed-use centers, senior and assisted living, a community center and parks, and low-density residential.
7. The Woods at Playa Vista
   1,400 luxury apartment units with extensive amenities
8. Caruso Affiliated’s 8500 Burton Way
   An ultra-luxury, modern apartment community in Beverly Hills near the Beverly Grove
9. Equity Residential’s Westgate Apartments
   A sophisticated, pedestrian- and transit-oriented community located adjacent to Old Town Pasadena

Currently underway:
1. Holland Partner Group’s 732 Spring Street
   A 24-story mixed-use tower in the historic core of Downtown L.A.
2. Jade Enterprises’ Emerald
   An urban mixed-use, Type III-modified development located in South Park in Downtown L.A.
3. AvalonBay Communities’ Avalon West Hollywood
   An intergenerational, urban mixed-use community on Santa Monica Blvd.
4. Catalina Island Conservancy’s The Trailhead
   Catalina Island’s new visitor center and sustainable mixed-use complex
5. Holland Partner Group’s 755 Spring Street
   (aka 8th and Spring)
   A 24-story mixed-use tower in the Historic Core of Downtown L.A. across from 732 Spring Street

Recently completed:
6. Brookfield Residential’s Playa Vista II: Master planning of Playa Vista II including medium- and high-density residential, mixed-use centers, senior and assisted living, a community center and parks, and low-density residential.
7. The Woods at Playa Vista
   1,400 luxury apartment units with extensive amenities
8. Caruso Affiliated’s 8500 Burton Way
   An ultra-luxury, modern apartment community in Beverly Hills near the Beverly Grove
9. Equity Residential’s Westgate Apartments
   A sophisticated, pedestrian- and transit-oriented community located adjacent to Old Town Pasadena