

Legacy Completes \$264M Mixed-Use Project

By Bob Howard

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HOLLYWOOD-Legacy Partners has completed development of its \$264 million 1600 Vine project, a collaborative effort of Legacy Partners Residential, Gatehouse Capital and the City of Los Angeles Community Redevelopment Agency. The transit-oriented development features 12 stories at the corner of Hollywood and Vine, with market rate and affordable apartment units, nationally known retailers and a dedicated public parking lot. The site is on the Hollywood Walk of Fame and directly above the Hollywood/Vine Red Line Metro Station.

Ten years in the making, 1600 Vine includes 375 apartments (297 market rate, 78 affordable), 32,595 square feet of ground floor retail featuring Trader Joe's, Wells Fargo Bank, Café Entourage, Bubbles (a full service dry cleaners), and a 215-space, on-site public parking lot. The project shares a city block and grand valet parking entry and podium with the W Hotel Hollywood and W Residences.

The apartments, which rent for \$2,375 to \$11,125, include 110 studios, 132 one-bedroom flats, six one-bedroom townhomes, 78 two-bedroom flats, 47 two-bedroom townhomes and two three-bedroom townhomes ranging from 612 square feet to 3,183 square feet.

Community amenities include a resident's lounge with LCD TVs, billiards, bar and catering kitchen; Sixth floor pool, spa, outdoor fireplace and gas barbeques; fitness studio with cardio, free weights, boxing bag and yoga/Pilates room; multiple outdoor furnished lounge retreats with Los Angeles skyline views; 11th floor rooftop terrace featuring outdoor fireplace, LCD TV, lounges and Zen garden; and an executive conference room plus business center.



1600 Vine

An unusual feature of the property is the super graphic signage and rooftop billboard program on the exterior sides and roof of the building. A total of six billboards with more than 12,000 square feet of advertising space generate additional revenue.

The project team for 1600 Vine includes developer and property manager Legacy Partners Residential Inc.; general contractor Webcor Builders; financial partner CalPERS; lender Deutsche Bank AG; architect HKS Architects, Inc.; landscape architect Rios Clementi Hale Studios; structural engineer DCI Engineers; and civil engineer Fuscoe Engineering. Sussman Prezja created the project's signage, Kaplan Gehring McCarroll Lighting designed the lighting, and Faulkner Design Group created the project's interior design environment.