

Sunset Gordon

Redevelopment Area (Hollywood): **Sunset Boulevard at Gordon Street**

Project Description: **High-rise, mixed-use development of a surface parking lot and the former Spaghetti Factory restaurant into a project that features:**

- **300 For-Sale Condominiums**
- **40,000 Square Feet of Commercial Creative Office Space**
- **13,000 Square Feet of Neighborhood-Serving Retail**
- **1/2-acre Public Park**
- **Historic Rehabilitation**
- **LEED Gold Construction**

Developer: **Gerding Edlen**

Status:

- **OPA approved by CRA Board on October 18, 2007**
- **Board and City Council approved OPA**

Next Quarterly Milestone:

- **Obtain City Entitlements**
- **Draft 3-Party Agreement for Gordon Park**

Agency Assistance: **Approximately \$13 Million**

Leverage Ratio: **1:13.6**

Total Development Costs:

- **Approximately \$190 Million**

Community Benefits:

- **Public Park**
- **Workforce Housing**
- **Career ladder jobs**
- **Local Hiring During Construction**
- **Historic Rehabilitation**

Jobs Generated:

- **100 Full Time Jobs**
- **700 Construction Jobs**

