

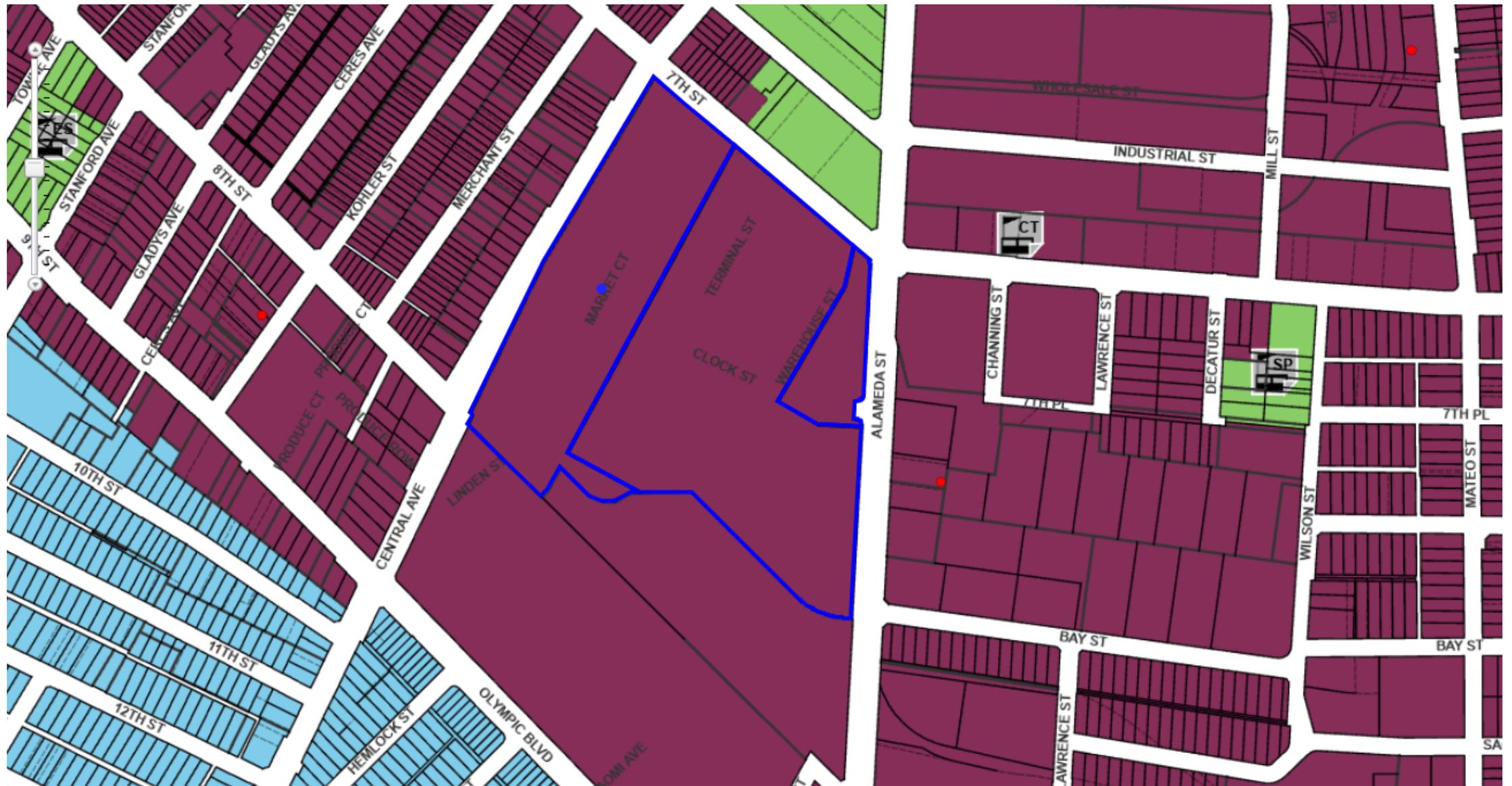


# ROW DTLA Residential Project

- DLANC Presentation
- Case No.: VTT-84331-HCA; CPC-2025-4306-DB-PR-ZV
- Case No.: ENV-2024-8218-HES
- Vesting Tentative Tract Map, Density Bonus, Project Review, Variance



**LOCATION AND EXISTING CONDITIONS**



**ZONING [MB2-SH1-5] [IX3-FA] [CPIO]**

# ZONING SUMMARY

Existing Zoning: [MB2-SH1-5] [IX3-FA] [CPIO]

Maximum FAR Allowed: 3:1

Proposed FAR: 1.86:1 averaged

Maximum Density Allowed: Unlimited

Proposed Density: 1,000 du

- 11% VLI: 114 du
- Manager's Unit: 3 du
- Market Rate Units: 883 du

Maximum Height Allowed: Unlimited

Proposed Height:

- South Lot A: 102'-8"
- South Lot B: 100'-4"
- North Lot C: 101'-6"

Lot Amenity Space Required and Provided: 31,406 sf

Residential Amenity Space Required and Provided: 84,427 sf





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**ALAMEDA STREET ENTRANCE RENDE**

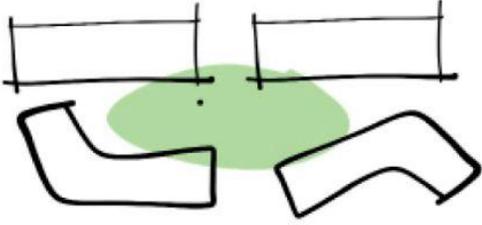
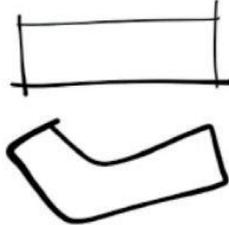
# ROW DTLA Residential Project

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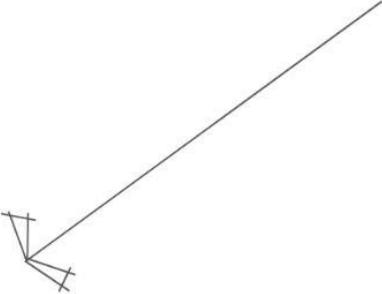


# MASSING CONCEPT

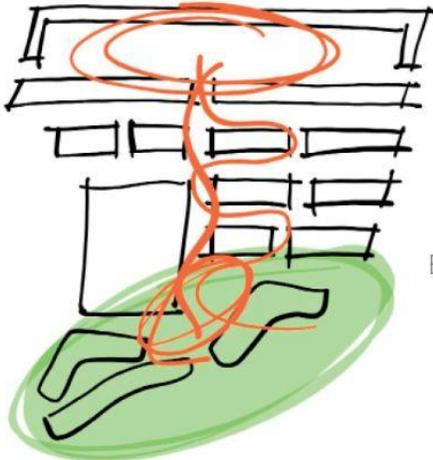
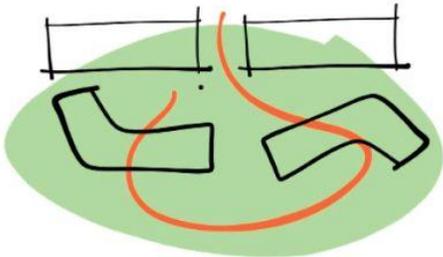
EXISTING BUILDINGS  
NEW BUILDINGS



OUTDOOR VENUES IN  
BETWEEN BUILDINGS



PERMEABLE BUILDINGS  
IN A GARDEN



BOTANICAL VILLAGE  
AT ROW DTLA

## ROW DTLA Residential Project

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# ROW DTLA Residential

# Project

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# BASE - PRECEDENT IMAGES



BASE PRECEDENTS

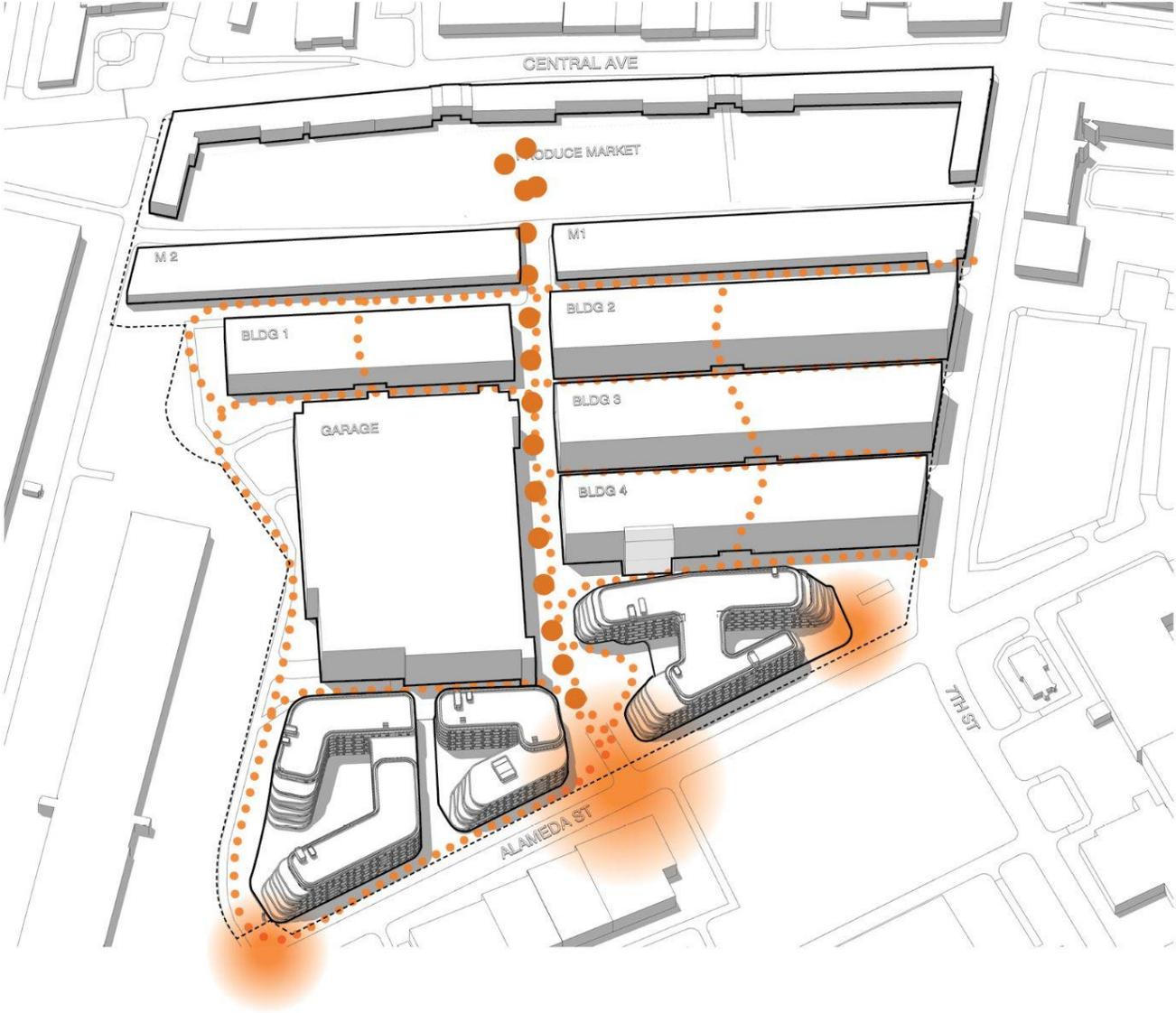


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# CONNECTIVITY NETWORK

Enhanced permeability and connectivity activates gardens, lawns, retail, and residences.

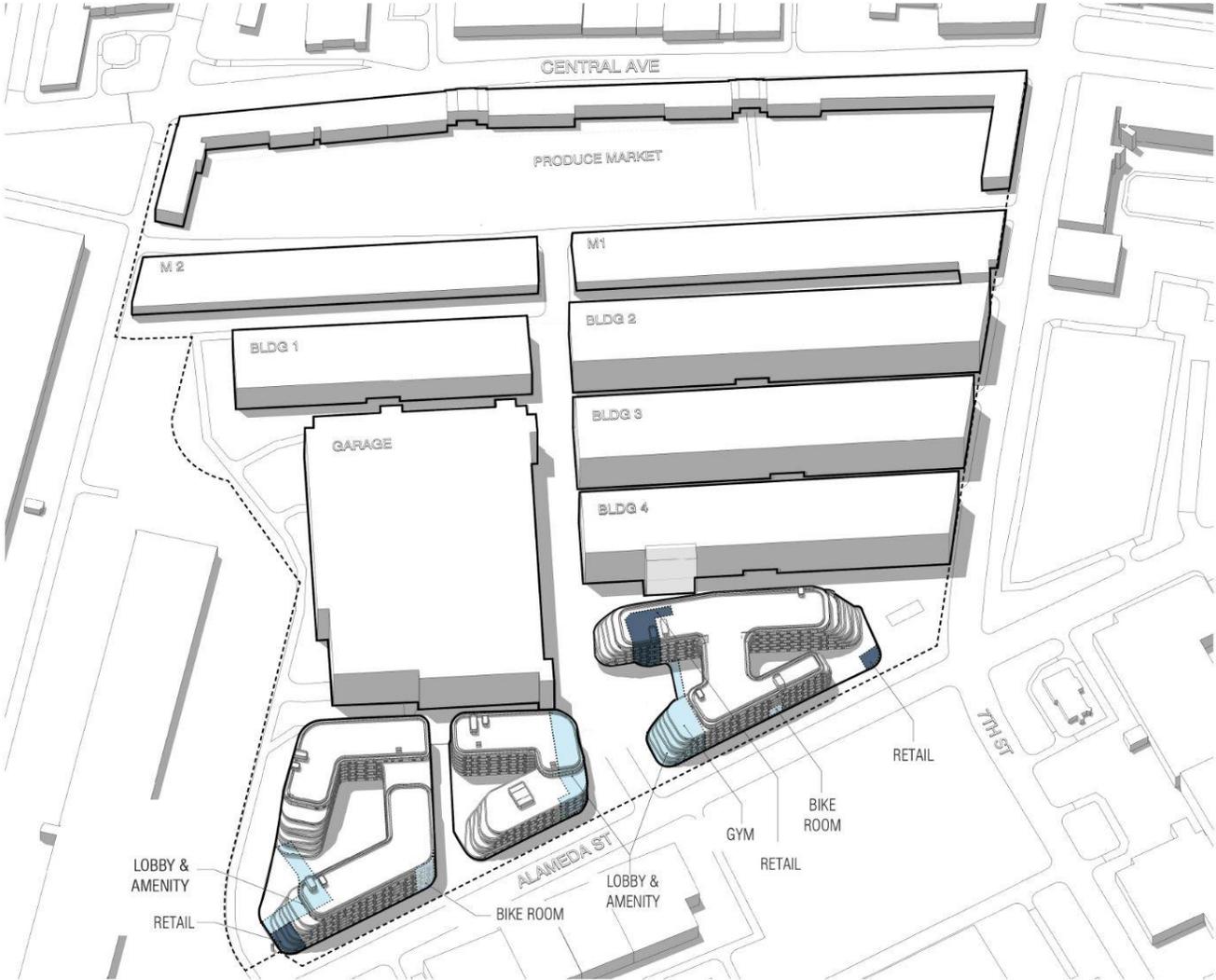


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# PRIVATE RESIDENTIAL AMENITIES

Strategically located amenities support day time and evening outdoor activities oriented around creative lifestyles.

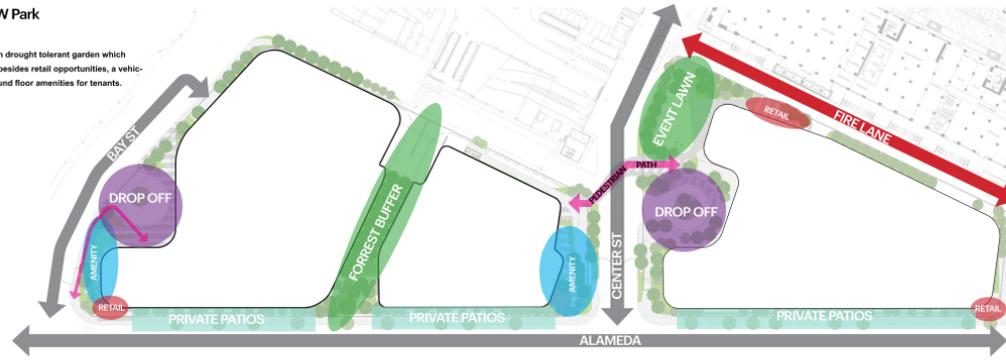


## ROW DTLA Residential Project

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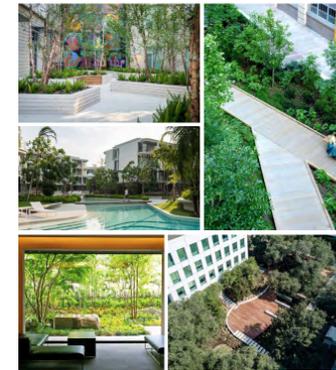
### Ground Level: ROW Park

The ground level is a lush drought tolerant garden which integrates an open lawn besides retail opportunities, a vehicular roundabout and ground floor amenities for tenants.



### Podium Level: Botanical Oasis

The Podium level is an open garden experience with lush, low maintenance plantings around an elevated pool and spa deck. Meandering garden paths move through the landscape creating small intimate gathering spaces and community scale gathering spaces.



### Roof Level: Sky Gardens

The Roof level decks are oriented to excellent views of DTLA and towards the ocean. The View Garden decks feature movable seating, shade trees, and raised planter boxes.



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# SOUTH BLDG - RESIDENTIAL



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## IN-GROUND PLANTING

### TREE PALETTE:

#### FOCAL TREES

LARGE TREES IN THE GROUND CREATE SHADE AND FOCAL POINTS FOR ACTIVITY



QUERCUS TOMANTELLA  
ISLAND OAK



PLATANUS RACEMOSA  
WESTERN SYCAMORE

#### SHADE TREES

MEDIUM SIZED, EVERGREEN TREES OPTIMIZED FOR SHADE



FRUITLESS OLIVE  
OLEA 'SWAN HILL'



AFRICAN SUMAC  
RHUS LANCEA



LOPHOTSEMON CONFERTUS  
BRISBANE BOX

#### SEASONAL TREES

DECORATIVE, COLORFUL MIX OF EVERGREEN AND DECIDUOUS FOR SEASONAL VARIETY



STRAWBERRY TREE  
ARBUTUS MARINA



WESTERN RED BUD  
CERCIS OCCIDENTALIS



x CHITALPA  
CHITALPA X TASHKENTENSIS

## PODIUM PLANTING

### TREE PALETTE:

#### FOCAL TREES

LARGER SCULPTURAL TREES PROVIDE FOCAL POINTS TO GATHER COMMUNITIES



UMBELLULARIA CALIFORNICA  
CALIFORNIA BAY LAUREL



ALOE BARBERAE  
TREE ALOE

#### SHADE TREES

MEDIUM, EVERGREEN TREES OPTIMIZED FOR SHADE ON THE PODIUM.



COOTAMUDRA WATTLE  
ACACIA BAILEYANA



FRUITLESS OLIVE  
OLEA 'SWAN HILL'



MAGNOLIA GRANDIFLORA 'LITTLE GEM'  
DWARF SOUTHERN MAGNOLIA

#### SEASONAL TREES

DECORATIVE, COLORFUL MIX OF EVERGREEN AND DECIDUOUS FOR SEASONAL VARIETY



WESTERN RED BUD  
CERCIS OCCIDENTALIS



DESERT WILLOW  
CHILOPSIS LINEARIS



WESTERN RED BUD  
CERCIS OCCIDENTALIS

**SHRUB & GROUND COVER PALETTE**



ACHILLEA PAPRIKA  
PAPRIKA YARROW



ARCTOSTAPHYLOS 'EMERALD CARPET'  
AEMERALD CARPET MANZANITA



AGAVE ATTENUATA  
FOXTAIL AGAVE



AGAVE 'BLUE GLOW'  
BLUE GLOW AGAVE



ALOE STRIATA  
CORAL ALOE



BOUTELOUA GRACILIS  
BLUE GRAMA GRASS



CALAMAGROSTIS X KARL POERSTER  
FEATHER REED GRASS



CEANOTHUS 'YANKEE POINT'  
YANKEE POINT CEANOTHUS



GREVILLEA 'MOONLIGHT'  
MOONLIGHT GREVILLEA



LEYMUS 'CANYON PRINCE'  
CANYON PRINCE WILD RYE



LOMONDRA BREEZE'  
DWARF MAT RUSH



MIMULUS AURANTIACUS  
STICKY MONKEY FLOWER



MIMULUS PUNICEUS  
RED BUSH MONKEY FLOWER



MUHLENBERGIA RIGENS  
DEER GRASS



MYOPORIUM PARVIFOLIUM  
CREEPING MYOPORIUM



PRUNUS LICIFOLIA SPP.  
CATALINA ISLAND CHERRY



ROSMARINUS HUNTINGTON BLUE  
HUNTINGTON BLUE ROSEMARY



ROSMARINUS TUSCAN BLUE  
TRAILING BLUE ROSEMARY

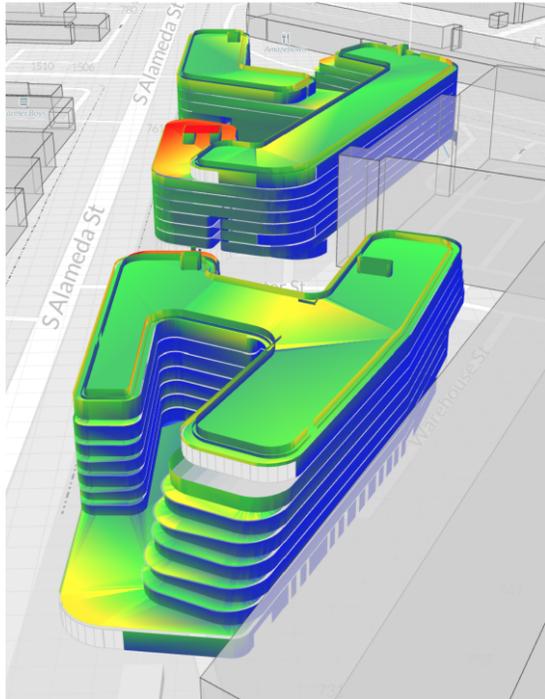


SALVIA 'BEES BLISS'  
BEES BLISS SAGE

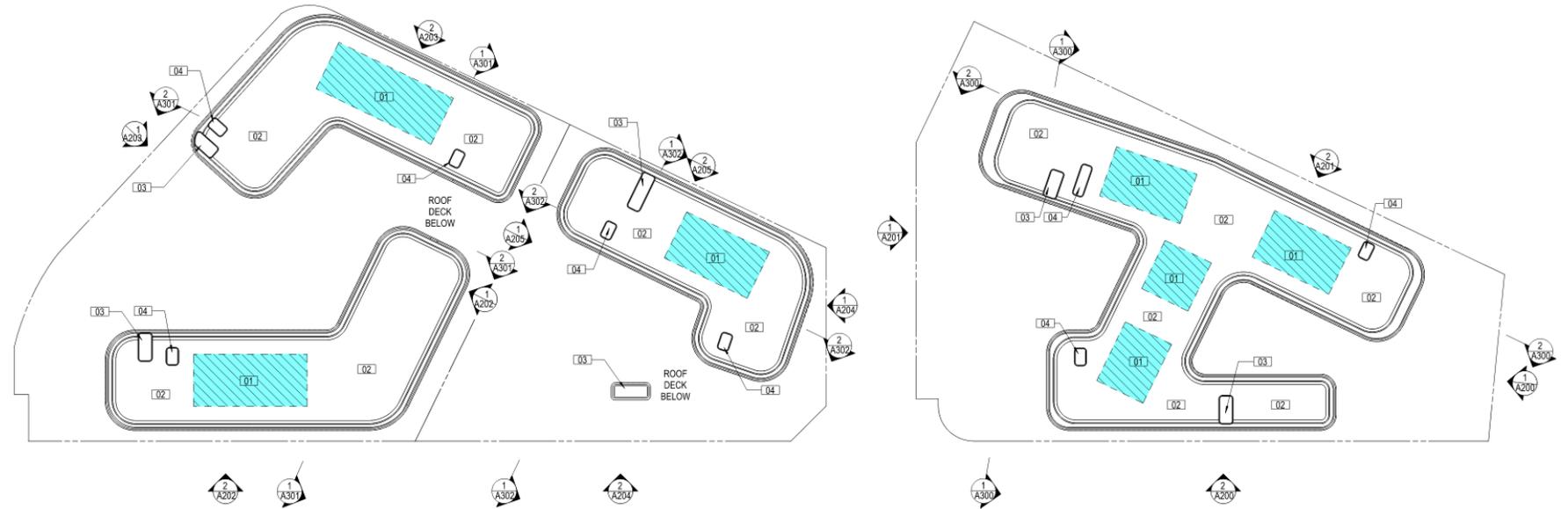


SALVIA CLEVELANDII  
CLEVELAND SAGE

## DESIGN V2



SUN HOURS STUDY

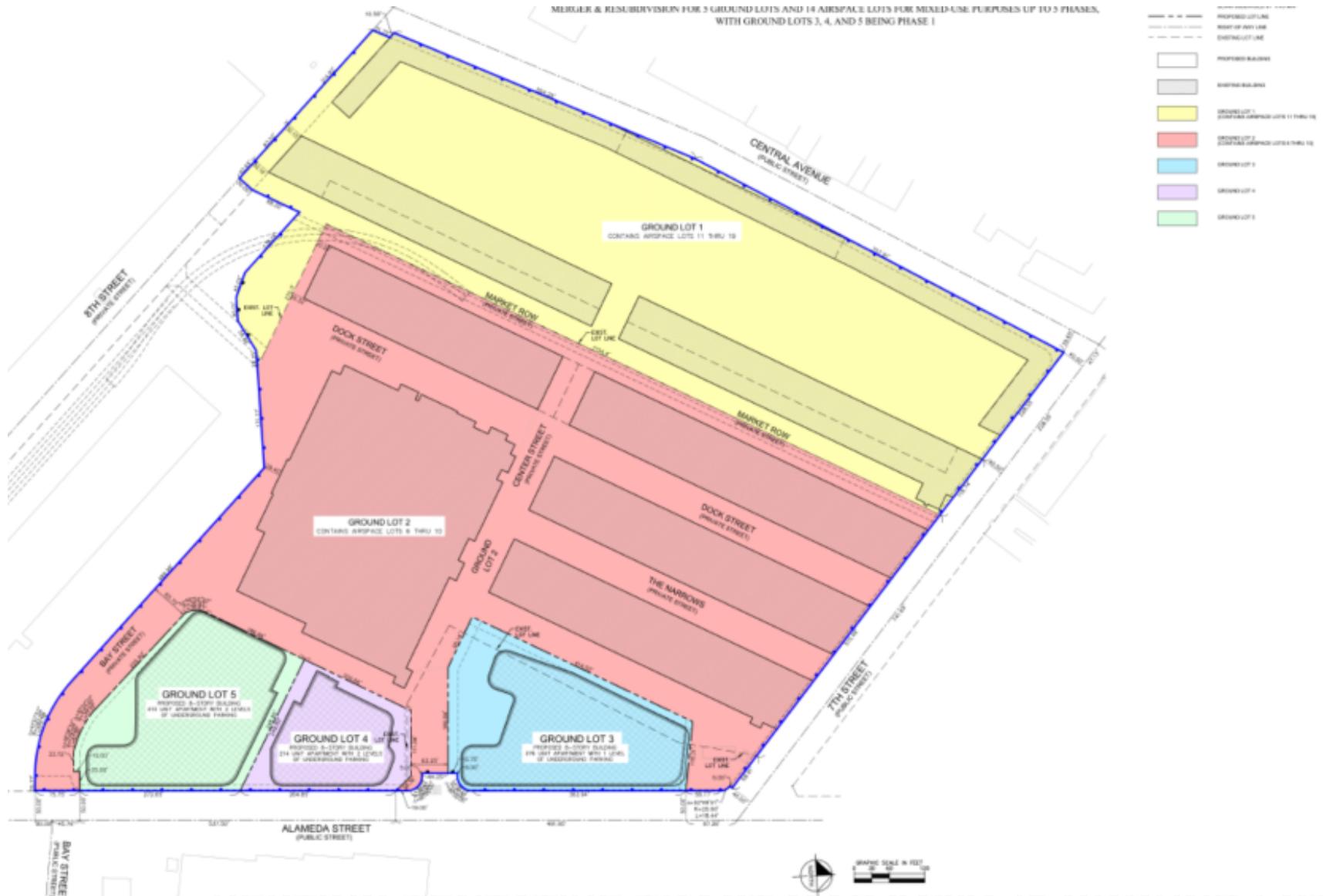


## SUSTAINABILITY FEATURES

- 10% MORE SOLAR THAN REQUIRED & BATTERY STORAGE INCORPORATED INTO THE DESIGN
- 50% EV PARKING (EV READY + EVCS)
- NATIVE & DROUGHT TOLERANT LANDSCAPE
- SHADE TREES THROUGHOUT AND LIGHT COLORED PAVING TO MITIGATE URBAN HEAT ISLAND EFFECT
- LOW FLOW PLUMBING FIXTURES
- STORM WATER COLLECTION AND INFILTRATION IN COMPLIANCE WITH CITY'S LID STANDARDS

# ROW DTLA Residential Project

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ROW DTLA Residential  
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**VESTING TENTATIVE TRACT MAP 84331 (5 GROUND LOTS AND 14 AIRSPACE LOTS)**

## **VESTING TENTATIVE TRACT MAP**

On December 18, 2025, the Deputy Advisory Agency approved:

1. Certified that the project is within the scope of the program approved in the 2021-2029 Housing Element, and the 2021-2029 Housing Element Environmental Impact Report No. ENV-20206762-EIR;
2. The merger and re-subdivision of three (3) lots to allow five (5) ground lots and 14 airspace lots;
3. A haul route approval for the export of approximately 152,610 cubic yards of earth materials from the project site; and
4. A waiver of a requirement to remove and replace the existing roadway pavement, curb, gutter, and sidewalk.

## DENSITY BONUS REQUEST

Pursuant to Los Angeles Municipal Code (LAMC) Section 9.2.1 of Chapter 1A, a Density Bonus Compliance Review to permit a residential development project consisting of 1,000 dwelling units of which 114 units will be set aside for Very Low Income Households, and with the following On- and Off- Incentives and Waivers of Development Standards (WDS):

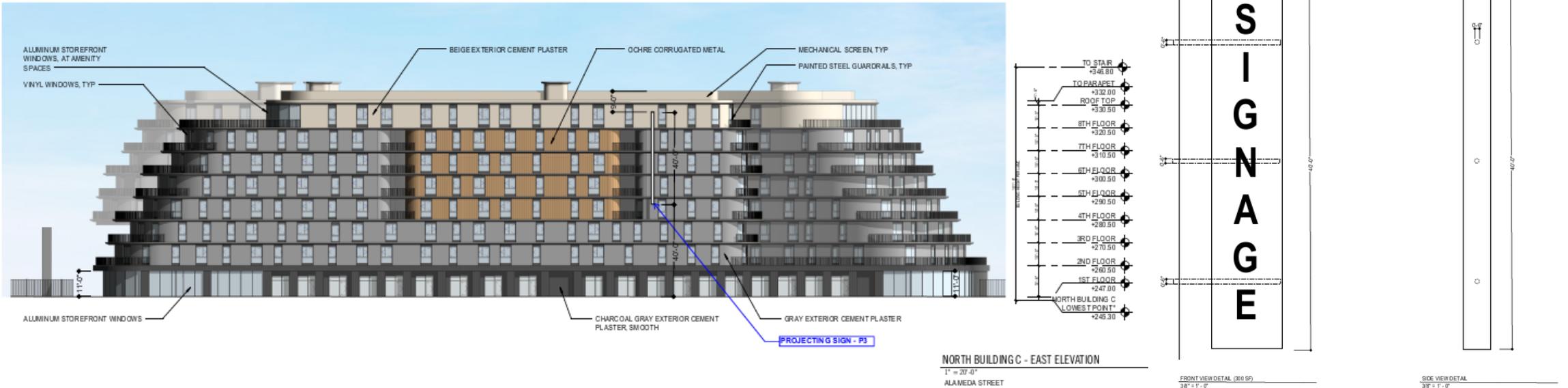
- a. An On-Menu Incentive to permit averaging of FAR, density, parking, open space, or vehicular access;
- b. An Off-Menu Incentive to permit the continued use of an existing 8-foot fence in the front yard in lieu of the 3.5-foot fence;
- c. A WDS to permit a building width of 377-feet and 10-inches for Building C in lieu of the 280-feet;
- d. A WDS to permit a maximum Build-to-Depth of 8-feet in lieu of the 5-feet;
- e. A WDS to permit a minimum primary street ground story transparency of 49% in lieu of the 70%;
- f. A WDS to permit a ground story height of 13-feet and 6-inches in lieu of the 16-feet;
- g. A WDS to allow through access in the North Lot provided at 391-feet and 6-inches in lieu of the 350-feet;
- h. A WDS to permit relief from the Pedestrian Access requirements per LAMC Section 4C.1.1.C.2. (Package 1) to allow access to the units that are not directly from the street;
- i. A WDS to allow floors 2-5 primary street transparency of 24% in lieu of the 30%; and
- j. A WDS to permit a maximum Build-to-Width of 65% minimum in lieu of the 90% minimum;

**ROW DTLA Residential  
Project**

# PROJECT REVIEW AND VARIANCE REQUESTS

Pursuant to LAMC Section 13B.2.4, a Project Review for a development creating over 50 market rate dwelling units on the project site; and

Pursuant to LAMC Section 13B.5.3, a Variance to allow three projecting signs at the project site to have 300 square feet per sign face (combined projecting sign face area of 1,800 square feet) in lieu of the 48 square feet per sign face otherwise allowed.



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**THANK YOU. ANY QUESTIONS?**