

Sunset Gordon Hollywood, California



Sunset-Gordon Tower is a dense mixed-use residential, office and retail development located on Sunset Boulevard in central Hollywood.

Conceived to be a model for sustainable urban in-fill development, every aspect of the project, from the site selection to the exterior materials, has been considered in order to achieve the goal of a "Platinum" rating from the United States Green Building Council. A corner of the site is occupied by a historic one-story stucco building that was built to house the first radio broadcast studio in Hollywood and in keeping with the sustainable goals of the project, this building is being restored for a retail use and integrated into the massing of the new development.

The project includes 124 condominium units, 10,000 square feet of street-level retail, 40,000 square feet of office space and parking for 360 cars. The varied program was driven by the request of the area's city council member and the local community groups to provide more work-force housing for the employees of nearby film and TV production companies, as well as "creative" office space to house these companies.

The development configuration is a vertically stacked arrangement of three elements: The existing historic building with new adjacent retail, a four-story podium and a nine-story tower. The podium provides five levels of above-grade parking that is wrapped with program uses including retail, town homes and office space. The tower is a shifted bar configuration that contains a mix of one and two-bedroom units and penthouse units on the top floor. Designed by Christopher Coe while a Partner and Design Principal at Gruen Associates.

