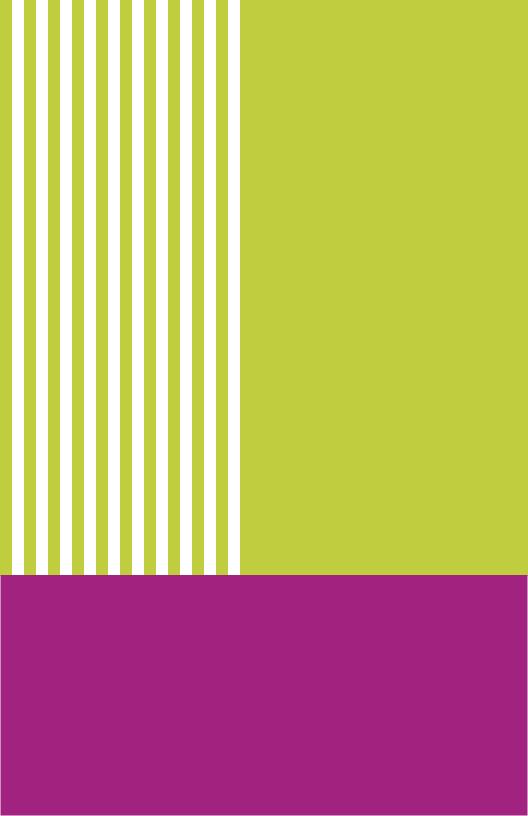
URBAN FORUM

# WESTSIDE PRIZE + DESIGN AWARDS

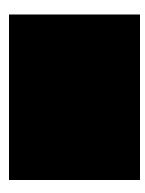
2014

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#### MESSAGE FROM THE WUF PRESIDENT



Some of my favorite parts about cities is their diversity, their ever-changing fabric, and their ability to adapt and grow. Today, the Westside Urban Forum is honored to celebrate three projects that have not only improved Los Angeles, but have also influenced the way we view our community.

The Sydell Group's Line Hotel exposes Angelenos and tourists to a melting pot that may have been previously unknown to them. Located in the City's most dense neighborhood that is alive 24/7, the Sydell Group transformed a 1960's office building into a modernist hotel. The Line has been instrumental in putting Korea Town and its cultural

diversity on the map for a wider audience. As though the adaptive reuse wasn't enough, the Line offers free use of bicycles to explore the neighborhood and showcases local restaurants, designers, and retailers from inside and outside of Koreatown. We love this project not just because of the great design, but because it makes us rethink how we use old buildings and where that can be successful.

Thomas Safran & Associates' (TSA) Dunbar Hotel-Dunbar Village repurposes the historic Dunbar Hotel and adjacent property into an 83-unit mixed-use project for seniors and families. Located in the heart of Central Avenue's historic jazz scene and known as the most prestigious hotel in the City's African-American community, it fell into disrepair in the 1970s and 1980s. This didn't stop TSA from seeing the potential to re-use the property as a new type of community gathering place, one for residents of all ages. We love this project because it keeps the spirit of the original historic use, it activates the neighborhood by providing safe and affordable housing, and because it lovingly restores a local treasure.

CicLAvia has changed the way that Angelenos see our city. While most of us are used to zooming around the city in our cars, CicLAvia encourages – almost dares us – to get out of our cars and explore each block on bicycle. There's no question that there are more people riding their bicycles every day, but there's something special about riding on streets closed to vehicular traffic with thousands of other people. CicLAvia promotes health, alternative transportation, and togetherness. We love this project because it makes us realize streets are public spaces too, and we can use them to connect with each other.

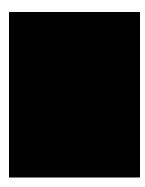
Today we honor these three incredible projects that have been instrumental in opening our eyes to how dynamic our city can be by simply readjusting our lenses.

Congratulations,

Elisa L. Paster President

#### **MESSAGE FROM THE PRIZE CO-CHAIRS**





Today we are proud to honor three organizations whose projects contribute to the vitality of Los Angeles in unique ways.

Our Westside Prize honors two hotels that are place-making community centerpieces that showcase adaptive reuse of existing structures. *The Line* is a hotel collaboration by New York's Sydell Group with Kogi Truck entrepreneur and restaurateur Roy Choi, nightlife impresarios the Houston brothers, interior space designer Sean Knibb and art product/apparel/homeware/décor design firm Poketo. 'Collaboration' is the key word here; Andrew Zobler, the Sydell Group's founder, is a firm believer in the power of sharing, collaborating, and encouraging the creative process to create unique hotels deeply rooted in their location and architecture. That process of reaching out to bring together eclectic interests and ideas fits right in with the local esthetic. *The Line's* location in Koreatown puts it in the middle of LA's most densely inhabited neighborhood and the city's highest concentration of late-night businesses. Locals love the walkable area, and visitors from the UK to Asia crowd the shops and restaurants. There are Linus bike rentals onsite at the hotel, and a subway stop for which the hotel was named is across the street to draw people out into other areas of the city. *The Line* reaches out to the neighborhood and to the larger world.

The **Dunbar Hotel** was at the heart of African American culture in Los Angeles through the 1950's. Built in 1928 by African American contractors and craftsmen and financed by USC School of Dentistry's first African American graduate, Dr. John Somerville, it was known as the Somerville Hotel - one of the first upscale hotels for African Americans in Los Angeles at a time when racial discrimination was deeply entrenched. During the Great Depression, the hotel was sold and renamed the **Dunbar Hotel** in honor of the poet Paul Lawrence Dunbar. By the 1930's, the **Dunbar** anchored a two-block stretch of jazz clubs on South Central Avenue, drawing jazz luminaries Louis Armstrong, Duke Ellington, Count Basie, Billie Holiday, Lena Horne and many others. Prominent artists, performers and writers Bill "Bojangles" Robinson, Langston Hughes and W.E.B. Du Bois frequented the hotel, along with visitors from around the world. The **Dunbar** survived decline, closure, and foreclosure until its new incarnation as part of an affordable rental community for seniors and low -income families known as Dunbar Village. Tenants chosen by lottery have moved in; some of them remember Central Avenue in its heyday, and are delighted as the renowned thoroughfare experiences a renaissance around the Dunbar Hotel

This year we are proud to present the John L. Chase Legacy Award to *CicLAvia*, the enthusiastic car culture-busting, neighborhood-opening, bicycle/active transportation facilitator of Los Angeles. *CicLAvia* says it best: "*CicLAvia* temporarily removes cars from L.A. streets - and the streets fill up with smiles!" The co-founders of CicLAvia are passionate about catalyzing safe, vibrant public spaces, sustainable, active transportation, and public health through a program of car-free street events. It's hard to argue with goals like these, and the Westside Urban Forum is delighted to support *CicLAvia*'s wildly successful efforts with the Chase Legacy Award.

Finally, thank you to all the firms that submitted projects in our annual Design Awards Program. Your work will contribute to the remarkable range of Los Angeles architectural expressions and design excellence that enriches our communities.

We applaud our honorees' contributions to the region's vibrant and diverse communities.

Ellen Isaacs, Westside Prize Co-Chair Patti Harburg-Petrich, Westside Prize Co-Chair

# 2014 WESTSIDE PRIZE AWARD

#### THE LINE HOTEL

The Line is a hot spot in Koreatown that welcomes the neighborhood and visitors with a mid-century vibe that features exposed concrete, lots of glass facing the Hollywood Hills and street life on Wilshire Boulevard, and a spare esthetic punctuated by bright colors. Los Angeles' reputation as an international melting pot is celebrated by the Line; one of the two restaurants onsite specializes in Korean hot pot cooking, and the lounge and karaoke bar will provide up-to-the-minute atmosphere and entertainment.

Sydell Group is the lead collaborator for the hotel, and owns, develops and manages lifestyle hotels in New York, Miami and Palm Springs; the Line is the group's second Los Angeles launch. Built in 1964 as a Hyatt Hotel, the 12-story, 388-room structure has been restored, renovated and re-imagined. The Line's specially commissioned local art made from discarded laundry detergent bottles, and a mix of highbrow (marble tables) and everyday materials (scrunched tee shirts as textured paneling) make it a distinctly LA international experience. Soft-launched in January, the Line's lobby lounge and patio are already humming with activity in synch with the 24-hour neighborhood that surrounds them.























## 2014 WESTSIDE PRIZE AWARD

#### THE DUNBAR HOTEL

For Thomas Safran & Associates and partners including the nonprofit Coalition for Responsible Community Development , the CRA, and the LA Housing Authority, bringing back to life the historic Dunbar Hotel in South LA was a labor of love. The 86-year-old hotel is located in the heart of Central Avenue's historic jazz scene, and its original architecture and Art Deco motifs have been carefully preserved to highlight large murals, an atrium and a fountain. Staying true to the property's history, TSA plans to look for a tenant interested in opening a speakeasy-type club or restaurant in the hotel's former nightclub. Meanwhile, the 18th Annual Central Avenue Jazz Festival will take place just steps away from the front doors of the Dunbar.

If you've ever wondered if it is possible to do well by doing good, TSA answers that question with a resounding 'yes.' The company develops, owns and manages award-winning affordable rental housing projects. None of these projects are easy to put together, requiring multiple sources of hard-to-find financing, but they are profitable and generate returns for investors, while press interviews with new residents make it clear how much they appreciate their new living quarters.

The Dunbar is a 41-unit senior community featuring studios, one-bedroom and two-bedroom units, on a property that also includes two new rental properties for low income families. Amenities in Dunbar Village include two large community rooms, a computer lab, exercise room and after-school programming, movie nights, arts and crafts activities, bingo, and monthly birthday parties for residents. Other options are based on resident interest; onsite health seminars, as well as financial literacy, ESL, computer, exercise, dance and cooking classes and quarterly field trips to museums, sporting and cultural events are all free to residents.





Before After

#### Before Photos



#### After Photos















# 2014 JOHN LEIGHTON CHASE LEGACY AWARD

#### **CicLAvia**

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#### **DESIGN AWARDS COMMITTEE**

#### Tony Pleskow, AIA, Co-Chair

Principal, Pleskow Architects, Planning Commissioner Culver City

#### **Tibby Rothman, Co-Chair**

Writer|Strategist, Digital Media Consultant AIA|LA, AIA California Council

#### Michele McGrath

City Of Beverly Hills

#### **Blake Coddington**

TSA Housing

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Scott Hunter, HKS Inc.

Ellen Isaacs, LA County Metro

Joshua Kaplan

Alisa Karlan, Cerrell Associates Inc.

Stuart Magruder, Studio Nova A Architects, Inc.,

Rebecca Martinez, Cuningham Group Architecture

Michele McGrath, City Of Beverly Hills

Elisa Paster, Gilchrist & Rutter

Tony Pleskow, Pleskow Architects

Greg Reitz, Rethink Development

Tibby Rothman, Writer/Journalist

Scott Schonfeld, Centennial Real Estate Company

Francie Stefan, City Of Santa Monica

Josh Stephens, California Planning & Development Report

James Suhr, James Suhr & Associates LLC

# WESTSIDE PRIZE + DESIGN AWARDS

**DESIGN AWARDS JURY** 

Jeffrey Averill, FAIA, LEED AP UCLA Campus Architect

Stuart Magruder, AIA 2012 AIA|LA President, Young Architects Award Recipient

**Deborah Snoonian Glenn** Writer, Editor, Producer, Content Strategist

**AWARDS** 

HONOR CITATION

## HONOR

## Schools K - 12

#### **Edison Language Academy (Built)**

Architect: Kevin Daly Architects Landscape: Pamela Burton & Co

Owner: Santa Monica Malibu Unified School District

**Executive Architect: IBI Group** 

Structural Engineer: Thornton Tomasetti Electrical Engineer: Fred Brown Engineering Mechanical & Plumbing: IBE Consulting Engineers

Civil Engineer: KPFF

"The project has an underlying complexity; the more you see and understand this project, the richer it becomes"

"Uses the land in a smarter way than before, adding density that is also sustainable with an innovative use of solar chimneys and bioswales"

"The courtyard amphitheater area provides a dynamic space for kids to socialize"

"Good use of colors; the colors are fun and targeted to K-5 school kids so the school looks like what it's supposed to be. The upper colors are blue, lower colors are green - evocative of the kids' world and relates to what the kids will learn there without being obvious"





## Colleges & Universities

#### **Emerson College Los Angeles (Built)**

Architect: Morphosis Architects

Planning Consultant: Robert Silverman Landscape: Katherine Spitz Associates

Owner: Emerson College

Structural: John A. Martin Associates, Inc.

MEP: Buro Happold

Civil: KPFF

Sustainability: Davis Langdon Cost Estimator: Davis Langdon Facade: JA Weir Associates Geotechnical: Geotechnologies

Lighting: Horton Lees Brogden Lighting Design, Inc.

Acoustics: Newson Brown Associates LLC Audiovisual/IT: Waveguide Consulting Inc.

Code: Arup

Specifications: Technical Resources Consultants, Inc.

Vertical Transportation: Edgett Williams Consulting Group, Inc.

Technology & BIM: Synthesis

Theater Design: Auerbach, Pollock, Friedlander

Graphics: Follis Design Smoke Control: Exponent

Waterproofing: Independent Roofing Consultants Exterior: Building Maintenance Olympique Architectural Visualization: Kilograph

"Emerson has been somewhat invisible in Los Angeles and this project puts the school front and center"

"Appreciate that the building has so much open space and beautifully captures the incredible views from the site"

"A stunning work of architecture that connects with the community and speaks to the street in a way that many colleges and institutions do not"





# Colleges & Universities

#### **Caltech Keck Institute for Space Studies (Built)**

Architect: Lehrer Architects

Landscape: Mia Lehrer + Associates Owner: California Institute for Technology Keck Institute for Space Studies

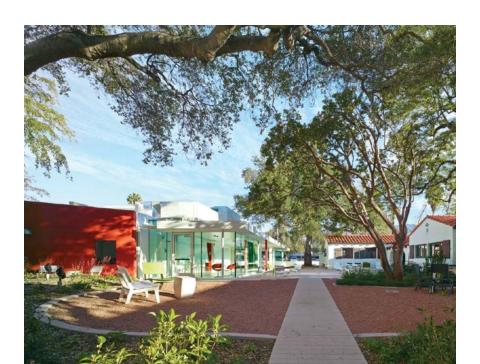
Structural Engineer: John Labib & Associates Civil Engineer: Barbara L. Hall & Associates Geotechnical Engineer: Geocon West, Inc MEP Engineer: Westlake Reed Leskowsky

Audio Visual Consultant: Media Systems Design Group

"The lightness and simple playfulness of the building draws you in"

"Great use of outdoor space"

"It is a thoroughly contemporary building and yet is sensitive to and compliments the nearby historical Spanish structure"





# Colleges & Universities

#### **Los Angeles Harbor College Science Complex (Built)**

Architect: HGA Architects & Engineers Landscape: BlueGreen Consulting

Owner: Los Angeles Community College District

Structural: Saiful Bouquet

Mechanical/Plumbing/Fire: Fundament & Associates

Electrical / Data

Telecom: FBA Engineering

Civil Engineer: John M. Cruikshank Consultants

Lab Planning: Jacobs Consultancy

Acoustical / AV: Veneklasen Signage: Hunt Design Hardware: Finish Hardware

Sustainability: HGA Architects and Engineers

"Nice to see such a high level of commitment and sophistication in a community college building; it looks like it could be on any major university campus"

"The building has a laboratory feel to it which works here because the project speaks to what it is......a science building"

"The massing is strong, the quality high and the project is sustainable"





# Open Space

#### Fremont Wellness Center and Community Garden (Built)

Architect: IBI Group

Landscape: Pamela Burton & Company Owner: Los Angeles Unified School District / Los Angeles Neighborhood Land Trust

Other Consultants: USS Cal Builders United Landscape **Evergreen Nursery DSA Lighting** Sweeney & Associates Gail Materials Doty & Sons **Decorative Stone Solutions** Los Angeles Unified School District Los Angeles Neighborhood Land Trust **UMMA Community Clinic** 

"This project does a really nice job of providing open space offering ample opportunities for kids and it's easy to see how the community fits in"

"It's a clean, simple landscape plan; not fussy but very usable and smart"

"The formidable fence is a concern but the project is so needed and it responds well to the local community"

"Accomplishes a lot on a small budget. Just making this project happen was huge!"



# Open Space

#### **Tongva Park & Ken Genser Square (Built)**

Design-Build Prime: W.E. O'Neil Construction Landscape: James Corner Field Operations

Owner: City of Santa Monica

Architect: Frederick Fisher & Partners Water Features: Fluidity Design Consultants Civil Engineering: Fuscoe Engineering Structural & MEP Engineering: Buro Happold

Lighting: HLB

Geotechnical: Converse Consultants

Urban Soils: Wallace Labs Horticulture: Perry & Associates Grasses: Greenlee & Associates Irrigation: d.d. Pagano, Inc. Artist: Inigo Manglano-Ovalle

"Skillful use of geography, pathways and complex geometry to create space that feels intimate in the middle of a larger, dense, urban environment"

"Lush, inviting, a woven tapestry; users feel enveloped in a special place"

"Includes a nice mix of areas serving various types of gatherings..... in this space, you can be as public or private as you want to be"

"Interesting view corridors; frames City Hall"

"Unites the Civic Center with the beach and connects to the larger community"

"You're seeing the continuum of the past and the future here; feels very 'now'"





# Open Space

#### **Koreatown Gateway (Unbuilt)**

Architect: John Friedman Alice Kimm Architects, Inc.

Owner: Los Angeles Neighborhood Initiative

Structural Engineer: Buro Happold

Lighting Engineer: KGM

"It is located in an area where many cultures intersect and effectively speaks to how the area is changing"

"It is both literally light and exhibits a light touch in terms of cultural references; it is not didactic about cultural identity as seen in the way it references the nearby pagoda without being overt"

"A real civic gesture that can be enjoyed by foot, from nearby buildings and by vehicle, which was important to the jury because this is Los Angeles"





# Public Engagement

#### Michigan Avenue Neighborhood Greenway (MANGo) (Built)

Planning Consultant: Meléndrez

Landscape: Meléndrez Owner: City of Santa Monica

Traffic Analysis and Design: IBI Group

**Event Production: CARS** 

"This is about the process of engaging the community at a grass roots level"

"A "mock-up" that allowed the community to really understand the proposed traffic improvements "

"Brought the process to the people"





### Public/Institutional

#### LA Forum (Built)

Architect: SCI Architects, P.C.

Landscape: Mia Lehrer & Associates

Owner: MSG Entertainment

Architect of Record: House & Robertson Architects, Inc.

Construction Manager: Gafcon Inc. General Contractor: Clark Construction

"Restored an iconic building in LA; respectful renovation of a mid-century building; modern in a thoughtful way"

"Sustainable in the sense of maintaining an existing building, the local economy and the community's emotional ties to the building"

"A catalytic project in this community"

"Programmatically innovative because it is about creating an excellent concert-going experience (seating, sound) rather than a multi-purpose space; musicians like playing here"





# Multi-Unit Housing

#### **Cloverdale 749 (Built)**

Architect: Lorcan O'Herlihy Architects (LOHA)

Landscape: LINK Landscape Owner: 749 Cloverdale, LLC Contractor: Fortis 17 CRM

Structural Engineer: Labib & Associates

Electrical Engineer: Amelect

Civil Engineer: Harvey Goodman Civil Engineering Inc. Mechanical and Plumbing Engineer: MNS Engineering

"Elegant, beautiful, simple, strong as exemplified by the refined color palette and layered façade"

"Sufficiently private without denying the urban context; put another way - it offers privacy without turning its back on the street"

"Manages to sit lightly on the site even as it densifies the site"





## Multi-Unit Housing

#### **Stella Mixed-Use (Built)**

Architect: Design ARC LA

Planning Consultant: Craig Lawson and Associates

Landscape: Orange Street Studio Owner: Merlone Geier Partners Developer: GLJ Partners

"Extremely high density that is well composed; artfully done"

"Excellent use of color in connecting the buildings"

"Meets an important housing need"

"Strong views within and through the project; an example is the pool area"

"Rare example of very high quality at a large scale"





# Multi-Unit Housing

#### **Pico Housing (Built)**

Architect: Moore Ruble Yudell Architects & Planners

Landscape: Pamela Burton & Company Landscape Architecture

Owner: Community Corporation of Santa Monica

Client's Construction Manager: Egan Simon Architecture

General Contractor: Morley Construction Structural Engineer: C. W. Howe Partners Inc.

Civil Engineer: VCA Engineers Acoustics: Schaffer Acoustics Inc. Photography: John Edward Linden

"Good quality affordable housing exhibiting strong massing and an interesting plan connecting the building levels with walkways; the deep window wells are an additional high quality touch"

"Artfully composed, well-mannered and well-proportioned façade"

"Exterior use of color is assertive but effective; more vibrant colors are limited to the interior areas which was a good choice"





#### **Bergamot** (Unbuilt)

Architect: Rios Clementi Hale Studios Landscape: Rios Clementi Hale Studios

Owner: City of Santa Monica

Sponsor, Developer: The Lionstone Group

Developer: 26 TOD Partners, LLC

Art Consultant: Marc Pally Cultural Planning: Carol Goldstein

Hotel Management, Industry Partners, Commercial Leasing:

Wolff Urban

Community Outreach: Greer/Daily Community Outreach: Kim Karie General Contractor: W.E. O'Neil

"A very strong and highly developed master plan that demonstrates good urbanity"

"Could turn a discouraging, unwalkable urban area into a truly public space"

"An example to Metro of what transit-adjacent development should be"

"This would be a great place to get off the train"





#### **Beverly and Fairfax (Unbuilt)**

Architect: Howard Laks Architects Landscape: AHBE Landscape Architect Owner: Alex Gorby / B&F Limited

Land Use Consultant: Craig Lawson & Co. Structural Engineer: Englekirk Partners Civil Engineer: KPFF Consulting Engineers

MEP Engineer: Donald F. Dickerson Associates, Inc.

Acoustical Engineer: VSA & Associates Architectural Historian: Teresa Grimes

"Preserves a gorgeous art deco façade and adds quality density in the form of needed housing"

"The project creates a clever, careful dialogue between the past and future"

"Takes a really nice historical building to the next level"





#### Plaza at Santa Monica (Unbuilt)

Lead Design Architect: OMA

Local Architect: Van Tilburg, Banvard & Soderbergh

Landscape: OLIN

Owner: Plaza at Santa Monica

Land Use: Dale Goldsmith of Armbruster, Goldsmith & Delvac

Public Space Programming: The Biederman Group

"Most impressive aspect of the project is the use of roofs for open space; the building is a platform for open space at each level"

"An aspirational and optimistic design that accommodates the site's use for public events such as an ice rink and farmers' market"

"The project could create some really interesting spaces at the ground level and above"





#### **500 Broadway (Unbuilt)**

Architect: Koning Eizenberg Architecture, Inc.

Landscape: Rios Clementi Hale Studios

Owner: DK Santa Monica LLC Sustainability: Zinner Consultants

Structural: Nabih Youssef Structural Engineers

Project Managment: Tom Paradise

"Façade is mannered but well composed"

"Building fits its context near the Expo Rail Line; walkable"

"Strong building massing, particularly the penetrable blocks"



### Office

#### **Conrad N. Hilton Foundation Headquarters (Built)**

Architect: ZGF Architects LLP Landscape: Van Atta Associates Owner: Conrad N. Hilton Foundation

Construction Manager: Bigelow Development Associates

General Contractor: MATT Construction

MEP Engineer / Security Consultant / Energy and Passive

Design Consultant: WSP / Built Ecology Structural Engineer: KPFF Consulting Engineers Lighting Designer: David Nelson & Associates Civil Engineer: Stantec Consulting Services

Cost Estimator: Davis Langdon

Sustainable Consultant: Rocky Mountain Institute

Water Resource Engineer: Alden

Geotechnical Engineer: GeoSoils Consultants Environmental Consultant: Envicom Corporation

Audio Visual, Information Technology, Security Consultant:

PlanNet Consulting

Signage Consultant: Kaminski Kaneko Design Commissioning Agent: The Cadmus Group, Inc.

"The project is essentially a suburban office structure but one that is designed to achieve net zero energy consumption, one of a very small number of such projects nationwide"

"Takes sustainability to the next level..... beyond LEED Platinum"

"Important to continue monitoring the building; an expectation that the building's energy use will be published in the future so the building can be a model for other projects"





AD HERE



AD HERE





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