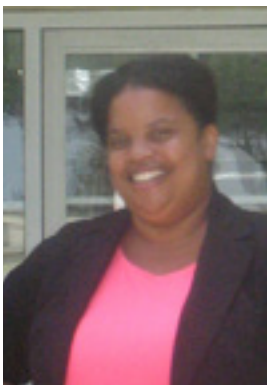




WEST ANGELES CITY PLACE APARTMENTS

WEST ANGELES CDC | LOS ANGELES, CA



Noquomas Wilson's belief and passion for a community rich with knowledge and stability embodies her work daily. Since completing college, Noquomas has made it her life's mission to give back to the community in the form of community development and forward thinking processes. Noquomas Wilson currently works as a Program Manager for West Angeles Community Development Corporation for the ECO District programs. The mission of West Angeles CDC is to increase social and economic justice, demonstrate compassion and alleviate poverty as tangible expressions of

the Kingdom of God through the vehicle of community development. Noquomas Wilson holds a BA in Mass Communication and Marketing (CSU San Bernardino 2004) as well as a Master of Business Administration with an emphasis on Organizational Leadership (National University 2006). She is continuing her education by working on Certification in Social Work and a Certification in Financial Planning.

SCHEMATIC PROJECT

PROJECT SUMMARY

West Angeles City Place Apartments will consist of 70 single-bedroom and studio units for senior citizens. Commercial space will also be available to accommodate small businesses and/or service agencies for residents at the Apartments and from the surrounding area. The Apartments will be located close to buses and (starting in 2019) Metro rail. This complex will also benefit from ready access to local retail stores, schools and key services and amenities available on the Crenshaw Corridor.

The proposed 70-unit project will be developed on .52 acres with frontage on Crenshaw Blvd and serve low income senior households. The property is currently improved with one 8,600 sq. ft. commercial building, which will be demolished. The modern designed urban infill project will have approximately 43,000 sq.ft. of residential space and 2,291 sq.ft. of ground floor commercial space fronting Crenshaw Blvd. The project will be comprised of 25 studios, and 45 one bedroom units located in one 5 Story building. The project will be built on two parcels owned by West Angeles CDC. The sites were assembled with the intention of West Angeles redeveloping the site into a mixed-use housing project. The property is within 1,200 feet of the to be built Slauson and Crenshaw station/stop for the Crenshaw/LAX line. The strategic location of the subject project will provide seniors with convenient public transportation throughout southern California. In addition, the project is located near a library, parks, a Clinic and a pharmacy which will serve the senior community.

The community space will open up to a courtyard with multiple sitting areas. The units will have energy efficient appliances and will be designed to maximize the sq.ft. of the unit. The property will also have a variety of green amenities such as on site recycling program, solar paneling and water conservation system to name a few. Also the social service components for the residents will serve individual senior daily needs and seniors who are at risk of being homeless.

INSTITUTE OUTCOMES

- We want to get ideas from other teams and see what can be implemented in our project.
- We have been struggling with our parking – which is at a premium in Los Angeles.
- Our project is very close to a new transit line, but we have some first mile-last mile issues providing our senior residents with access.

PROJECT INFORMATION

DEVELOPMENT STRATEGY

 Transit-Oriented

HOUSING TYPOLOGY

 Senior Housing

RESIDENTIAL UNIT INFORMATION

 Mixed-use

- 5-story building containing 70 units
- 45 one-bedroom
- 25 Studios
- Floor 1: Commercial Space (2,291 sf) Units
- Floor 1-5: Residential Unit Space (43,000 sf)

NON-RESIDENTIAL FEATURES

-  Commercial/Retail Space
-  Gym
-  Computer Room
-  Flexible Space for Social Services



Land Use



Existing Building, to be demolished



Site



Site Relative to Slauson and Crenshaw station/stop for the Crenshaw/LAX line (1200 Ft)



Conceptual Site Plan



Conceptual Floor Plan



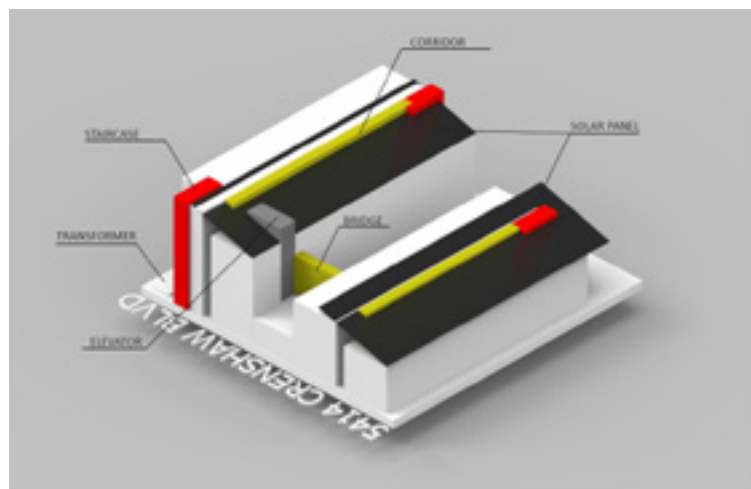
Conceptual Floor Plan



Elevation



First Floor Plan



Conceptual Massing