

WESTERN APARTMENTS

Client: PA Pro II Preservation Ltd Partnership
 Location: Los Angeles, CA
 Product Type: Affordable Multifamily Senior Housing
 Services: Architecture
 Construction Type: 4-Story Type V over 1 Level
 Semi-Subterranean Parking

Total Units: 63
 Site Size: 0.6 Acres
 Density: 98 du/ac
 Sustainability: LEED Platinum

AWARD WINNER



Western Apartments replaced 24 small, single-story units with a midrise complex of 63 units of affordable senior housing. Working with a modest budget, the architects created a contemporary building that sets the stage for a transformation of the neighborhood with a new look and purpose.

At the rear, where the new community meets the residential neighborhood, the building form steps down to three levels facing a courtyard defined by landscaping, bench seating and distinctive red grates used as privacy screens between the patios and the neighbors across the alley. This artistic solution met zoning challenges and overcame the neighbors' objections.

