



2014 Los Angeles Architectural Awards: List of Winning Projects

Description of the Architectural Awards

The 44th Annual Los Angeles Architectural Awards, hosted by the Los Angeles Business Council, recognize the project teams responsible for the very best architecture in Los Angeles and Los Angeles County. Selected by a jury of 25 notable design and building professionals, the winning projects encompass a wide range of building types, from performing arts centers to affordable apartment complexes to single-family homes. The call for entries went out in January 2014 to thousands of industry leaders. From the hundreds of submissions received, the jury selected 36 winning projects. A separate charrette jury also selected a winner of the 2014 Julius Shulman Emerging Talent Award.

All winning projects, except the “Beyond L.A.” award winners, are located within Los Angeles County. “Beyond L.A.” recognizes local architects for projects completed outside of Los Angeles County.

Winning projects must have been completed within the last two calendar years, with the exception of projects in the “Under Construction” and “Design Concept” categories. Projects designated “Under Construction” must have begun the construction process by December 2013. Projects not yet under construction as of December 2013 were placed in the “Design Concept” category.

Descriptions of winning projects are included below. Photographs from all winning projects can be accessed online -- please email Deepti@sugermangroup.com for access. For more information, visit www.labusinesscouncil.org.

Description of Winning Projects

Beyond L.A.

❖ **Ion Luxury Adventure Hotel**

Location: Nesjavellir, Iceland

Designer: Minarc

Structural Engineer: Tov Verkfradistofa ehf

Contractor: Heidar Holt Contractors

Building Owner/Developer: Hengill Fasteingir

Photo Credit: Art Gray Photography

Project Description

The vision for the Ion Luxury Adventure Hotel was truly holistic, requiring a design that reflects the natural beauty of the region with clarity and simplicity. It was important to reflect this in a manner that is environmentally considerate, while appealing to the desire for luxury that attracts the upscale adventurer.

Most Outstanding Feature

Understanding that a built environment often has a profound impact on the natural environment, the design team's approach was to create a hotel experience as dramatic and otherworldly as the natural Icelandic surroundings, where the built and natural environments can coexist, integrate, and even synergize.

Most Significant Contribution

With respect for nature, the hotel incorporates innovative materials, sustainable practices, and the natural features of Iceland. Its understated design allows the extraordinary landscape to take center stage.

❖ J. Craig Venter Institute

Location: La Jolla, California

Architect: ZGF Architects LLP

Contractor: McCarthy Building Companies, Inc.

Building Owner: J. Craig Venter Institute

Photo Credit: Nick Merrick © Hedrich Blessing

Project Description

This net-zero energy building supports 125 scientists and other staff to further the work of the J. Craig Venter Institute in genomic research and policy. The two-wing, 44,607-sq.-ft. facility is comprised of laboratory, technical, and office/administrative spaces, with a 42,682-sq.-ft., 112-space partially below-grade parking structure.

Most Outstanding Feature

Reminiscent of a ship, the building is self-sustaining and environmentally stable, powered by sun and water. A Zen garden/courtyard connects the two building wings.

Most Significant Contribution

The J. Craig Venter Institute is a not-for-profit research institute dedicated to the advancement of the science of genomics, the understanding of its implications for society, and the communication of those results to the scientific community, the public, and policymakers.

City of Los Angeles Green Building Award

❖ Step Up on Vine

Location: Hollywood

Architect: EGAN| SIMON architecture

Contractor: Shangri-La construction, LP
Building Owner: Step Up on Second, Inc.
Building Developer: Hollywood Community Housing Corporation
M/P Engineer: Hellman & Lobber Consulting Engineers
Structural Engineer: RSA Structural Engineers
Electrical Engineer: OMB Electrical Engineers
Landscape Architect: Landscape Development
LEED Consultant: A Sustainable Production

Photo Credit: Adam Latham – Latham Architectural Photography

Project Description

The project seamlessly incorporates passive and active sustainable solutions in the transformation of an existing hotel into permanent supportive housing. Time-tested and innovative architectural elements, along with mechanical systems and recycled content products, provide a healthy and green environment.

Most Outstanding Feature

"Everything has a purpose." The integration of passive architectural and active mechanical systems resulted in a project 62% more energy efficient than the original building.

Most Significant Contribution

The project has been recognized by the Clinton Global Initiative for its "innovative commitment (to combine) sustainability and green practices with providing (permanent) supportive housing for individuals who are homeless and affected by mental illness."

Civic Award

❖ Potrero Heights Community Center

Location: Montebello
Architect: Lehrer Architects
Contractor: Acon Construction Company, Inc.
Building Owner/Developer: Community Development Commission, County of Los Angeles
Structural Engineer: John Labib & Associates

Photo Credit: Michael B. Lehrer, FAIA – Lehrer Architects

Project Description

Designers transformed a very modest building program into an iconic and joyous public place by architecturally leveraging the park and the outdoors.

Most Outstanding Feature

The building responds to the landscape with large openings and transparencies seamlessly connecting the shaped topography to the interior. This frames significant views of the landscape to, through, and from the building and maximizes visual security for the building and the park as well.

Most Significant Contribution

Precious park space was used for the new building to dramatically enhance the park as a significant civic place of procession, gathering, recreation, celebration and communitarian identity.

❖ Wallis Annenberg Center for the Performing Arts

Location: Beverly Hills

Architect: Studio Pali Fekete Architects [SPF: a]

Contractor: MATT Construction Corp.

Building Owner/Developer: Wallis Annenberg Center for Performing Arts

Project Description

The program for the Wallis was to transform the historic post office site into a cultural center for the performing arts, including the 500-seat Goldsmith Theatre, the 120-seat Lovelace Studio Theatre, an education wing, administrative offices, education court and the performing arts support spaces.

Most Outstanding Feature

Work on the post office itself included re-roofing (re-using existing tiles), refurbishing all brickwork, repairing all terra cotta elements, re-finishing historic ironwork and restoring the eight historic murals. The project was reviewed by the California Office of Historic Preservation.

Most Significant Contribution

The Wallis enhances historic preservation by the full restoration and re-purposing of a period structure and by serving as a site for public benefit. The project also reaches out to lower-income communities through educational programs and special performances for disadvantaged children.

Commercial Office Building & Headquarters Award

❖ Red Building

Location: West Hollywood

Design Architect: Pelli Clarke Pelli Architects

Executive Architect: Gruen Associates

Contractor: Jones & Jones

Building Owner/Developer: Cohen Brothers Realty Corporation

Photo Credit: studio amd.

Project Description

The Red Building completes the Pacific Design Center, joining the landmark Blue and Green buildings at the West Hollywood showroom and office complex. The most dynamic of the three, the Red Building has two curved, sloping office towers and a courtyard with palm trees atop seven levels of parking.

Most Outstanding Feature

The building's geometry appears simple but is actually the result of 1,946 different shapes and sizes of glass. Aside from the north wall, all faces of the building are either curved or sloped.

Most Significant Contribution

The addition of the Red Building completes the master plan of the Pacific Design Center conceived some 40 years ago by Cesar Pelli when he was at Gruen Associates designing the Blue Building.

Community Impact Award

❖ Los Angeles River

Location: Los Angeles

The entire Los Angeles River runs 51 miles through urban Los Angeles (both through several cities and the County of Los Angeles). The Los Angeles River Revitalization Master Plan established four primary goals for the first 32 miles of the River stretching from Canoga Park through downtown Los Angeles.

Stakeholders:

- 6th Street Bridge Partners
- Alliance of River Communities
- Amigos de los Rios
- Arroyo Seco Foundation
- Audubon Society & Audubon Center at Debs Park
- California Coastal Conservancy
- California State Assembly
- California State Parks
- California State Senate
- City of Glendale
- City of Long Beach
- City of Los Angeles
- City of Los Angeles Board of Public Works
- City Project LA
- Council for Watershed Health
- County of Los Angeles
- Ford Motor Company
- Friends of the Los Angeles River (FoLAR)
- Geosyntec
- Jones Lang Lasalle
- LA River Project Office, Engineering, Public Works, City of Los Angeles
- Los Angeles Conservation Corps
- Los Angeles County Bicycle Coalition

- Los Angeles County Flood Control District
- Los Angeles County Metropolitan Transportation Authority
- Los Angeles Department of Water and Power
- Los Angeles Mayor Eric Garcetti
- Los Angeles River Artists & Business Association
- Los Angeles River Revitalization Corporation
- Metabolic Studio
- Mia Lehrer + Associates
- Mountains Recreation & Conservation Authority
- NBCUniversal Evolution Plan
- NELA Riverfront Collaborative
- Pacoima Beautiful
- Piggyback Yard Collaborative
- Santa Monica Mountains Conservancy
- Save LA River Open Space
- Tetra Tech
- The River Project
- The Trust for Public Land - SoCal Team
- The Village Gardeners
- Trammel Crow
- U.S. Army Corps of Engineers
- U.S. Congress
- U.S. Department of the Interior, National Park Service
- U.S. Environmental Protection Agency
- U.S. Senate
- Union Pacific Railroad
- Urban Land Institute
- Urban Waters Federal Partnership Ambassadors Program
- Why Architects

Design Concept Award

❖ **9300 Culver Blvd. Mixed Use-Development**

Location: Culver City

Architect: Ehrlich Architects

Building Owner/Developer: Combined Properties, Inc. & Hudson Pacific Properties, Inc.

Rendering Credit: Bezier CG

Project Description

The project includes ground-level retail, a four-story office building, and a dramatic grand stair that leads pedestrians up to a restaurant pavilion and landscaped elevated plaza – all perched above the existing town square.

Most Outstanding Feature

A grand stair serves the dual purpose of drawing people to the elevated plaza as well as providing amphitheater seating for summer series concerts, performances and outdoor screenings.

Most Significant Contribution

The building is intended to be a new landmark and symbolic gateway to downtown Culver City, as it incorporates architectural elements that are instantly recognizable and build on the city's identity as a place of entertainment, history, and pedestrian-centered activity.

❖ **South Bay Family Health Care**

Location: South Los Angeles
Architect: Michael W. Folonis Architects
Building Owner/Developer: South Bay Family Health Care
Programming Consultant: TTG Strategic Consulting Group

Project Description

South Bay Family Health Care is a medical center run by a nonprofit organization that will serve the underprivileged population of the South Los Angeles community. The design promotes a more welcoming environment for patients and staff by taking a nontraditional approach to healthcare architecture.

Most Outstanding Feature

Focus was placed on indoor-outdoor connections to provide both visual and physical access to the landscape. This was accomplished through a glazed facade that allows natural light in to the building's public spaces and a secured exterior garden and waiting room.

Most Significant Contribution

The design focuses on providing a more welcoming experience for patients, while creating an environmentally sustainable building design that includes healing gardens, courtyards, and naturally ventilated areas in the clinic.

Education Award

❖ **California State University, Northridge - Student Recreation Center**

Location: Northridge
Design/Executive Architecture Firm: LPA, Inc.
Contractor: C.W. Driver
Building Owner/Developer: California State University, Northridge

Photo Credit: Costea Photography, Inc.

Project Description

The project is a 130,000-sq.-ft. facility funded entirely by student fees. The program includes basketball courts, a multi-activity court, a rock wall, a running track, a racquetball court, fitness areas, several multipurpose studios, and an aquatic center.

Most Outstanding Feature

Utilizing its unique position on campus, the east facade of the building is comprised primarily of glass, creating a “human billboard” that reveals the activities within to the community as a direct response to the client’s request to use the building as a recruiting tool.

Most Significant Contribution

This non-traditional learning environment promotes student mental and physical development with a stimulating environment. Its use of color, space openness, panoramic views, sunlight control, and abundant natural light create a sense of identity – a truly unique experience on campus.

❖ Los Angeles City College Student Union

Location: East Hollywood

Architect: Harley Ellis Devereaux

Contractor: S.J. Amoroso Construction Company

Building Owner/Developer: Los Angeles Community College District

Construction Manager: Harris & Associates

Photo Credit: Benny Chan - Fotoworks

Project Description

The new 65,000-sq.-ft. Student Union houses a variety of functions to support students’ daily life and create a strong sense of community. Food services, a bookstore, student offices, computer labs, lounges and banquet spaces are grouped along a terraced plaza extending the network of campus to outdoor spaces.

Most Outstanding Feature

The primary building elements are the three-story-high “anchor” volume and the sloped terraced plaza. The first forms the southeastern campus edge with its high mass. The second extends outdoor activity with spaces for movie screening, performances, a classroom, a banquet terrace, and learning spaces.

Most Significant Contribution

The Student Union extends the outdoor learning environment and forms a lively and active street scene along Monroe Street. The plaza can also become the venue for large-scale campus and community events including lectures, poetry readings, and performances that will bring students and community together.

❖ The McKinnon Center for Global Affairs at Occidental College

Location: Eagle Rock

Architect: Belzberg Architects

Contractor: W.E. O’Neil Construction Company of California

Building Owner/Developer: Occidental College

Construction Manager: Schwanke Construction Management

Project Description

The renovation and adaptive re-use of Occidental College’s historic Johnson Hall transforms the interior into a state-of-the-art campus nexus and global information hub. Learning is no longer confined to physical space alone, which in turn makes it easier to achieve a more immersive and interactive learning environment.

Most Outstanding Feature

The Global Forum, a full-height wall of sculpted glass with ten embedded displays, activates the atrium’s two-story volume with streams of constantly-shifting content comprised of curated and student-generated work, presentations, dispatches from abroad, and other curated narratives.

Most Significant Contribution

As a site-specific installation, the Global Forum Media Wall serves as a hub for displaying and presenting student work to the greater scholarly community beyond the building and throughout the campus.

Grand Prize

❖ Emerson College Los Angeles

Location: Hollywood

Design/Executive Architecture Firm: Morphosis

Contracting Company: Hathaway Dinwiddie Construction Company

Bldg. Owner Company: Emerson College

Structural Engineer: John A. Martin & Associates

MEP: Buro Happold

Metal Façade: Zahner

Photo Credit: ©Roland Halbe

Project Description

Located in the heart of Hollywood, the new Emerson College Los Angeles (ELA) facility establishes a permanent home for the College’s undergraduate internship program, which since 1986 has linked students with professional learning experiences across the entertainment industry.

Most Outstanding Feature

Composed of two residential towers connected by a helistop, the 10-story structure frames a central open volume to create a flexible outdoor “room.” Housing classrooms and administrative offices, a sculpted form weaves through multi-level terraces to define dramatic interstitial spaces.

Most Significant Contribution

Facing Sunset Boulevard, the building’s multi-story grand staircase showcases student creativity to the public, while a ground-level café and landscaped promenade enhance the local streetscape and encourage community dialogue.

Healthcare Award

❖ **Advanced Health Sciences Pavilion, Cedars-Sinai Medical Center**

Location: Beverly Grove

Architect: HOK

Contractor: Hathaway Dinwiddie Construction Company

Building Owner/Developer: Cedars-Sinai Medical Center

Photo Credit: John Linden

Project Description

The facility harmoniously combines outpatient care and state-of-the-art research facilities to exist contiguously, enabling a new level of collaboration between physicians and researchers. The facility is one of the West Coast's largest and most advanced diagnostic, translational research centers.

Most Outstanding Feature

A gentle, curving facade invites visitors and provides a welcoming gateway landmark to the community. Transparent building materials create a sense of openness while enabling the Southern California sunlight to reach deep into working spaces.

Most Significant Contribution

Attracting the greatest physicians and researchers to the Medical Center was key to continuing to provide the best, most personalized care to patients. The facility is one of the most advanced diagnostic, translational research and treatment facilities under one roof.

❖ **Martin Luther King Jr. Inpatient Tower Renovation Project**

Location: South Los Angeles

Design Architect: HMC Architects

Executive Architecture: RBB Architects Inc.

Contractor: Hensel Phelps

Building Owner: Department of Public Works, County of Los Angeles

Project Description

Renovation of the Martin Luther King Jr. Medical Center Tower will re-establish the County hospital that closed in 2007 and restore access to quality healthcare for the large community in South Los Angeles. The project includes 120 patient beds, an emergency department, surgery facilities and a sustainable new central plant.

Most Outstanding Feature

A scoping architect and two architects of record created a seamless design vocabulary for multiple elements, visually connecting new and remodeled space into a cohesive, modern campus with composite aluminum walls and high-performance glass on three buildings. The project entailed 11 permits and 76 incremental plan reviews.

Most Significant Contribution

Community participation in this project exceeded all goals. The proportion of local workers on the project was 58 percent, earning more than \$35 million in local wages – far exceeding the goal of 30 percent local workers. This includes 25 percent disadvantaged local workers, who earned \$15 million in wages, surpassing the goal of 10 percent. The project also generated \$63 million for local small businesses.

Hospitality

❖ Ace Hotel

Location: Downtown Los Angeles
Design Architect: GREC Architects
Executive Architect: Killefer Flammang Architects
Contractor: Benchmark Construction Company, Morley Builders
Building Owners: Greenfield Partners
Building Developers: GDS Development & BLVD Hospitality
Operator: ACE Hotel Group
Structural Engineer: Nabih Youssef Associates
MEP Engineer: Donald F. Dickerson Associates
Interior Designers: Commune Design & Atelier ACE

Photo Credit: Spencer Lowell or Lauren Coleman

Project Description

Born as the United Artists office building in 1927, the exquisite Spanish Gothic, 13-story building has been re-imagined into a 180-room hotel to serve the diverse and culturally curious visitors who will be Ace's guests. This adaptive reuse project is located in downtown LA's historic core.

Most Outstanding Feature

The most outstanding design feature are the hotel's amenities. These include the rooftop area, which provides poolside drinks overlooking the downtown Los Angeles skyline. They also include LA Chapter restaurant, a ground floor coffee counter, conference areas, an expansive lobby, and the theater.

Most Significant Contribution

The project's most significant contribution is transforming the building, while maintaining many important building features, including the theater, the tower and the terracotta facade. The project respected the registered landmark building's past while providing downtown Los Angeles with new spaces, thereby enlivening Broadway and boosting the area's economy.

Housing Award

Multi-family (Market Rate)

❖ Barker Block Warehouse No. 1

Location: Downtown Los Angeles

Architect: Nakada & Associates
Contractor: George C. Hopkins Construction
Building Owners: Blackstone & CityView
Building Developer: CityView
Construction Management/Sales & Marketing: Kor Group

Project Description

Barker Block Warehouse No. 1 is the conversion of the 1908 Barker Bros. furniture warehouse into 68 live-work units in the Downtown Arts District. The flats and two-story townhouses range from 675 to 2,000 sq. ft. and include private balconies or patios, a landscaped courtyard and a thru-block art gallery.

Most Outstanding Feature

The project's most outstanding feature is the preservation and re-interpretation of the warehouse's essential character and history. Neither a slavish restoration nor a silly "facadomy," the project retains the original building's wood structure, timber beams and brick walls, and supplements them with new structural elements and sheer walls.

Most Significant Contribution

The Barker Block has helped establish and anchor the community and character of the emerging mixed-use Arts District. Its features include 310 live-work units, an Urth Cafe (part of the original project), creative office space, and a thru-block gallery for local artists that leads to the neighboring Clean Tech Innovation Campus.

Multi-family (Affordable)

❖ 2802 Pico

Location: Santa Monica
Architect: Moore Ruble Yudell Architects & Planners
Contractor: Morley Construction Company | Benchmark Contractors, Inc.
Building Owner/Developer: Community Corporation of Santa Monica
Landscape Architect: Pamela Burton & Company Landscape Architecture
Structural Engineer: C.W. Howe Partners Inc.
Civil Engineer: VCA Engineers
Construction Manager: Egan Simon Architecture

Photo Credit: John Linden; Colins Lozada/Moore Ruble Yudell

Project Description

This project provides 100% affordable family housing on a previously underutilized site in the heart of Santa Monica's commercial corridor at the intersection of Pico and 28th Streets. The building accommodates 33 units above active retail and community space organized around an engaging courtyard.

Most Outstanding Feature

The project's most outstanding feature is its courtyard, which acts as its social heart. The building is configured as an ensemble of stepped volumes ranging from 2-4 floors organized

around a courtyard. The courtyard optimizes social interaction and incorporates a playful array of “white picket fence” bridges, angled walkways and sculptural stairs.

Most Significant Contribution

The project balances the desires of a nonprofit developer client and the City of Santa Monica to provide low-income housing at the heart of the city's commercial corridor with a scale and articulation that forms a respectful neighbor and creates a thriving, economically sustainable, and livable environment.

❖ Tilden Terrace

Location: Culver City

Architect: The Albert Group Architects

Contractor: Dreyfuss Construction

Building Owner: Los Angeles Housing Partnership, City of Culver City

Building Developer: Tilden Terrace LLP

Public Developer: City of Culver City

Photo Credit: Thomas Krause - DayDesign

Project Description

Tilden Terrace is Culver City’s first affordable family housing development, with 33 units. This project encourages pedestrian traffic with ground-floor commercial, wide sidewalks, and building setbacks. It conforms to city and state green building standards and was awarded a LEED Silver rating.

Most Outstanding Feature

This LEED Silver building is the result of twelve community meetings to gain community support and approval of the project. Tilden Terrace features use of modern materials, and amenities such as private balconies, an interior garden courtyard, and rooftop common areas with deck and landscaping.

Most Significant Contribution

The building supports the existing and future neighborhood and community by providing compatible housing opportunities to the adjacent residential neighborhoods and encourages pedestrian foot traffic through the use of wide sidewalks, building setbacks and colorful landscaping.

Single-family (Residential)

❖ Trousdale Residence

Location: Beverly Hills

Architect/Contractor/Landscape Architect: Marmol Radziner

Structural Engineer: Structural Focus

Photo Credit: Barry Schwartz

Project Description

The 4,200 square-foot Trousdale Residence is situated in Beverly Hills atop a terraced lot with expansive views of LA, Century City, and the ocean. The single-story, single-family home is anchored by a great room, which is flanked by a master suite and a guest/office suite.

Most Outstanding Feature

The house embraces the LA tradition of indoor-outdoor living. A 40-foot wall of glass slides open to link the central great room to the outdoor living area. Deep roof overhangs provide shade and visually extend the indoor space. The landscape design reinforces the connection between inside and out.

Most Significant Contribution

The Trousdale Residence honors the rich architectural history of Trousdale Estates, and celebrates the modern character of Los Angeles. In addition to fusing indoor and outdoor spaces, the aim was to create a contemporary home that captures the enclave's midcentury spirit.

Interiors

❖ CBRE Global Corporate Headquarters

Location: Downtown Los Angeles

Architect: Gensler

Contractor: Taslimi Construction Company, Inc.

Building Owner: CB Richard Ellis, Los Angeles

Mechanical, Electrical and Plumbing Engineers: ARC Engineering

Acoustical Engineer: Newson Brown Acoustics

Lighting Designer: Kaplan Gehring McCarroll Architectural Lighting

Structural Engineer: Brandow & Johnston

Consulting: CBRE Global Workplace Strategies Practice

Project Management: CBRE

Photo Credit: Ryan Gobuty © Gensler

Project Description

The transformation of a soaring, empty atrium space into a 100% free-address creative workplace for this global headquarters breaks the mold for the real estate services industry.

Most Outstanding Feature

Cantilevered architectural elements, double-height stacked glass conference volumes and a central interconnecting stair are organized to define zones and generate unique user experiences.

Most Significant Contribution

The space is a completely paperless environment featuring live plants, hydration stations, a healthy snack bar, a stretching room, walking stations, sit/stand adjustable desks, and daylight and views to achieve the office's inaugural Delos Wellness certification.

❖ **M Building**

Location: Beverly Hills
Architect: Gensler
Contractor: Taslimi Construction Company, Inc.
Building Owner: Mapleton Real Estate

Photo Credit: Benny Chan - Fotoworks

Project Description

Recognizing the potential of the existing structure, which is a generic example of mid-century commercial architecture, the client asked that it be brought back to its elemental features, yet updated to create a stealth and minimal exterior consistent with their desire for an understated street presence.

Most Outstanding Feature

Original wood ceilings discovered during construction are left exposed to create dramatic 12-foot volumes. The wood trusses are set against stark white walls, grey oak floors and muted wool carpet to create a gallery-like atmosphere, perfect for displaying the owner's exclusive art collection.

Most Significant Contribution

The M Building demonstrates a responsible use of materials and resources by choosing a building renovation strategy which keeps much of the existing structure.

❖ **United Talent Agency**

Location: Beverly Hills
Architect: Rottet Studio
Contractor: Taslimi Construction Company, Inc.
Building Owner: Tishman Speyer
Project Manager: SAW & Associates
Broker: Cushman & Wakefield
Lighting Consultant: Sean O'Connor Lighting
Acoustical Consultant: Newson Brown Acoustics LLC
Information Technology Consultant: SCV Technology Group
Audio Visual Consultant: Cibola Systems
Structural Engineer: Brandow & Johnston
MEP Engineer: ARC Engineering
Furniture Dealer: Western Office Interiors

Project Description

The design team was commissioned by this firm to design their new headquarters location in Beverly Hills. The project required a great deal of technology to be incorporated into the design with a very small timeframe for construction.

Most Outstanding Feature

The design team created a 165-seat theater from part of the pre-existing parking garage, enclosed it with cement walls and packaged it with unparalleled acoustic and projection performance. The room was designed with maximum flexibility to allow for the screening of Hollywood's latest media endeavors.

Most Significant Contribution

The building incorporates several aspects of sustainable design. Nearly all of the materials for the project were of low volatile organic compounds to reduce toxic air quality. The lighting for the project is created almost entirely from LED systems. Large glass walls maximize the amount of daylight.

Interiors: Special Public Interiors (Exhibition)

❖ Never Built: Los Angeles

Location: Mid-Wilshire

Architect: Clive Wilkinson Architects

Contractor: All Coast Construction

Building Owner: Architecture + Design Museum

Photo Credit: Benny Chan - Fotoworks

Project Description

Never Built: Los Angeles was a pro-bono exhibition design showcasing unbuilt architectural ideas that could have changed the face of Los Angeles, but never came to fruition. The show featured historic exhibits situated over a black and white 1938 map of the city that sprawled across the floor.

Most Outstanding Feature

In order to visually ground the city of Los Angeles as an experimental platform, the floor of the museum was covered with a 1938 map of the city, printed on floor covering donated by 3M, allowing the exhibit pieces to be placed approximate to their actual proposed geographical locations.

Most Significant Contribution

The show was community-centric, with over 400 Kickstarter backers, thousands of visitors, and dozens of donors, including an exhibit created by a local high school student. It was covered by many media outlets and ignited discussion about the current state and future of architecture in Los Angeles.

L.A. County Sustainability Award

❖ Southwestern Law School: Residences at 7th Street

Location: Koreatown

Architect: Corsini Stark Architects, LLP

Contractor: MATT Construction Corp

Building Owner: Southwestern Law School
Building Developer: Symphony Development

Project Description

Graduate student apartments for an urban law school with attendant support functions, social spaces and an array of open spaces with two levels of semi-subterranean parking. The project is designed to maximize natural ventilation and day lighting.

Most Outstanding Feature

The central courtyard and adjacent 'pearl' building, which includes the main social and academic functions for residents, are both outstanding. The design team organized the project the way a choreographer conceives a dance: considering bodies moving through space, in sequence, with path trajectories, confluences and conflicts.

Most Significant Contribution

The design team included a grand pedestrian entry portal from 7th Street into the Residence Courtyard to create a spatial relationship with the district. The courtyard, sun terrace, mail court, and wide hallways with seating balconies encourage social interaction among students.

LABC Chairman's Award

❖ Century Plaza

Location: Century City
Design Architect: Pei Cobb Freed & Partners Architects
Executive Architect: Gensler
Hotel Preservation Architect: Marmol Radziner & Associates
Building Owner/Developer: Next Century Associates, LLC
Structural Engineering: Englekirk Structural Engineering
Landscape Architect: Rios Clementi Hale Studios
Civil Engineering: PSOMAS

Project Description

This 1.5M sq. ft. mixed use project preserves the Century Plaza Hotel, adds 94K sq. ft. of retail and twin 46-story residential towers west of the hotel. This space creates a new heart for Century City and incorporates principles of the Century City greening plan. It was met with unanimous approval from all neighbors, the LA Conservancy, the City Planning Commission and City Council.

Most Outstanding Feature

The twin residential towers are soft equilateral triangles in plan. Tower facades are fully surrounded with glass balconies that bring the outside in, shade the glass, provide privacy between adjacent towers and hotel and unify the ensemble of the existing hotel and new towers.

Most Significant Contribution

Raising the sunken plaza to street level along AOS creates a new pedestrian-friendly arrival and a sequence of richly landscaped public open spaces. The plazas are further enhanced with new

specialty retail that together creates a new heart within Century City and a connector between adjacent properties.

Landscape Architecture Award

❖ **The Reserve**

Location: Playa Vista

Landscape Architect: Katherine Spitz Associates, Inc.

Design Architect: HLW International LLP

Contractor: Krismar Construction Company Inc.

Building Owner/Company: Worthe Real Estate Group & Shorenstein Properties

Photo Credit: Steve Lacap or OE/UEDA Photography

Project Description

The redesign of the owner's proposed parking scheme wrested over an acre of green space, creating an infinite vista. The resulting open landscape stretches all the way to the horizon, joining the project's constructed wetlands to the foothills and out across the vast and distant sky.

Most Outstanding Feature

By planting 600 new trees and transforming 60,000 square feet of asphalt into a verdant landscape, the project turned what was meant to be a basic parking lot into an extension of the adjacent Ballona Creek, expanding the local wildlife habitat while providing an outdoor experience for tenants.

Most Significant Contribution

The site knits together disparate, wild habitat to a post-industrial commercial district, returning some of the green to a neighborhood that is mostly concrete and asphalt. Bioswales and the use of non-potable water for irrigation provide efficient storm water management while maximizing open space.

❖ **Tongva Park & Ken Genser Square**

Location: Santa Monica

Landscape Architect: James Corner Field Operations

Contractor: W.E. O'Neil Construction Co. of California

Building Owner: City of Santa Monica

Architecture for Restrooms: Frederick Fisher & Partners

Structural MEP: Buro Happold

Civil Engineering: Fuscoe Engineering

Lighting Design: HLB

Water Feature Design: Fluidity Design Consultants

Horticulture: Perry Associates & Greenlee & Associates

Irrigation: d.d. Pagano Inc.

Urban Solis: Wallace Labs

Geotechnical Engineer: Converse Consultants
Artists: Inigo Manglano-Ovalle

Project Description

Tongva Park + Ken Genser Square are the new green heart of Santa Monica. Flat and abandoned parking lots were transformed into lush landscapes of rolling hills, swales, gardens, and Mediterranean meadows – its form inspired by the arroyo landscape of washes that once defined the site.

Most Outstanding Feature

Dramatic rising and falling topography organizes the site. Four hilltop areas are each calibrated to a different use and experience, while shell-like overlooks perched on top of the tallest hill frame iconic views of Santa Monica and offer a window back into the park.

Most Significant Contribution

Extensive outreach enabled the community to be reflected in both the design and mix of uses like the amphitheater, garden nooks, play area, picnic groves, and overlooks. The design led Mayor Pam O’Connor to remark, "Tongva Park and Ken Genser Square provide welcome respite and enhance the wellbeing of people of all ages."

Mixed-Use Award

❖ **8500**

Location: Los Angeles
Architect: MVE & Partners, Inc.
Façade Designer: Hetzel Design
Contractor: Bernards
Building Owner/Company: Caruso Affiliated
Interior Design, Common Areas: BAMO
Interior Design, Penthouse: Waldo’s Designs
Landscape Architecture: Lifescapes

Project Description

At the gateway to Beverly Hills stands this 252,676-square foot masterpiece, rising eight stories and over 90 feet tall with the sleek lines and finishes of a mega yacht. This iconic mixed-use luxury tower boasts breathtaking 360-degree views, making an urban architectural statement like none other.

Most Outstanding Feature

The ultra -modern forms and finishes of a luxury yacht inspired the prominent architectural features and oculus-penetrated cloud structure that appears to float over the building and allows sunlight to permeate its interior spaces.

Most Significant Contribution

8500 has revitalized a former underutilized commercial site into a vibrant, lively setting that has created pedestrian-friendly streetscapes to enhance the community. Trader Joe's and the Larder

Cafe provide distinctive shopping and dining services, bringing vitality to the neighborhood and its residents.

Preservation Award

❖ **The Forum, presented by Chase**

Location: Inglewood
Design Architect: BBB Architects
Executive Architect: House & Robertson Architects
Contractor: Clark Construction Group
Building Owner: MSG Forum LLC
Structural Engineer: Severud Associates
MEPT Engineer: M-E Engineers

Project Description

The Forum is a rehabilitation/restoration and adaptive reuse project. The arena was converted from a neglected and underutilized sports and entertainment venue to a high-end entertainment venue and theater environment. The Forum is poised to be the largest and most important indoor performance venue in the country with a focus on music and entertainment.

Most Outstanding Feature

Exterior features were rehabilitated and an incompatible metal parapet was removed. The interior bowl was completely modernized and acoustic upgrades were made for maximum effect, but minimal visual impact. Concourses were renovated and upgraded while the original Forum Club was reimagined as an up-scale theatrical lounge.

Most Significant Contribution

The design has recreated a great public assembly building. The Forum will have significant public benefit to the City of Inglewood as a source of employment and as a catalyst for local investment and development. The Forum has also committed to rent-free uses for a variety of community events.

Renovated Buildings Award

❖ **Strange Weather Films**

Location: Silver Lake
Architect: Space International, Inc.
Contractor: Bonura Building
Building Owner/Developer: Strange Weather Films, LLC

Project Description

This renovation of a 1960's two-story office building was envisioned as an urban clubhouse in the form of film production offices. The exterior of the building supports a wooden screen of log cabin siding, while interior public spaces are delineated by a decorative surface of knotty pine molding.

Most Outstanding Feature

Preserving security and transparency at the street level, the building perimeter is wrapped by a "rebar hedge" which transforms a common structural material into a highly decorative (and drought-tolerant) landscape screen for pedestrian orientation

Most Significant Contribution

The renovation also includes a small 12-seat screening room for movies which may be utilized during many of the public events and festivals organized by the Sunset Junction neighborhood of Silver Lake.

Retail|Restaurants

Specialty

❖ Peddler's Creamery

Location: Downtown Los Angeles

Architect: ORA

Contractor: Angel City Builders

Building Owner: Skid Row Housing Trust

Building Developer: Peddler's Creamery

Photo Credit: Eric Staudenmaier

Project Description

Peddler's Creamery is a small eco-footprint dairy and ice cream shop in Downtown Los Angeles featuring local organic products and promoting local causes. Customers and staff actively participate in the ice cream-making process by riding a stationary bike connected to an ice cream churn in the dairy.

Most Outstanding Feature

The layout is derived from health codes mandating the dairy be closed-off from the retail area. The dairy is expressed as a colored shingle "box" from repurposed wood pallets floating on a recycled tile "bar" which houses retail. A kinetic sculpture from reused bike parts animates the production process.

Most Significant Contribution

On a limited budget, the owner wanted to establish community roots. The DTLA Historic Core location enables this small, creative manufacturing company and retail shop to participate in the area's revitalization. Additionally, the business donates 5% of profits to local community and environmental causes.

Restaurant|Bar

❖ Yojisan Sushi

Location: Beverly Hills

Architect: Dan Brunn Architecture
Contractor: Tokyo Construction
Building Owner/Developer: Giacomino Drago

Project Description

This project features a surreal, minimalist space for diners to experience this sushi restaurant through a narrative of allusion and light. This subtle surrealism begins with the facade, which beckons guests to enter a threshold subdivided by delicately intersecting planes and creates a transition from city street to refuge.

Most Outstanding Feature

Two giant, inverted bento box-like light volumes with a reflective red finish hang from the ceiling to highlight central dining areas and provide an emanating glow to diners below.

Most Significant Contribution

This project developed a new design vocabulary for this type of restaurant and introduced a refreshingly whimsical and modern touch to the otherwise traditional neighborhood. Its inviting and open front facade provide unobstructed views all the way to the back of the restaurant.

Under Construction Award

❖ **One Santa Fe**

Location: Downtown Los Angeles
Design Architect: Michael Maltzan Architecture, Inc.
Executive Architect: KTG Group, Inc.
Contractor: Bernards
Building Owner: Canyon Capital Realty Advisors
Building Developer: McGregor-Brown Company, Polis Builders Ltd., Cowley Real Estate Partners

Project Description

One Santa Fe, a new type of mixed-use development in Los Angeles, propels the continuing transformation of the Arts District by making metropolitan, urban and neighborhood-scale connections and integrating retail, commercial, residential and community spaces within a bold architectural form.

Most Outstanding Feature

The building negotiates multiple scales, from the urban to the individual. The elevated upper floors form a single horizontal counterpart to the city's vertical skyscrapers while the ground plane is porous, drawing in the community with more intimately scaled architectural and landscape elements.

Most Significant Contribution

One Santa Fe creates much-needed neighborhood public spaces at a critical junction in the former industrial district that is rapidly diversifying. It links with the 1st Street Bridge and 3rd Street to provide pedestrian access to a community zone adjacent to a future Metro station and the LA River beyond.

❖ **The Resort at Playa Vista**

Location: Playa Vista
Architect: Rios Clementi Hale Studios
Contractor: Fassberg Contracting Company
Building Owner/Developer: Brookfield Residential Properties
Structural Engineer: VanDorpe & Chou
Pool & Water Features: Holdenwater

Photo Credit: Model –Tom Bonner
Renderings – Rios Clementi Hale Studios

Project Description

The project creates a place for the community of Playa Vista to congregate, socialize, and exercise. Organized around two interior courtyards, the building is separated by a diagonal lobby that extends through the building from north to south, and connects the drop-off court to the street edge.

Most Outstanding Feature

Indoor/outdoor spaces pay homage to the community's weather and landscape materials merge into the architecture. A 7,800-sq.-ft. planted green roof rises and cantilevers over the lobby and gym, allowing nature to come inside the building.

Most Significant Contribution

While the center will primarily serve the residents of Playa Vista, conference and meeting rooms will be available to the general public for rent, and a pocket park adjacent to the building will be open to the public.

❖ **University of California Los Angeles Teaching & Learning Center for Health Sciences**

Location: Westwood
Architect: Skidmore, Owings & Merrill LLP
Contractor: Rudolph & Sletten
Building Owner: University of California Los Angeles
Building Developer: The Regents of the University of California
Landscape/Irrigation: Mia Lehrer + Associates
Structural Consultant & Interiors: Skidmore, Owings & Merrill LLP
Geotechnical Engineer: Geotechnologies, Inc.
Acoustics: Charles Salter & Associates
Lighting: JS Nolan & Associates
Civil Engineering: PSOMAS
LEED Consulting: Atelier Ten
Fire Protection, Mechanical, Electrical Engineering/Plumbing: WSP Flack & Kurtz

Project Description

The UCLA Teaching and Learning Center for Health Sciences will serve as a gateway for the School of Medicine and the campus as a whole. The concept encompasses planning and design

for ever-changing technologies, innovative teaching styles, and greater connections between the campus community.

Most Outstanding Feature

The design of the Center is organized around a central courtyard. This central space is open to the sky, unites the various program elements of the school and includes a primary circulation path that connects exterior and interior space and will be a gateway to the School of Medicine building.

Most Significant Contribution

The new building provides an invaluable link for accessing multiple buildings and provides UCLA students and faculty with new, improved spaces to learn and collaborate, including a lecture hall, multipurpose room, Problem-Based Learning classrooms and labs.

The International Sustainability Award

Real Estate Developers Association (ADI)

This award recognizes a growing alliance in international trade, education and business between two cities, Los Angeles and Mexico City, and acknowledges years of outstanding sustainable building practices and expertise.

On March 3, 2014, the Mayor of Mexico City, Miguel Ángel Mancera, and the Mayor of Los Angeles, Eric Garcetti, signed a Memorandum of Understanding to establish the International Cities Economic Alliance and to celebrate the long-standing investment relationship and unparalleled strength in trade between the two cities.

Julius Shulman Emerging Talent Award

Participating schools:

- University of Southern California
- Otis College of Art and Design
- University of California, Los Angeles
- California State University, Long Beach
- California State Polytechnic University, Pomona
- Woodbury University
- Southern California Institute of Architecture

Winning Team

School: Woodbury University

Team Members: Miriam Jacobsen

Jung Mi Kim

Conner Macphee

Project Title: ECHO. Logic

Honorable Mention

School: California State Polytechnic University, Pomona

Team Members: Jennifer Chapman

Juan Salazar

Kate Bilyk

A brief video about the competition, including interviews with student designers, is available online. Please email deepti@sugermangroup.com for more information.

