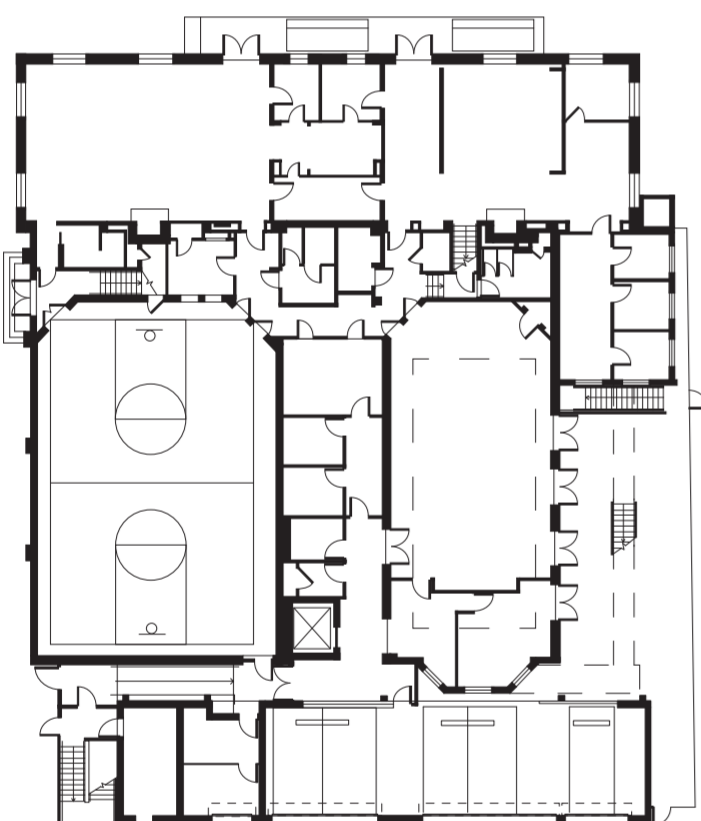
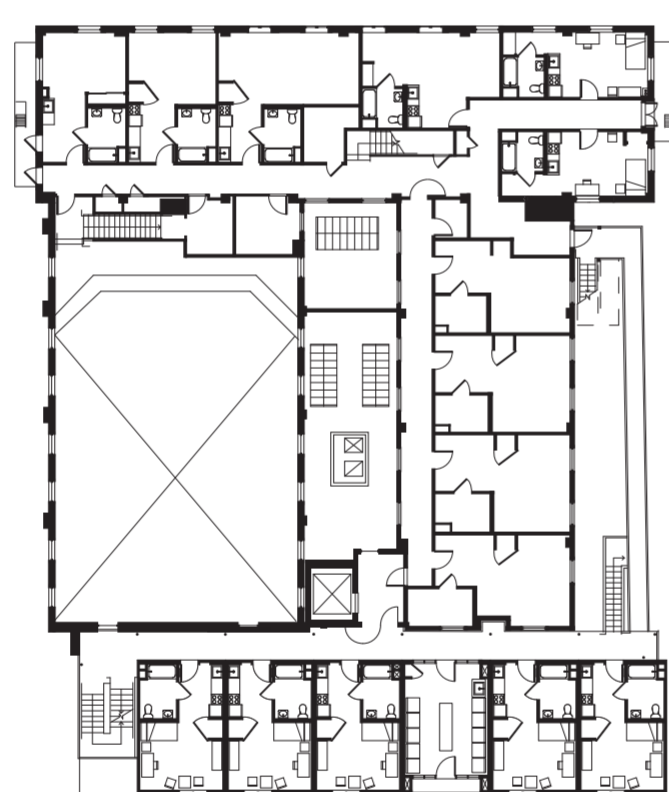


28th Street Apartments

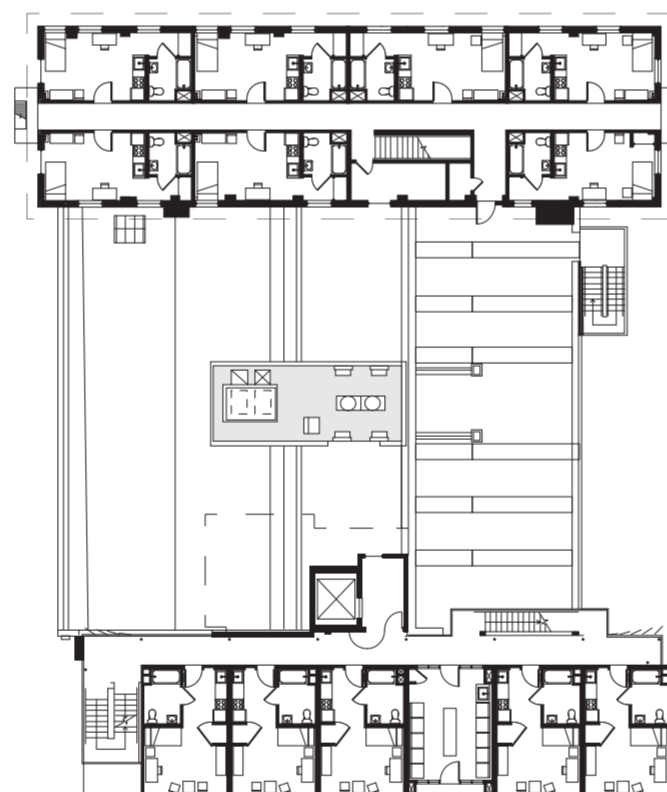
Los Angeles, CA | Koning Eizenberg



Ground Floor



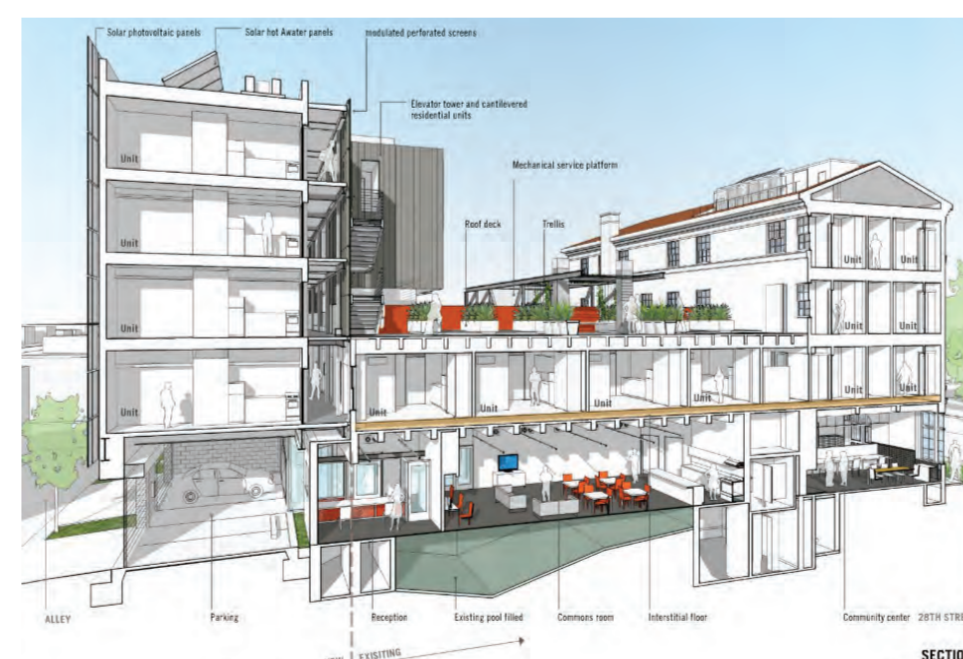
Second Floor



Third Floor



Fourth Floor



Project Data

The 28th Street Apartments is an adaptive reuse and addition to an historic 1926 YMCA that was designed by renowned African-American architect Paul Revere Williams. The building is listed on local, state, and national historic registers. The existing 4-story historic YMCA building consisted of 52 single-occupancy rooms and a ground floor community space. Each unit was only 85-110 square feet, with a shared bathroom on each floor and a communal cafeteria on the second floor. In the rehabilitation, units were roughly tripled in size to range from 280 to 360 square feet, and additionally provided with kitchens and bathrooms in each unit. Expansion of the unit sizes in the historic building resulted in the elimination of approximately half of the previous units, resulting in 24 new studio units. A new wing was also added to the rear of the existing building, providing an additional 25 studio units on a small sliver of land. The new wing is comprised of a 5-story building with a grade tuck under parking and 4 stories of housing above.

Location: 1006 East 28th Street, Los Angeles, California 90011
 Architect: Koning Eizenberg Architecture
 Owner: Clifford Beers Housing, Coalition for Responsible Community Development, PRW Residences, LP

Completed: January 2013
 Project Type: Adaptive Reuse, Mid-rise Affordable Housing, SRO
 Total SF: 33,680 Total SF (22,680 rehab. + 11,000 new addition)
 Total Cost: \$11,928,761 (Total cost for rehabilitation + addition)
 Resident Profile: Units are reserved for the chronically homeless, mentally ill Transition-aged-youth and adults, and low income individuals.

Unit Count: 49 Total Units (48 available for tenant use)
 -30 units reserved for the homeless and mentally ill Transition-Aged-Youth and adults
 -23 units at 30% AMI + 7 units at 40% AMI
 -18 units reserved for low income individuals at 50% AMI or below

Sustainability

The approach to sustainability and infrastructure was guided by opportunities to strengthen informal social interaction and reinforce the historic architecture. The original structure underwent a major internal overhaul, with efficiency upgrades made to the building's envelope, as well as its HVAC and mechanical systems. A cool roof, demand control ventilation for each unit, solar thermal, and a PV array are also part of an energy-efficiency strategy that exceeds California's Title 24 energy standard by 24 percent.

The thin profile of 5-story addition utilizes cross ventilation to assist in the cooling of those units. The new addition's southern facing facade is shaded by a vertical photovoltaic panel array (the array is comprised of 172 individual panels) that takes advantage of the constant strong sun of Los Angeles. Eighteen solar hot water panels are housed on the roof of the new addition, providing those units with a sustainable means for producing hot water for the units' baths. The northern facade is wrapped with perforated metal screens that feather at the corners, framing views of the city. The perforated metal screens give the residents a greater feeling of privacy when walking to and from their units. All resident circulation for the new addition is exterior, once again, capitalizing on the project's location. This also eliminates the need for conditioned space, further adding to the project's sustainable strategies. The mechanical equipment is slung over the light well in a truss that doubles as an arbor to the east. This strategy avoids overloading the existing roofs and additionally enables the roof above the pool wing to be used as an elevated roof garden that serves as a link between the old and new.

Energy Efficiency: 24% greater than California's Title 24 Energy Code
 Water Efficiency: 39% reduction in potable water consumption
 Waste Efficiency: 75% of the construction waste was diverted from landfills
 Energy from PVs: 6.6% generated from installed PVs
 Exterior Views: 90% of the building facilities and units have an exterior view
 LEED Status: Pending LEED Gold

Context + Community

The tenant mix is comprised of thirty units reserved for the homeless and mentally ill Transition-Aged-Youth and adults, with twenty-three units at 30% Area Median Income (AMI) and seven units at 40% AMI. Eighteen units are reserved for low income individuals with incomes at 50% AMI or below. There is one unit reserved for an on-site manager. Kedren Community Mental Health provides a range of supportive mental health service for MHSA (Mental Health Services Act) tenants living with mental illness that focus on recovery, empowerment and choice.

The 28th Street Apartments features an approximately 7,000 square foot neighborhood serving center and gymnasium, separate from the housing that is operated by the Coalition for Responsible Community Development (CRCD). The focus of the center's activities will be to promote economic development and employment skill development for the surrounding community. CRCD works with a variety of neighborhood serving groups to deliver services, including All People's Christian Center, Youth Build and Los Angeles Conservation Corps.

Organization

The layout of the 28th Street Apartments closely resembles its prior organizational strategy. With the new addition, the building is now comprised of three "boxes" or segments. These "boxes" are programmatically connected on the ground floor by means of community space. On the upper floors, the "boxes" are separated, however, they continue to share the same program (private units). The "boxes" are further connected by means of a roof garden on the third floor. This serves as a natural way to maintain a connection between the two programmatically private wings.

Materials + Assemblies

The extent of the original building is kept clear and distinct, while the new wing is wrapped in a mix of modulated perforated screens, photovoltaic panels and cladding that give a nod to the history of taste in finishes, moving from bronze to clear aluminum. The result is a collection of built forms and places that create a cohesive whole and return a dynamic building to the community.