

WESTSIDE
**URBAN
FORUM**

2016

Westside Prize

Design Awards

Legacy Award



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MESSAGE FROM THE WUF PRESIDENT

When I was growing up, Los Angeles had two NFL teams. That embarrassment of riches did not necessarily make our city a better place. Urban sprawl was as aggressive as ever. So was traffic. The Raiders played in tragically under-invested South L.A., then called South-Central, and the L.A. Rams....well, they played in Anaheim.

It's no wonder most of us preferred to go to the beach on a Sunday than to a football game.

I, for one, was not sad to see the Rams and Raiders leave. Great cities thrive in the minutiae: the blocks, streets, homes, small businesses, and public spaces that delight and enrich their residents on a daily basis. Mega-events can distract from the true task of city-building.

That's one reason why the WUF board deliberated so intently to arrive at this year's Westside Prize recipient. In honoring the stadium and its adjacent development, we honor a project that arose only after a concerted effort by Inglewood civic leaders. With competition from many other L.A.-area candidates, the City of Inglewood and its development partners faced and met the challenge. The result is a sustainable, thoughtful project conceived with community input that, we hope, will not only bring the excitement of pro football back to L.A. but also will be a true civic asset.

While our Westside Prize recipient will occupy an enormous footprint, our Legacy Award winner is about places where footprints disappear as quickly as they are made. Jenny Price's scholarship and activism—as author of books including *Flight Maps: Adventures with Nature in Modern America* and as co-founder of the art collective L.A. Urban Rangers—celebrates L.A.'s most priceless assets, ones that have nothing to do with concrete or blueprints. Her “Our Malibu Beaches” app has been an invaluable resource for beachgoers, revealing the paths and access points that property-owners often try to obscure. And it sends a signal to anyone who forgets that the California coast is a public resource. She has also supported the revitalization of the Los Angeles River and promoted public art projects that enhance Los Angeles' sense of place.

WUF encourages L.A. to continue improving and focusing on many other crucial issues—housing, transportation, pedestrian safety, planning, and development reform, to name a few—now that the question of football is settled. And we hope that, amid a development boom, our open spaces will remain pristine and accessible.

These are among the goals that the Westside Urban Forum has always pursued and we are proud to honor such deserving awardees. We appreciate your ongoing participation and support, and we welcome you to the 2016 Westside Prize.

Josh Stephens
President, Westside Urban Forum



MESSAGE FROM THE PRIZE CHAIR

Angelenos and Inglewood residents have two more reasons to be proud of our complicated and inspiring metropolitan area. This year's Westside Prize and Legacy Award winners break boundaries in both overt and not-so-obvious ways.



This year's Westside Prize winner, the City of Champions NFL Stadium & Revitalization Project, showcases what civic leadership, visionary planning, sustainability standards, and community input can accomplish. Inglewood beat two other high-profile projects seeking to bring an NFL team to our region by pulling together an experienced team with a bold vision, and capturing the enthusiasm and hopes of residents. Every element of the project had to be right, and from its inception, it was a game-changer. This massive undertaking includes not just the stadium, which is spectacular on its own, but housing, retail, office space, a hotel and a performing arts center, as well as much-needed park and civic space. Thousands of construction and permanent jobs are anticipated from the project, and backers are committed to making the 300-acre development a year-round benefit to the community and region.

Legacy Award winner Professor Jenny Price is a writer, artist, historian and environmentalist whose creative projects and books have encouraged residents from all over the County to appreciate hidden-in-plain-sight civic treasures like the L.A. River and Malibu beaches. Her "Our Malibu Beaches" app, carefully designed with the help of staff at the California Coastal Commission and a team of app developers, landed on front pages of new and old media for its functional approach to preserving coastal access for the public. This educational and practical tool puts beachgoers on the shoreline at Malibu by highlighting access points that private property owners would rather not see in use. Perhaps in the future, the City of Malibu will install the amenities that will satisfy the needs of both homeowners and those who would use the beach, preserving this portion of the California coastline that defines our region for all of us.

WUF is proud to honor these two outstanding projects that provide unique contributions to the vitality of our civic spaces.

Ellen Isaacs
Westside Prize Chair

WESTSIDE URBAN FORUM

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WESTSIDE PRIZE COMMITTEE

Deepest thanks and appreciation go to WUF Board members who took on the many tasks that went into making this year's Westside Prize event a success.

Caitlin Dawson, UCLA Luskin School

David Ewing, Fastransit/Syncpark

Patti Harburg-Petrich, Buro Happold

Scott Hunter, HKS Architects, Inc.

Rebecca Martinez, Cuningham Group Architecture

Sirinya Matute, Big Blue Bus

Michele McGrath, Planning Consultant

Elisa Paster, Glaser Weil

Josh Stephens, California Planning & Development Report

Jim Suhr, James Suhr & Associates LLC

In the category of Above & Beyond, thanks to:

Christyne Buteyn, WUF's Executive Director, who makes hard tasks look easy, and handles them with grace and competence.

Rich Schmitt, who takes great photos of award winners and luncheon attendees year after year.

For championship-level outreach, Elisa Paster, Scott Hunter and Huong Nguyen.

Special thanks to Peter Green Design.

2016
Westside Prize
+
Legacy Award

2016 WESTSIDE PRIZE AWARD

City of Champions NFL Stadium & Revitalization Project

With its annual Westside Prize, WUF recognizes projects that are game-changers for a Los Angeles- area community. Whether a project is built or in-progress, we strive to honor promising concepts and encourage good outcomes for the long haul.

Los Angeles-area football fans have had plenty to cheer about since December, when construction began on the NFL stadium and revitalization project in Inglewood – a 300-acre project that will be home to the LA Rams. For land use aficionados and professionals, this project will provide a window into the latest technology and craft of building a world-class sports and entertainment complex and a residential community from the ground up. And for the people who call Inglewood home, we hope that the city will balance its mission to encourage new investment and grow the local economy with its obligation to retain small businesses and keep rents affordable for all residents.

Set on the site of the former Hollywood Park Racetrack, the 3 million square-foot stadium is a joint venture of Rams owner Stan Kroenke's development company and Stockbridge Capital Group, known as the Hollywood Park Land Company, and is designed by the international firm of HKS Architects. The project's development will be managed by Wilson|Meany. It will seat 70,000, with room for 30,000 more standing patrons. A 19-acre transparent plastic sail-shaped roof with open sides will cover not only the stadium but also a performing arts venue and a plaza between them. Inglewood's energetic Mayor and other backers hope the project will host a Super Bowl or a Final Four before long.

The project, including the stadium and an adjacent mixed-use development of 2,500 homes, 1.5 million square feet of office and retail space, a 6,000-seat performing arts venue, a 300-room hotel and 25 acres of park space as well as parking, is estimated to cost between \$1.8 and \$3 billion. The Metro Crenshaw Line now under construction will run nearby. The developer projects that there will be 22,000 construction jobs over the six or seven years it will take to complete the development, and 12,000 full- and part-time jobs at completion.

Chris Meany, whose firm Wilson|Meany is the project's development manager, notes that the key to its success will be to make it a year-round destination, enabling the community to benefit from revenue spent by visitors in Inglewood. WUF applauds this goal. Inglewood and Los Angeles residents as well as visitors from around Southern California can look forward to this regionally significant project.

Chris Meany

Chris Meany is a Partner of Wilson Meany Sullivan LLC and has executed innovative urban infill developments in California since 1985. The firm specializes in complex, large-scale, master planned development projects which address regional growth challenges and revitalize urban areas.



Among Chris' landmark projects in San Francisco are the historic Ferry Building, One Powell and the Flood Building in San Francisco, and the Art Deco icon, 140 New Montgomery Street. He describes the role of his firm: "(It's) to do more than just build buildings. It's to create whole environments that bring people together in meaningful ways." He leads the redevelopment of Bay Meadows in San Mateo, Treasure Island in San Francisco Bay, and Hollywood Park in Inglewood; he is the senior vice president of the Hollywood Park Land Company. Prior to forming Wilson Meany Sullivan, Chris was the managing partner of Wilson|Meany, LLC, which he co-founded with Bill Wilson in 1996. He earlier led his own development practice specializing in high value mixed-use and retail developments. Chris began his real estate career in the New York office of Aston Development Corporation. He is a member of the Board of Directors of San Francisco Planning and Urban Research Association (SPUR), the Urban Land Institute, and the Nonprofit Housing Association of Northern California. Chris holds a Bachelor of Arts in Economics from Georgetown University.



Mayor James T. Butts

On January 11, 2011, James T. Butts, Jr., was elected as Inglewood's 12th mayor. In less than five years, his strategic vision and operational expertise prevented impending bankruptcy due to massive deficits and untamed liabilities. He negotiated a deal with Madison Square Garden that renovated the Forum making it the #1 concert venue in the Los Angeles area for 2014 less than one year after it reopened. Since Mayor Butts took office, he was able to ensure that Inglewood received over \$100 million in sound insulation grant funding from the Los Angeles World Airports despite the City losing its eligibility in 2007 through 2011. Over 2,000 Inglewood homes have been sound insulated in the last 24 months since the Mayor resurrected the failed program. Inglewood's Residential Sound Insulation Program is now the #1 program in the country.



Inglewood, California, is now the official home of the Los Angeles Rams. Inglewood has been named the Best Neighborhood in Los Angeles for 2014 by Curbed LA, a national real estate Internet site. A \$2 billion project, Hollywood Park Tomorrow, broke ground in 2014, and the investors have partnered with the owner of the Rams franchise to add an 80,000-seat stadium and 6,000-seat performing arts venue to the project. The stadium opens in 2019 and will be the largest arena in the world at 3 million square feet along with the most expensive at \$2.66 billion. The former Daniel Freeman Hospital site is under construction and will become a gated, high-end townhome and condominium development. Thomas Saffron has been selected to do a \$100 million-plus redevelopment of Market Street. In short, Mayor Butts has Inglewood on the cusp of becoming a city of national prominence...a true top-tier metropolis. On November 4, 2014, James T. Butts was reelected Mayor of Inglewood with over 83% of the votes cast—the highest margin of victory in Inglewood electoral history.

The Mayor has more than 43 years of public safety and municipal government experience. He holds a Bachelor of Science Degree in Business Administration from California State University, Los Angeles and a Master's Degree in Business Administration from California Polytechnic University in Pomona. Mayor Butts has held the rank of general manager or assistant general manager of large and complex municipal organizations for the past 30 years. He served 19 years in the Inglewood Police Department rising to the rank of Deputy Chief, 15 years as the Chief of Police for the City of Santa Monica, and 5 years as an assistant general manager for the Los Angeles World Airports in charge of Public Safety and Counterterrorism.



Jenny Price and “Our Malibu Beaches” Coastal Access App

What’s a Southern California beachgoer to do when he or she wants to find a way onto an exclusive Malibu beach? Cue Professor Jenny Price’s “Our Malibu Beaches” coastal access app. The app, launched in 2013, was intended to be, in Silicon Valley terms, a ‘disruptive’ force for good. To thwart private security guards hired by beachfront homeowners from ousting people from the public beach, and to highlight fake ‘no’parking’ and ‘no trespassing’ signs, and cleverly disguised public access stairways and paths, Professor Price and her team developed the app that delineates for all of us the pathways to protected public beaches in Malibu.

We are the beneficiaries of the California Coastal Act of 1972, which protects the state’s 1,100 mile coastline known around the world for its natural beauty. Under the Coastal Act, all land below the ‘mean high tide line’ is held in trust for the public’s use and enjoyment. Jenny Price’s subversive app is a tool available to anyone with a smart phone who wants to enjoy fresh ocean air with his or her family or friends, access to prime surfing spots or just an afternoon walk along the shoreline. And by the way, the California Coastal Commission created by the Coastal Act has the power to impose fines for blocking access to the beach, so now we know where to report property owners’ attempts to circumvent the law.

Jenny Price’s efforts to raise Angelenos’ awareness of environmental justice issues and draw our attention to the natural resources that make our city special don’t stop with her app. Professor Price’s creativity and love for Los Angeles have led her to a multi-faceted career that has the additional merit of sounding like a lot of fun while serving the public good.

From leading public tours to the L.A. River, to co-founding the Los Angeles Urban Rangers arts collective and conducting public “safaris” to and through civic spaces from downtown to Malibu, Jenny Price has made environmental awareness, sustainability and local history a priority for thousands of Angelenos.

WUF is proud to present Professor Price with our John L. Chase Legacy Award, in honor of her beach access app and other important initiatives that continue to make a positive difference in the lives of Angelenos.

Jenny Price

Jenny Price is a public writer, artist, and historian who moved to Los Angeles in 1998—and has since worked on a wide range of projects to make this megalopolis more sustainable and its public spaces more public. She has focused especially on two huge and essential outdoor public spaces—the L.A. River and the Malibu beaches (and loves them equally).

As a writer, she co-created the widely used Our Malibu Beaches mobile-phone app in 2013. She is the author of *Flight Maps: Adventures with Nature in Modern America* and “*Thirteen Ways of Seeing Nature in L.A.*,” and has written essays and op-eds about L.A. (as well as some about gun violence) for the *New York Times*, *L.A. Times*, *Washington Post*, *Believer*, *Audubon*, and *LA Observed*.



From 2002 to 2012, she led thousands of Angelenos on public tours to the banks of the L.A. River. In 2004, she co-founded the Los Angeles Urban Rangers art collective, whose *Public Access 101* series has included *Malibu Public Beaches*, with on-the-ground public “safaris”; and the ongoing *Downtown L.A.* project, which has featured an L.A. River Ramble, as well as a Corporate Peaks & Meadows hike through the Bunker Hill financial district, to find and inhabit downtown’s elusive civic spaces—and was developed initially for residencies at MOCA and the Orange County Museum of Art. She co-created the 2014-15 outreach project *Play the LA River*, and now has her eye on collaborative L.A. River projects that grapple with the problem of gentrification.

She has taught at UCLA, USC, and Antioch-L.A., and was most recently the 2014 Barron Visiting Professor of the Environment and the Humanities at Princeton University. She has received fellowships for her L.A. work from the NEH, Guggenheim Foundation, Stanford University, and the Rachel Carson Center in Munich, and was a Research Scholar from 1998-2015 at the UCLA Center for the Study of Women. She has a Ph.D. in history from Yale University.

She is working on a very short book, *Stop Saving the Planet!: A 12-Step Guide for 21st-Century Environmentalists*.



2016

Design Awards

HONOR

MERIT

CITATION

JURY

Sarah Amelar

Architectural Writer, Critic
Contributing Editor, *Architectural Record*

Hsinming Fung, FAIA

Founding Principal & Director of Design,
Hodgetts + Fung Design and Architecture

James Suhr

Managing Partner, James Suhr &
Associates LLC

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Tony Pleskow, AIA, Co-Chair
Principal, Pleskow Architects

Tibby Rothman, Co-Chair
Marketing and PR Strategist, AIA | LA

Caitlin Dawson
Urban Planning Masters Student, UCLA
Luskin School of Public Affairs

Michele McGrath
Planning Consultant

Patti Harburg-Petrich, SE, LEED AP BD+C
Associate Principal, BuroHappold
Engineering | Structures

MERIT

City of West Hollywood Automated Garage and Community Plaza (Built)

Architect: LPA, Inc.

Landscape: LPA, Inc.

Owner: City of West Hollywood

Parking Automation: Unitronics Systems, Inc.

Structural Engineering: Myers Houghton & Partners

Electrical Engineering: tk1sc

General Contractor: T.B. Pennick & Sons

Project management: Heery International

Revenue Control Systems: Sentry Control Systems

“There’s a policy aspect to this project that is programmatically critical for our region.”

“It provides enough parking but it also tries to address the notion that a parking garage does not have to be an ugly. It gives a certain presence on the street. It addresses the pedestrian as well as the car.”

“There’s an elegance to the façade, in the screening. And then there’s also the window, which telegraphs that this is an automated facility. It is allowing an expression of its purpose. You get to see the mechanism.”



CITATION

Beit T'Shuvah Addiction Recovery Center Expansion and Renovation (Built)

Architect: GMPA Architects

Landscape: AHBE Landscape Architects

Owner: Beit T'Shuvah

Structural Engineer: Myers, Houston and Partners

Civil Engineer: Rothman Engineering

Acoustical Consultant: Veneklassen + Associates

MEP Engineer: KMA Consulting

Interior Designer: Clara Igonda

Lighting Designer: Esquared

General Contractor: Ed Grush General Contractor Inc.

“It is successful in accomplishing integration of unremarkable existing buildings into a new cohesive whole. It’s that, combined with the programmatic aspiration. It incorporates both the sanctuary and the addiction recovery center—social services.”

“This is an extraordinarily high-volume intense context. Venice Blvd. is essentially a freeway.”

“It’s a complete transformation. It is quite ingenious to tie all the buildings together.”

“It’s nice, that it retained the original building and made it much more beautiful than it was before.”



CITATION

AltaSea

(In-Process/Unbuilt)

Architect: Gensler

Landscape: Rios Clementi Hale

Owner: AltaSea

Land Owner: Port Of Los Angeles

Structural Engineer: Holmes Culley

Civil Engineer/Sea Wall: KPFF

“What I like about this project is it addresses the water really nicely. It frames the view from the end of the pier.”

“It’s contextual with the landscape. It’s a landscape-building project.”

“The sweep of the framing is beautiful. The way it frames the gritty infrastructure of San Pedro.”

“The program is broader than just this component at the end of this inlet. The very long 2000-foot warehouses—and those are intended to be the research facilities. That component is very strong.”



MERIT

The Loop
(Built)**Architect:** Stereo Bot**Planning Consultant:** Gensler**Landscape:** Brightview Design Group**Owner:** Downtown Long Beach Associates

“What I like about this project is it is what it is, which is a temporary structure, an attempt to create a place in this area. It adds life.”

“The gradation of the color works really well at night. It’s almost magical from that point of view. It becomes a beacon. For something that is so minimal—it is able to do all of that.”

“The structure is a brilliant because it’s very very minimal and it’s all cantilever. The joint is a brand new invention and that allows for all different kind of angles.”



CITATION **Wilshire Courtyard**
(Built)**Landscape:** Pamela Burton & Company**Architect:** Michael Maltzan Architecture, Inc.**Owner:** Tishman Speyer

“You can take a packet of seeds and on a certain level transform some open space.”

“It addresses the public open space with very few moves.”

“I like the wildness, the wild feeling of these raised meadows.”

“While the designers did well with as much assignment and budget as they were given, it would be nice to encourage the developer not to limit it to the ground plane. They could have taken it up to the elevated balconies, they could have done the roof step.”



MERIT

Blackbirds

(Built)

Architect: Bestor Architecture

Landscape: Mia Lehrer + Associates

Client: Local Construct

Structural Engineer: Nishkian Chamberlain

Civil Engineer: CRC Enterprises

MEP Engineer: Shamim Engineering

Geotechnical Engineer: Rybak Geotechnical

General Contractor: Pacific Empire Builders

Preliminary Engineering: Rothman Engineering

“What is achieved is: is taking something that is very mundane—a house—and adds a twist to it. It’s a twist on a pitched roof, and it takes a module and makes it more varied. There’s a lot of variables in this.”

“It’s not that easy to take ‘monopoly houses’ and turn them into something interesting. There’s a really good strong idea, here.”

“The color opposition and grouping of structures together minimize the apparent volume.”

“There’s a minimalism without it being austere. It’s playful but it’s very minimal.”



MERIT

Doheny Residences
(In-Process/Unbuilt)

Architect: R&A Architecture + Design

Client: Faring Capital

MEP and Structural: Gouvis Engineering

Civil Engineering: David Evans and Associates, Inc.

Landscape Architect: Lane Goodkind

Lighting: LDA

Waterproofing: SGH

Governmental Relations: Seymour Consulting

General Contractor: MATT Construction

“Some of these moves are familiar but they’re taken further. It’s more layered.”

“The natural ventilation, the planted roofs, the sustainability aspects are worthy of note.”



CITATION

Long Beach Facades
(Built)**Architect:** Gwynne Pugh Urban Studio**Client:** City of Long Beach**Environmental Graphics:** Egg Office**Electrical Engineer:** Eric Percic Engineers**Muralist:** Hector Calderon**Light Sculpture Fabricator:** A-Industrial Design-Build

“I appreciate this project for what it contributes to the community, in that it was a very rundown bland area. In redoing the facades, they were able to respond to the individual shopkeepers. It also was a community effort in that it engaged local artists. It is a very lively place now—it’s the opposite of what it was before.”

“It brings a community consciousness to a downtrodden intersection where there is a transit station.”

“It provides visual interest that is important as an aspect of both community building and economic development.”



CITATION

Strand & Pier
(In-Process/Unbuilt)

Architect: HKS Architects, Inc.

Landscape: AHBE Landscape Architects

Owner: Bolour Associates

“It is very open, it fits the context of the boardwalk and the ocean.”

“I like that the scale is only three stories for a hotel.”

“There’s a great airiness to this project.”

“It’s got an ability to distill the essence of a beach experience in a structural way.”

“The courtyards work well. They’re at a high level, you’re getting to look over the ocean.”

“They made an effort to breakdown the scale and the massing, and the openness helps with that as well.”



CITATION **The Resort at Playa Vista**
(Built)

Architect: Rios Clementi Hale Studios

Landscape: Rios Clementi Hale Studios

Owner: Playa Vista Parks & Landscape Corporation

Developer: Brookfield Residential

Lighting: Horton Lees Brogden Lighting Design

Contractor: Fassberg

Structural Engineer: VCA Engineers, Inc.

Civil Engineer: Hunsaker & Associates

MEP Engineer: IEG Consulting

Pool Consultant: Holdenwater

Kitchen Consultant: Laschober + Sovich

Waterproofing Consultant: D7 Consulting

LEED Consultant: Zinner Consultants

“The departure from the orthogonal grid is a very good inspiration for the architects and it allowed them to integrate exterior spaces as part of the programmatic expression very very well.”

“It has a much more interesting outdoor area, because of the way the building is broken up. The success of the outdoor space includes the entry corridor, and that’s all a result of the X.”

“It’s all the more refreshing to have a non-orthogonal response in the-grid-context of Playa Vista.”



HONOR **Liberty Commons**
(Built)

Architect: Lehrer Architects

Owner: Unite Here Health

Structural Engineer: William Koh

MEP Engineer: Donald F. Dickerson Associates

“It’s very beautiful the way they used color to define volume, to define space.”

“It’s really a bold move. It’s very daring. It’s like a karate chop—one, two, and that’s it.”

“Everything in the stair is one color. You rarely see that.”

“It accomplishes its vibrancy through quite an economy of means.”

“A really clear strong idea.”



MERIT

BI(h)OME

Architect: Kevin Daly Architects

Landscape: Therese Kelly

Concept Development/Executive Producer: cityLAB-UCLA

Structural Engineer: Workpoint Engineering

Industrial Design: Kody Kellogg

Design Development and Fabrication Team: UCLA AUD Graduate fabrication seminar students, W/ Sp 2015

Project Coordinators: Julian Daly, Max Miller

AUD Fabrication Manager: Philip Soderlind

Carpentry: CA Construction

UCLA Facilities Management Team: Leroy Sisneros, Blake Rainy, Carlos Rigual, Lorenzo Villanueva

“It’s a student project in the best sense of the word. It is an incredibly important ambitious policy initiative and it needs to be taken as a call to action for the City of Los Angeles to embrace and implement in the R-1 zones throughout our city.”

“This project is very ingenious in using inexpensive material to create something which is very habitable. At the same time, even though it’s very small, it’s really spacious.”

“One of its achievements is its luminous qualities. It does beautiful things with light and screening and also with energy.”



MERIT Designing for Drought

Project Name: Designing for Drought

Landscape: Pamela Burton & Company

Owner: Los Angeles Department of Water and Power

“It’s a meta-landscape project. It’s a landscape project that’s forward looking in a way that we must be. It’s very far reaching—it’s for every man, and every woman.”

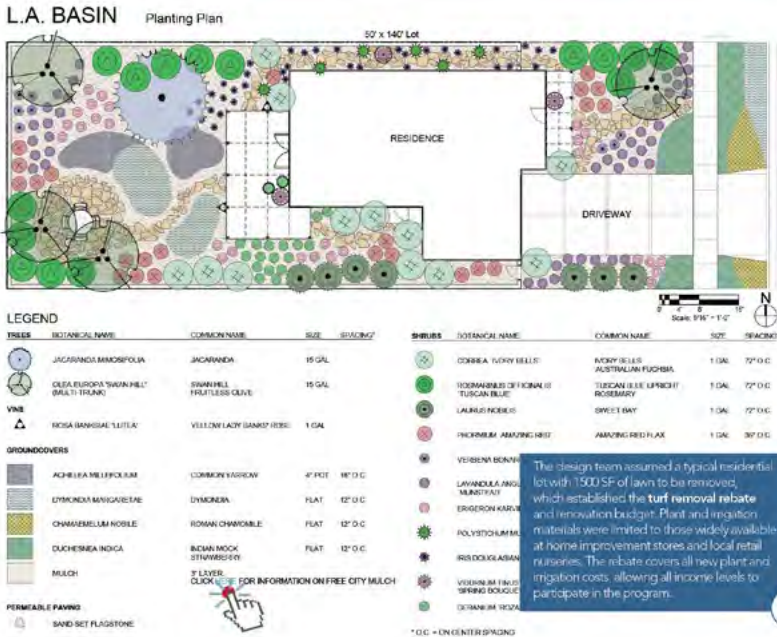
“What is incredibly important about this is the kit-of-parts aspect to it that is sensitive to the different climate zones in our region (which is so varied) and is a very elegant response to each of those climate zones.”

“An affordability and equality goal is embedded.”

“It’s very disciplined. There’s a lot of effort and thought. It’s very user-friendly which is so important, for people to be able to understand.”

“The kit-of-parts has perfect examples. It’s the Ikea idea of planting.”

“Graphically, it’s very elegant.”



WUF thanks all of its guests,
members, sponsors and
panelists for their support of
the Westside Prize and all of our
events throughout the year.



westsideurbanforum.com