The mixed-use affordable housing project is a 50,000 sq ft building for the City of West Hollywood. The building maximizes density while allowing for ample outdoor space. Thirty-two apartments house a rich social mix and housing types. Residents include people living with special needs, HIV Aids, formerly homeless LGBT youth and low income seniors. Social services and support programs are located on site. The units are arranged around a shared exterior courtyard. Parking is provided at grade and commercial space is present along La Brea Avenue. The Southwest corner is expressed as a beacon of activity and houses the circulation and other shared amenities for the residents.

The project was constructed by the City of West Hollywood (through a non-profit developer) to address an affordable housing shortage for tenants living with disabilities. The mixed-use program brings higher density into the urban core of the city. Locating the project within the central urban fabric of the community ensures that residents have direct access to local businesses and services. Multiple public transportation options are directly accessible on the busy transit corridor of Santa Monica Boulevard minimizing the need for private transportation. The building demonstrates one of the city’s core values of
environmental responsibility and its commitment to green building and sustainable design, the building exceeds the requirements of the city’s Green Building Ordinance.

PROGRAM
The building contains thirty-two residential units. Commercial/retail space is located along La Brea at the ground level. Parking is provided at grade for the residents and for visitors. An outdoor courtyard provides a garden for residents from which access to the units is provided. Each apartment has its own private outdoor space (80 sq ft) with designated storage room. Common areas exist for the residents as well as for public use. Laundry facilities and other support spaces are provided.

SUSTAINABILITY
The building exceeds all the requirements of the West Hollywood Green Building Ordinance (The project is the equivalent of a Silver-LEED certified building). The arrangement of the proposed architectural scheme facilitates an environmentally conscious approach to the building services design. Sustainable features are integral to the design. Passive solar design strategies are used and include: a north south orientation for the courtyard, locating and orienting the building to control solar cooling loads, shaping and orienting the building for exposure to prevailing winds, designing windows to maximize daylight, and designing units to maximize natural ventilation. A 20 watt kw photovoltaic panel system is integrated into the façade and roof of the building that will supply most of the peak load electricity demand. A hydronic solar system is located on the roof and provides free hot water for the residents. Multiple facets of green building are achieved such as construction and waste management, storm water diversion, construction air quality, sustainable materials and finishes, water conservation, and energy efficiency.
JOHN V. MUTLOW  FAIA, AA Dipl. (TP), M.Arch (UD) UCLA, practices architecture in Los Angeles and is a Professor of Architecture at the University of Southern California (USC), where he was Chair of the Graduate School from 2008-2012. Professor Mutlow was a Borchard Foundation Faculty in Residence Research Scholar in France, 2002. He is also the author of the American House, Design for 1991; Ricardo Legorreta Architects 1997; and The New Architecture of Mexico 2005. John V. Mutlow is nationally known for his work, leadership and lectures on housing. For the past thirty years his architectural practice has focused on the design of affordable senior, family and special needs housing, with an emphasis on social considerations. The firm also has extensive experience working with governmental agencies at the National, State and local level.

PATRICK TIGHE  FAIA is Principal and lead designer of Patrick Tighe Architecture located in Los Angeles. The firm is committed to creating an authentic, contemporary Architecture informed by technology, sustainability and building innovation. Since the inception, a strong and diverse body of projects has been realized that include city developed affordable housing, commercial, mixed use projects, civic art, installations and residences. Patrick Tighe was awarded the Mercedes T. Bass Rome Prize in Architecture and the American Institute of Architect’s Young Architect Award. Tighe is a Fellow of the American Academy and The MacDowell Colony. The work has received numerous awards including eight National AIA Honor Awards, several American Architecture Awards, a Progressive Architecture Award, Los Angeles Architecture Awards, West Side Prizes, Best of Year Awards as well as local AIA Honors. Tighe was recently elected to the college of Fellows of the AIA. The work of Patrick Tighe Architecture has been published extensively and exhibited internationally.

IMAGE CREDITS
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